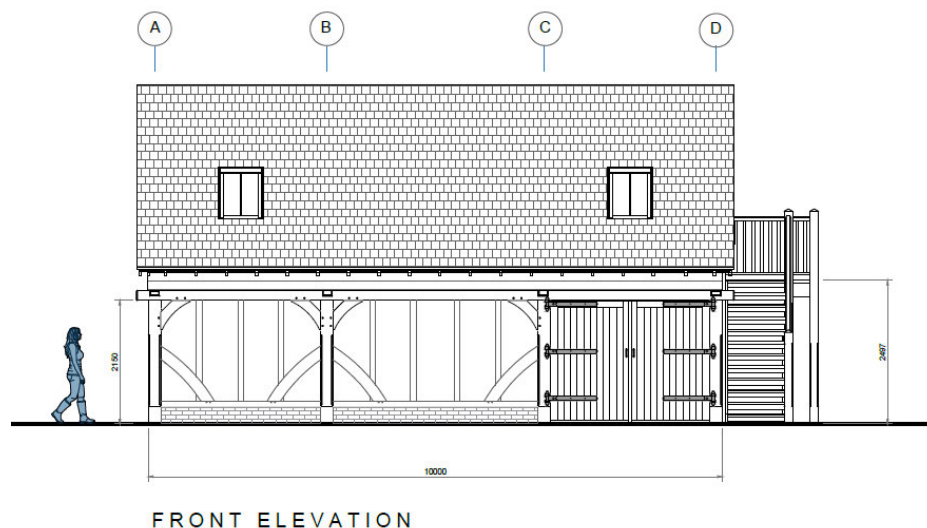


DESIGN AND ACCESS STATEMENT AND PLANNING REPORT

VARIATION OF CONDITION 2 (APPROVED PLANS): REPLACEMENT
OUTBUILDING FOR GARAGE, HOME OFFICE AND STORAGE, AND NEW
VEHICULAR ACCESS AND CHANGE OF USE OF LAND
AT CORNER HOLDING, SMOKEY LANE, TYBROUGHTON, WREXHAM, SY13 3BH



APPLICANT

DATE: JUNE 2023

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1.0 INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

Peter Richards and Co. Ltd have been instructed by _____ to submit a variation application to seek consent to vary the approved plans for the replacement outbuilding.

This statement provides background information on the applicants need, and how the proposal is in accordance with both national and local planning policies.

This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

1.2 BACKGROUND AND JUSTIFICATION

_____ have resided at Corner Holding for a number of years having renovated and extended the property to make it a functional family home for themselves and their children. _____ family have resided in the area for 4 generations.

Further to application P/2021/0014 being permitted in October 2021 the applicants have sought estimates from suppliers and has been advised that the approved design does not provide adequate first floor space, in respect of working height for their proposed home office.

It is evident that with some modest alterations to the proposed design appropriate 1st floor space can be afforded without comprising the design principles approved and without significantly changing the scale and massing of the building.

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2.0 THE SITE AND CONTEXT

The proposed site is located within the domestic curtilage of Corner Holding, Tybroughton;

