

Planning Statement

**Retrospective erection of decking and associated
balustrading and stairs**

27 Wrexham Road, Brynteg, Wrexham, LL11 6HT

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I. INTRODUCTION

- I.1 This statement has been prepared by Plande on behalf of the Applicant and concerns an application for the retrospective erection of decking and associated balustrading and stairs (the “Proposal”) at 27 Wrexham Road, Brynteg, Wrexham, LL11 6HT (the “Site”).
- I.2 This statement provides a description of the proposed development. In turn it discusses the proposal and the design approach to the proposed scheme before providing an overview of relevant planning policy. Finally, the statement sets out the planning case in support of the proposal.
- I.3 This statement should be read in conjunction with the submitted plans, drawings and reports including:
- Drawing No: 2269-01 Proposed Elevations
 - Drawing No: 2269-02 Drone Survey Images
 - Drawing No: 2269-03 Cross Sections
 - Drawing No: 2269-04 As existing elevations
 - Drawing No: 2269-05 Site Location and Site Plans
- I.4 This statement has been prepared for the exclusive use of the Applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.
- I.5 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Wrexham Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposal
 - Section 5: Planning Policy Context
 - Section 6: Scheme Assessment
 - Section 7: Conclusion

2 SITE & SURROUNDINGS

- 2.1 The application Site is situated in Brynteg, a village in the community of Broughton, in Wrexham County Borough, Wales.

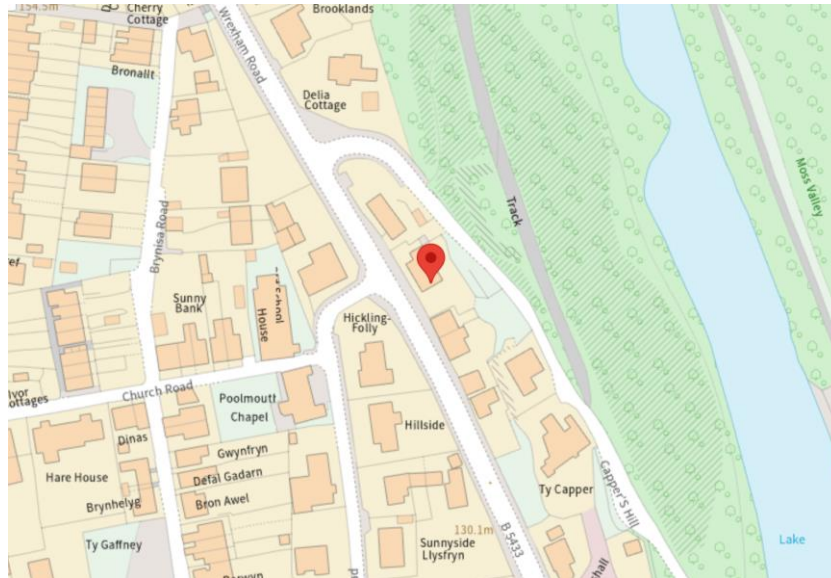


Figure 1: OS map showing the Site and its immediate context (Site highlighted with a red dot).

- 2.2 The immediate context is residential, with two storey properties located to the north west and south east.
- 2.3 The Site is located on the eastern side of Wrexham Road, beyond which is Moss Valley Country Park. Immediately to the east of the property runs Capper's Hill.
- 2.4 The western side of Wrexham Road is bounded by a significant retaining stone wall, behind which are residential properties.
- 2.5 Moss Valley Country Park is designated as a Green Barrier in the Local Plan. The site is not within a Conservation Area, Area of Outstanding Natural Beauty, National Park, the Broads, or a World Heritage Site (Article 2(3) land).

SITE DESCRIPTION

- 2.6 The Site consists of a detached, single storey bungalow with a side garage, bounded with a stone wall to the main elevation, facing onto the highway. On the rear side there is a substantial drop in levels.
- 2.7 The Host Building is not listed and does not contain, nor is it in close proximity to a Scheduled Monument, a SSSI, a Safety Hazard Area or an area used for Military Purposes. There are no designated assets nearby other than the Country Park.