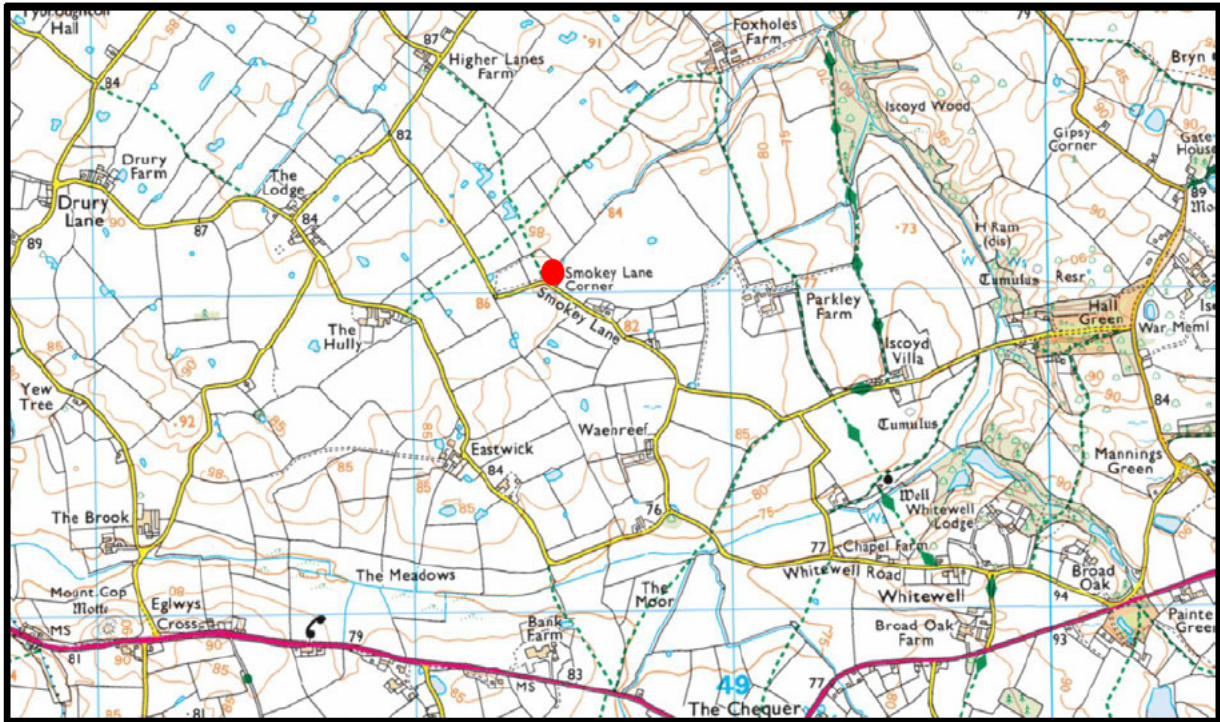


Figure 1: OS Context Plan



Figure 2: Aerial Image

Corner Holding is on the edge of The Godsall Estate with many small holdings, consisting of a traditional style dwelling with a multi-functional outbuilding behind. This would have traditionally been used for storage of equipment and management of livestock but in more recent times have been converted into other domestic uses.

Nearby Lundby Farm is a typical example of a comparable small holding also on the former Godsall Estate within a short distance of Corner Holding which has a two-storey outbuilding to the rear of the dwelling. Lundby Farm is a smaller dwelling than Corner Holding but the outbuilding to the rear is 7.6m to the ridge and 17.7m long.

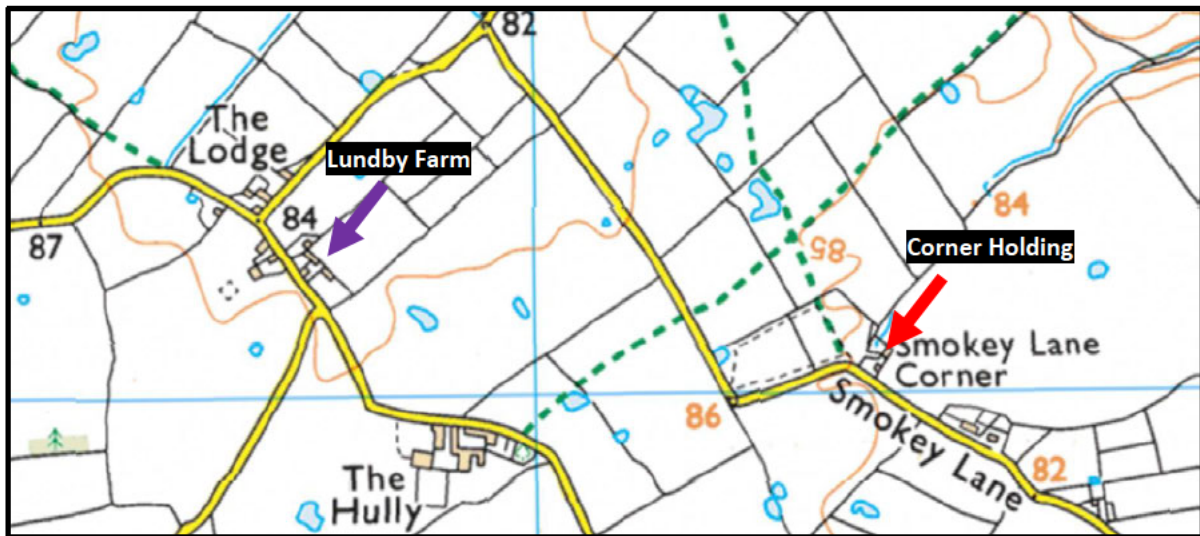


Figure 3: Image of Lundby Farm and Location

3.0 THE PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

The proposal is to vary the approved outbuilding plans to provide a more functional working space above the carport.

3.2 THE DEVELOPMENT

3.2.1 THE BUILDING

The proposed development still looks to erect a modest garage building with a first floor to provide home office and storage space, but with some modest changes to make it functional and usable.

The subject building remains in the same location albeit the external staircase has been handed.

Table 1: Summary of Approved and Proposed sizes

Item	Approved	Proposed	Difference
Length	10m	10m	0
Width	5.4m	6m	+ 0.4m
Height to eaves	2.47m	2.497m	+ 0.027m
Height to the ridge	5m	5.8m	+ 0.8

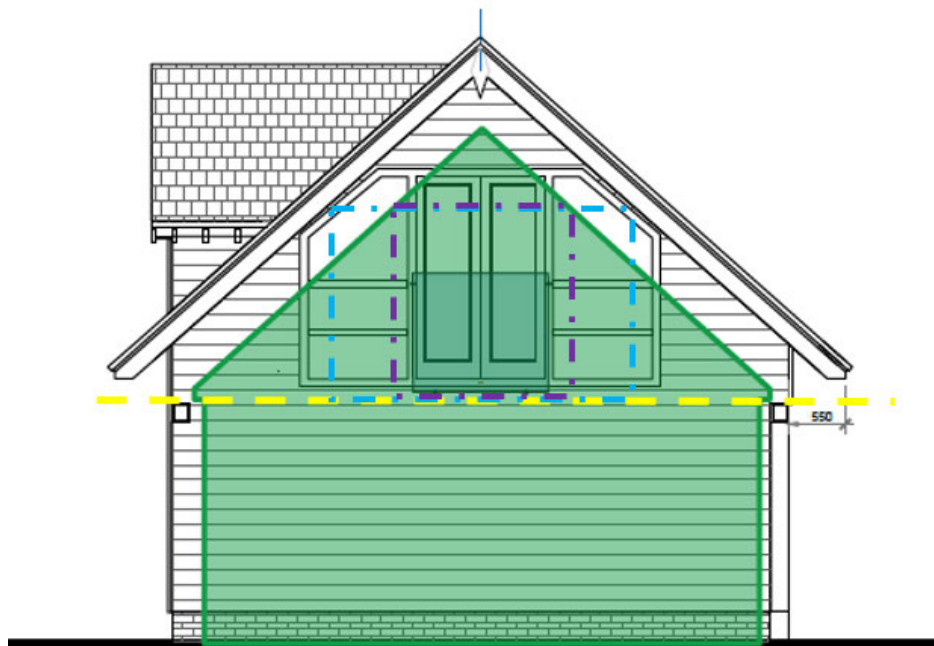
The addition of a dormer to the rear affords improved functionality of the 1st floor space to be without alterations to the height and width.