3 PLANNING HISTORY

- 3.1 N/A

4 THE PROPOSAL

- 4.1 The Proposal consists of the retrospective erection of decking and associated balustrading and stairs in natural timber.

- 4.2 There is a significant drop in levels to the rear of the property (nearly 4m) which presents a serious risk to the occupants and visitors. The Proposal deals with this issue by creating a levelled platform that can provide usable outdoor space.
- 4.3 The raised deck is approximately 3m deep and 11m wide, wrapping around the south east elevation, providing access to the front. A set of stairs are located to the north west side, providing access to the lower garden tier.
- 4.4 The proposed design is both simple and functional. This approach prioritised a renewable material, making it a more sustainable and economical choice. Given that the decking, balustrading, and stairs are exposed to the elements, they will inevitably need periodic maintenance. A simple and functional design can make these processes more straightforward, less time-consuming, and less expensive in the long run.
- 4.5 This functional and straightforward design results in a structure that is easy to use and navigate. This is particularly beneficial for elderly people, children, or those with mobility issues, making the space more inclusive. The design focuses on function, prioritising robustness, and longevity, leading to a more sustainable structure that can better withstand the test of time and weather.
- 4.6 The proposed design, scale and materials have been chosen to blend seamlessly with the natural surroundings and respect the existing architecture of the residential property.
- 4.7 The decking's design offers residents more flexibility in how they use and decorate the outdoor space. The space can accommodate various outdoor furniture styles and arrangements, can be easily adapted for different uses, and can serve as a neutral backdrop for various types of landscaping and outdoor decor.

5 PLANNING POLICY CONTEXT

Planning Policy Wales (PPW) (February 2021)

- 5.1 Planning Policy Wales (PPW) (February 2021) sets out the land use planning policies for the Welsh Assembly Government and is supplemented by a series of Technical Advice Notes.
- 5.2 Paragraph 1.2 states that the primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural wellbeing of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 5.3 Paragraph 1.30 states that development management is the positive and proactive approach to shaping, considering, determining, and delivering development proposals through the process of deciding planning applications. It is led by the planning authority, working collaboratively with those proposing developments and other stakeholders including the local community. It must be undertaken in the spirit of partnership and inclusiveness (using the five ways of working) and supports the delivery of key priorities and outcomes (contributing to improving the social, economic, environmental, and cultural well-being).
- 5.4 Section 2 is concerned with people and places. Paragraph 2.2 states that Sustainable Places are the goal of the land use planning system in Wales; they are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.
- 5.5 Paragraph 2.3 states that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy, and friendly. Development proposals should create the conditions to bring people together, making them want to live, work, and play in areas with a sense of place and wellbeing, creating prosperity for all.

- 5.6 Section 3 is concerned with Strategic and Spatial Choices. Paragraph 3.3 states that good design is fundamental to creating sustainable places where people want to live, work, and socialise. Paragraph 3.6 states that development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people, and people with young children.
- 5.7 Paragraph 3.7 states that good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.
- 5.8 Paragraph 3.55 states that previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its reuse will promote sustainability principles and any constraints can be overcome.
- 5.9 Section 4 is concerned with active and social places. Paragraph 4.4.1 states that the planning system should enable people to access jobs and services through shorter, more efficient, and sustainable journeys, by walking, cycling and public transport. By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health, and helps to tackle the causes of climate change and airborne pollution.

Wrexham Unitary Development Plan (UDP) 1996 - 2011

- 5.10 They key policies applicable to this development are Policy GDPI and EC4.