The images below provide an illustration of the approved structure and proposed amendments and confirms the difference is modest. The approved plans are shown in green.



Figure 4: Overlay of existing and proposed

The difference in the useable space is highlighted on the annotated section below;



SIDE ELEVATION

Figure 5: Annotated Section

Key for Figure 4;

- Yellow – 1st floor level
- Green – Approved side elevation
- Purple – Useable space of approved plans to meet current head height standards
- Blue – Proposed useable space of proposed plans

The ground floor and materials will continue to be in the same form as approved, with 2no. car port bays, 1no. lockable store and external staircase. The materials are proposed to be in line with be timber clad with a brick plinth and tiled roof. The main change is the introduction of a dormer to the rear, however, the front elevation will still appear consistent with the approved plans.

3.2.2 PARKING AND TURNING

The consented access remains consistent with the approval from P/2021/0014.

It is proposed that the drive is proposed to be subtly amended within the residential curtilage to be closer to the approved boundary to afford more functional amenity space.

A low-level brick boundary wall is proposed to ensure that the drive is divided from the garden making it safer for children and animals.

It is acknowledged that due to this change the approved landscaping is to be amended and it is proposed that the trees labelled as 'T5' and 'T6' are relocated as per the enclosed plan.

4.0 PLANNING POLICY CONTEXT

4.1 CONTEXT

Planning Policy Wales - Edition 10 - Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs).

4.2 LOCAL PLAN

The Local Development Plan (LDP) for the application site, located in Wrexham's County Borough Councils jurisdiction, is close to being fully adopted and will replace the current Unitary Development Plan (UDP).

4.3 OTHER GUIDANCE

The Wrexham Local Planning Guidance Notes provide guidance in respect of development in the countryside and conversion of traditional barns.

All relevant policies under this guidance material is detailed within Section 5.

5.0 PLANNING APPRAISAL

5.1 PLANNING POLICY

The Welsh National Guidance is detailed under **Planning Policy Wales 10th Edition**; the main aim of this policy for applications such as this is the focus that 'good design is fundamental to create sustainable places where they want to live, work and socialise'. Paragraph 5.65 states that "Local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications." The applicants run businesses locally within 5 miles, employing a number of people locally so it is important that they have sufficient home office space and associated storage.

Key planning policy from the **UDP** which is relevant to this project includes;

- *GDP1 – Development Objective*

Ensure that development in terms of scale, design material and landscaping complement the setting of the area

Make use of best design techniques

Ensure safe and convenient access

Does not cause adverse harm with flooding and/or natural environment

- *PS2 – Development and the environment*

Development must not detrimentally affect the character of the countryside

- *T8 – Parking*

Provide sufficient car parking spaces on site

- *EC4 & EC6 - Biodiversity conservation, trees woodland and hedgerows.*

Development should provide conservation and management of hedgerows, woodland and should not cause loss or harm.

Measures to enhance biodiversity shall be supported

It is considered that the proposed development meets with objectives from **TAN 12** and **Local Guidance Note 30** both of which relate to design.

5.2 COMPARABLE APPLICATIONS

It is evident that there are limited comparable applications from recent times, however detailed below are a couple of comparable approvals from within the borough, where the Local Authority have considered replacement outbuildings with workable first floor accommodation and offices positively in a range of settings. This includes utilising dormers to ensure optimum functional space.

P/2018/0812 – Tudor Street, Coedpoeth, Wrexham

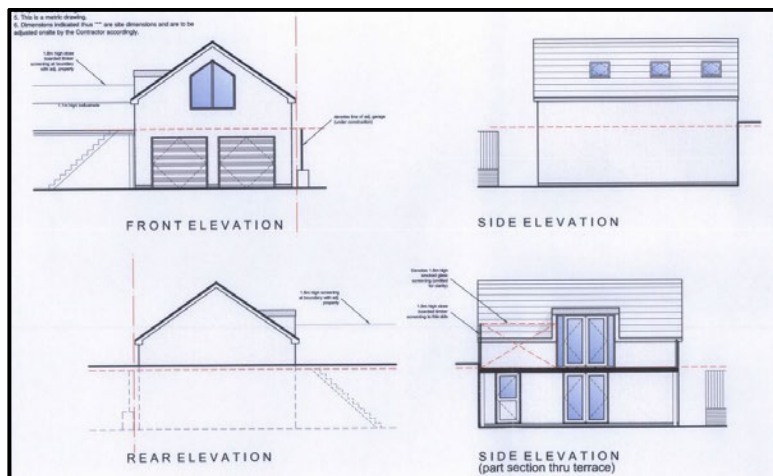


Figure 6: Approved Elevations P/2018/0812

P/2015/0912 – The Old School House, Burton Green, Rossett

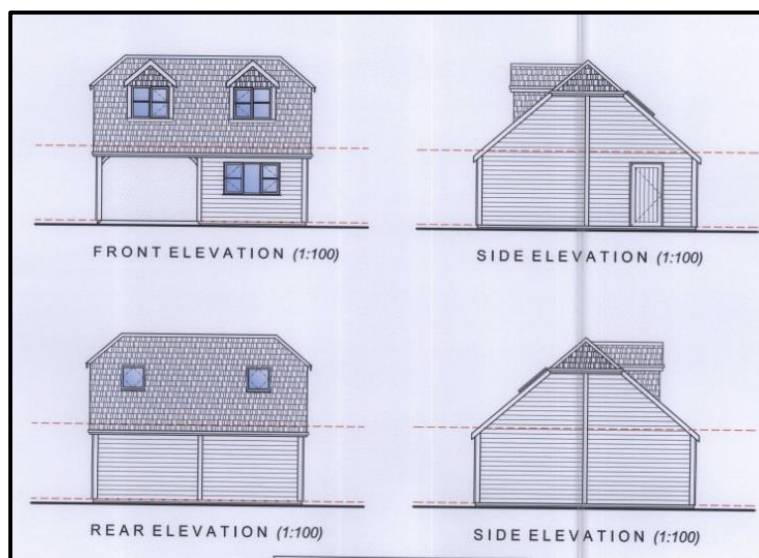


Figure 7: Approved Elevations P/2015/0912

6.0 MATERIAL CONSIDERATIONS

6.1 ACCESS

There is no proposed change to the approved access and number of vehicles to be kept at the site.

The changes to the drive are internal and are not considered to affect the sites interaction with the public highway.

This application will require the applicants to adhere to conditions 8 and 9 regarding installing visibility splays and ensuring that the existing access is closed up.

6.2 BIODIVERSITY

Please refer to the report prepared by Arbor Vitae

6.3 HISTORIC ASSESSMENT

It is acknowledged that Corner Holding and surrounding properties have some historic merit given the age of the original dwelling. Given the alterations already made to Corner Holding, however, it is not considered that this proposed outbuilding will affect the historic setting of the property.

6.4 VISUAL IMPACT

The proposal will not significantly alter the height of the building which is a modest change considering it would double the usable 1st floor space afforded.

The scale and massing have been balanced between ensuring it is subservient to the dwelling but the use of a dormer and small increase in width and height achieves the required space.

6.5 DRAINAGE

The proposal does not see any additional kitchen or WC facilities which would affect the existing foul drainage.

Condition 7 is proposed to remain in place limiting the development from any foul water being placed within the development.

7.0 CONCLUSION

The applicants are seeking approval for an amended garage design which still retains the principles approved; allowing an attractive and functional garage and office / storage building which caters for their needs and complements Corner Holding.

The information within this statement alongside the existing conditions regarding technical considerations (access, ecology and drainage) ensures that the development is safeguarded against potential adverse impacts. As such, it is hoped that the application is considered positively by the local authority.