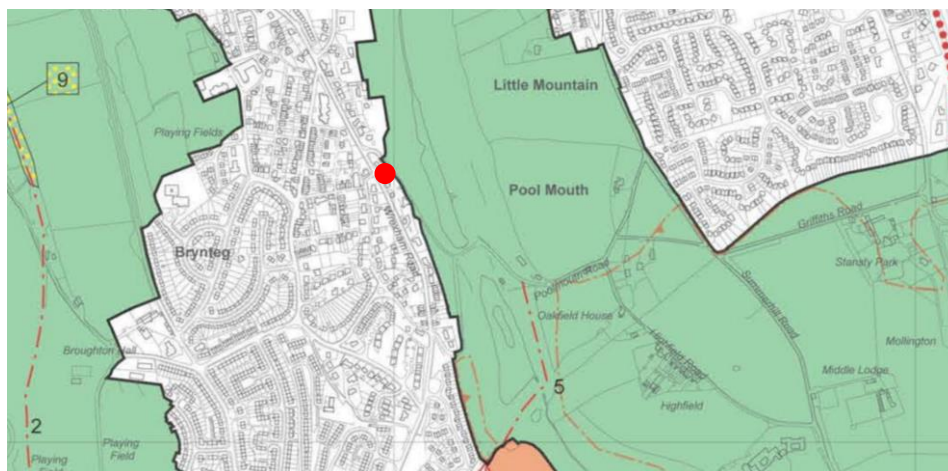


Figure 2: Planning Policy Map (Site highlighted with a red dot).

- 5.11 Policy GDPI states that all new development should:
- Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
 - Take account of personal and community safety and security in the design and layout of development and public / private spaces.
 - Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.

- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
 - e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.
 - f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
 - g) Secure public services (e.g., gas, water, electricity) to development at minimum public cost.
 - h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
 - i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides, or contamination, either on or off the site.
 - j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
 - k) Secure the development of sustainable communities, through the promotion of the economic, social, and environmental well-being of the area.
- 5.12 Policy EC4 states that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Emerging Wrexham Local Development Plan 2013 – 2028

- 5.13 Policy SP13: Design Principles & Masterplanning Framework states that all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by ensuring compliance with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.
- 5.14 Policy DMI: Development Management Considerations states that new development should accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of its siting, layout, scale, height, design, density, use of materials and landscaping; and not have an unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking; and provides a satisfactory standard of amenity for the occupiers/users of the development itself.

Local planning guidance note no 6 access to and use of buildings

- 5.15 This document, titled "Local Planning Guidance Note No. 6: Access to and Use of Buildings," aims to improve design standards and promote accessibility in our urban environment. It emphasises the importance of considering the needs of all individuals, including the elderly, disabled, young children, and mothers with pushchairs.
- 5.16 The document references various regulations and standards such as Approved Document M of The Building Regulations 2000, British Standard 8300, and Inclusive Mobility. It also highlights the duties under The Disability Discrimination Act and provides guidance for designers and developers to ensure compliance and accessibility.
- 5.17 The document encourages early discussions with Planning or Building Control Officers of the Council and suggests the provision of Access Statements to demonstrate compliance or explain any deviations. Overall, the document serves as a valuable resource for enhancing the accessibility and inclusivity of buildings.

Local planning guidance note no 7 Landscape and Development

- 5.18 This document provides guidance on landscape considerations in the context of development planning. It highlights the importance of early and careful consideration of design issues and the provision of adequate landscape information to avoid delays in the planning process.
- 5.19 The document outlines the diverse landscape character and settlement pattern within the County Borough, with special attention given to areas designated as Special Landscape Areas. It encourages applicants to consult with landscape officers and employ qualified landscape specialists for larger or more complex sites.
- 5.20 The document also emphasises key elements that should be included in landscape proposals, such as the retention and protection of existing trees and soft landscape features, details of hard landscape materials, proposed new planting, and the location of underground or overhead services. Overall, this document aims to improve design standards and provide clarity on landscape information requirements for planning applications.

Local planning guidance note no 21 on space around dwellings

- 5.21 The Local Planning Guidance Note on Space around Dwellings provides guidelines to ensure that new development protects residential amenity by providing residents with a satisfactory degree of space, privacy, and daylight. The note highlights the importance of maintaining minimum separation distances between houses and windows lighting habitable rooms. It also provides recommendations for car turning space within dwelling curtilage. The note applies to the construction and conversion of new houses and will form a material consideration in the determination of all relevant planning applications.

Local Planning Guidance Note 30 on Design

- 5.22 The Local Planning Guidance Note 30 on Design is a guide specifically created for developers and architects involved in designing residential developments. It was adopted in June 2009 and highlights the importance of a sustainable approach throughout the design process. The document covers various aspects, including the design process, site appraisal, constraints and opportunities, and sustainable design solutions.

6 SCHEME ASSESSMENT

Principle of development

- 6.1 The proposed site is located within a settlement boundary in an established residential area. This falls directly in line with the principles outlined in the Planning Policy Wales (PPW) (February 2021). The principle of a residential development in the area is therefore acceptable in principle.
- 6.2 As per the guidelines outlined in Section 2 (People and Places) of the PPW, all developments should seek to contribute towards the making of sustainable places and improved well-being. Enhancing an existing residential garden, in this case, through the erection of decking, balustrading, and stairs, serves to improve the social, environmental, and cultural well-being of the current and future residents.
- 6.3 The surrounding area is characterised by the presence of retaining walls and other levelling/retention structures, further establishing the development principle in line with the ethos of sustainable development outlined in PPW. The introduction of similar structures on the Site is compatible with the commitment to good design as mentioned in Paragraph 3.3 of PPW, whilst also addressing issues of inclusivity and accessibility for all. The development also adheres to Wrexham UDP's Policy GDPI clauses (a), (b), and (d), ensuring safety and harmonious development within the locality.
- 6.4 Furthermore, the proposal contributes to creating sustainable and welcoming places as per Paragraph 2.3 of the PPW. It accords with the wider character of the area as required by Wrexham UDP's Policy GDPI (a) and Policy EC4, and offers an innovative solution to landscape challenges as encouraged by the Local Development Plan's Policy SPI3. Additionally, it adheres to the guidelines in Local Planning

Guidance Note No. 6, improving the site's accessibility and inclusivity, and also conforms to the principles of space utilisation outlined in Local Planning Guidance Note No. 21.

- 6.5 As such, this project respects the guiding principles of both the national and local planning policies, and is therefore acceptable.

Design and Character

- 6.6 The design and character of the proposed decking, balustrading, and stairs reflect the focus on sustainability, accessibility, and aesthetic appeal that is at the heart of the PPW and the UDP.
- 6.7 The proposed design is purposefully simple and functional, ensuring the decking's sustainability. This aligns with Paragraph 3.7 of the PPW, which highlights the importance of maximising energy efficiency and sustainable movement. By providing a safe and secure way to navigate the significant drop in the property's rear, the proposal makes a conscious effort to promote inclusivity and accessibility, thereby addressing the guidelines presented in Paragraph 3.6 of the PPW.
- 6.8 This is also in line with the principles of the Local Planning Guidance Note No. 6 on Access to and Use of Buildings. The guidelines stress the importance of considering the needs of all individuals, and the proposed decking, with its associated balustrading and stairs, is designed to cater to a broad demographic, including elderly individuals, those with mobility impairments, and families with young children.
- 6.9 The design and material choices for the decking, balustrading, and stairs contribute to the appearance of the nearby locality, as required by Policy GDPI(a) of the Wrexham UDP. By drawing from the functional and aesthetic characteristics of retention structures present in the surrounding area, the proposed development integrates seamlessly into the existing landscape, enhancing rather than altering the established character of the neighbourhood.
- 6.10 Furthermore, the proposal respects the guidance of Policy EC4, conserving the natural landscape features of the site and enhancing the character of the townscape through carefully considered new structures. The choice of materials for the decking, balustrading, and stairs were carefully considered to ensure they accord with the wider of the area and adjacent country park, by selecting materials that complement the natural surroundings with high sustainability credentials.
- 6.11 The planned development therefore echoes the local distinctiveness and appearance of the site as described in the Local Development Plan's Policy DMI, while providing a satisfactory standard of amenity for the occupiers/users of the development.
- 6.12 In summary, the design and character of the proposed development respect and enhance the local aesthetic, prioritise accessibility and sustainability, and are in accordance with the principles and policies outlined in the Planning Policy Wales (PPW), the Wrexham Unitary Development Plan (UDP), and local planning guidance notes.

Residential amenity

- 6.13 Considering the proximity and orientation of the nearest residential properties, the proposed design is very much mindful of maintaining residential privacy and reducing potential noise disturbances. Given that the nearest residential properties lie some distance away to the south and north, no direct (opposite) overlooking will be created at the rear by the erection of the decking, balustrading, and stairs. This is in line with the standards outlined in the Local Planning Guidance Note No. 21 on Space around Dwellings, which emphasises the importance of maintaining privacy by respecting minimum separation distances.
- 6.14 The proposal is at ground floor level and therefore does not create an advantage point that would overlook surrounding neighbours. It merely intends to form a levelled, usable rear amenity space, permitted by default in every development proposal.

- 6.15 It is also worth highlighting that the host property has a window from the living room that overlooks the same area where the deck has been erected. The point being made here is that the view from the deck is not a new perspective that has been created with the construction of the deck, rather it's the same view that was already available from the living room window. This is being pointed out to counter any potential concerns that the deck may infringe upon the privacy of neighbouring properties, as the view it provides is not new or different from what was already accessible from the property.
- 6.16 Furthermore, the reasonable distance to the nearest residential properties also ensures that the potential noise or disturbance caused by the use of the decking and associated structures will be minimal, thus safeguarding the amenity of neighbouring residences. This is particularly pertinent in the context of Policy GDPI(b) of the Wrexham UDP, which requires consideration of personal and community safety and security in the design and layout of development and public / private spaces.

7 CONCLUSION

- 7.1 In conclusion, the retrospective erection of decking, along with the associated balustrading and stairs, at the subject property is not only a necessary safety measure given the significant drop in levels at the rear, but it also provides the property with functional external amenity space. The proposal accords with the established local character and contributes positively to the aesthetic and functional cohesion of the surrounding area.
- 7.2 The proposed development respects the principles of good design as stipulated in Planning Policy Wales (PPW), with particular emphasis on creating sustainable, accessible, and inclusive spaces. It adheres to Wrexham Unitary Development Plan (UDP) policies, especially Policy GDPI, ensuring that the design, scale, and layout of the development enhances the appearance of the locality and maintains residential privacy and amenity. The design principles of the Emerging Wrexham Local Development Plan are also upheld, further endorsing the proposal's sustainability and its alignment with local characteristics.
- 7.3 In terms of residential amenity and overlooking, the proposed development exhibits a conscientious design that respects the privacy and tranquillity of the neighbouring properties. By providing a secure means of negotiating a significant change in ground level, the proposed decking enhances accessibility and usability while minimising the potential for noise disturbance.
- 7.4 In light of the above considerations, the proposed development justifies its requirement, complies with the prevailing planning policies and guidance, and offers a tangible benefit to the site by improving its usability, safety, and aesthetic appeal, while preserving and respecting its context within the wider community. Therefore, the retrospective approval of the decking and associated structures is justified and appropriate in this instance.

APPENDIX A



Image 1 - looking north west towards neighbouring property n.25, illustrating the significant intervening distance and potential for acceptable mitigation measures



Image 2 – lower garden level, image illustrates the significant drop and previous safety issues



Image 3 - looking south east towards neighbouring property no.25, illustrating the significant intervening distance and potential for acceptable mitigation measures