

DESIGN & ACCESS STATEMENT

FOR

CONVERSION OF AN AGRICULTURAL BUILDING TO RESIDENTIAL PROPERTY

AT

ODDI-AR-Y-TWMPATH, GARTH, GLYN CEIRIOG, LL20 7LY



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Rev B 14/11/22

1. INTRODUCTION

The following Design & Access Statement has been produced to accompany a full planning application for the conversion of an agricultural building to a residential property at Oddi-ary-twmpath, Garth, Glyn Ceiriog, LL20 7LY

Reference also should be made to drawings 3971-01, 02 and 07 to 11 inclusive.

2. SITE DESCRIPTION

The building is part of development of a dwelling and 2 barns and is shown on old maps dated 1880, the development is at least 140 years old.

The site is accessed via an un-named surfaced road off High Street Glyn Ceiriog.

The area of the existing land holding is 1.8 hectares and this is shown edged blue on drawing 3971-01.

3. BACKGROUND

The site and buildings have always been part of an agricultural development

4. PROPOSED DEVELOPMENT

The proposal is for the conversion of a former agricultural building to a 3 bed residential property, including garden / amenity space and parking areas.

Current guidance within the NPPF and Wrexham Council's Planning Policy allows for the re-use of agricultural buildings

A Building Condition Survey confirming the buildings are suitable for conversion is included in a separate document in the application.

The building to be converted is shown as Building 2 on drawing 3971-02.

The property will be served by a new access road approved under application ref P2020/0709

5. PREVIOUS PLANNING HISTORY

Previous applications for conversion to residential use have been refused under application ref P2020/0209 and P/2021/0944. The reasons for refusal in the latter application have been addressed in this resubmission and are as follows

1. *The proposal, by virtue of the extent of openings and amount of glazing proposed, would harm the traditional character and appearance of the original building and make no positive contribution to the locality, conflicting with UDP Policy GDP1 and LPG 03*

The amount of glazing originally proposed to the existing large opening on the front elevation has been reduced by 70% from the previous application, the areas surrounding the

proposed glazing had been infilled with timber cladding to maintain the appearance of a barn. This change retains the traditional character and appearance of the original building.

2. *Insufficient information has been submitted to demonstrate that the proposal would not result in a detrimental impact on bats, a European Protected Species. The proposal conflicts with UDP Policy EC6.*

A Bat Emergence / Activity Survey has been undertaken which assesses the effects of the conversion work and provides the required mitigation measures to comply with policy.

3. *Insufficient information has been submitted to demonstrate that the proposal would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. The proposal conflicts with UDP Policy EC6*

The application property, an adjacent barn subject to a separate application for conversion and the existing dwelling within the area edged blue are currently served by a septic tank with a drainage field effluent discharge, this will be replaced by a Klargester Biodisc sewage treatment plant (STP) with additional Chemical Dosing which will reduce the potential for Phosphate discharge in the treated effluent by 95.4%. The maximum daily discharge from the 3 dwellings of 8 bedrooms in total will be 1.95m³ and is derived from the Environment Agency daily discharge calculator for domestic properties. The location of the treatment plant is shown on the site plan.

The removal of the existing septic tank which is currently serving a 3 bed property is discharging phosphate to ground via the effluent drainage field, the removal of this and replacement with a STP will almost eliminate phosphate discharge to ground and this significant reduction is in accordance with WBC guidance for applications which can be determined within Special Areas of Conservation.

4. *The proposal would result in direct overlooking impacts into the living room window on the south elevation of the building to the north of the application site labelled as Building 3 on the 1:500 Proposed Site Plan, resulting in a loss of privacy, to the detriment of both buildings, this proposal conflicts with UDP Policy GDP1 and LPG 21*

The windows on the south elevation of Building 3 and the living room window on the north elevation of this application building are all secondary windows and have been amended on the plans and elevations to be obscure glazed and non-opening. This removes any overlooking impact and loss of privacy.

6. PRINCIPLE OF DEVELOPMENT / PLANNING POLICY

The site is outside the settlement boundary (Policy Ref PS1) and is in a Special Landscape Area (Policy EC5). The proposal is fully compliant with the requirements of Policy H3 for conversion of buildings outside settlement limits

Design, Impact on Landscape and Impact on Openness

The building is the same as the existing in scale and appearance and therefore has no impact on the landscape and openness

The only additions to the elevations are additional window and door openings.

The proposal does not produce a detrimental impact on the open character of the area, the special landscape qualities of the area.

Trees

There are no trees in the vicinity of the proposal.

Amenity Issues

The proposed development does not have detrimental impact on the amenities of nearby dwellings in terms of overbearing impact or unacceptable overlooking.

The proposal offers adequate quality accommodation for future occupiers.

Transport Issues

Site Entrance / Highway Capacity – A new access road has been approved. The highway capacity was deemed satisfactory in the refused application.

Car Parking – There is adequate scope within the site for the parking of vehicles. Three spaces are provided and contained within the development boundaries of the site and not extending into open countryside or undeveloped parts of the site.

Cycling – There is adequate scope within the individual plots for cycle storage.

Environmental Issues

Sustainability – To conserve natural resources, the development should contribute towards the goal of reaching zero-carbon developments as soon as possible by including appropriate on-site renewables and minimising energy consumption.

Land Contamination – This is unlikely to be a potential problem and will be dealt with under consultation and a suitable planning condition for a Phase 1 desk study if deemed necessary.

Ecology – An Ecology Survey has been undertaken at the report is included in the application documents

7. DESIGN & ACCESS STATEMENT

The requirements for the Design & Access Statement are detailed in the Town & Country Planning Order 2006 as follows:

- Amount
- Layout

- Scale
- Landscaping
- Appearance

7.1 Amount / Use

The application is for the conversion of an existing building to a 3 bed residential property. The site plan shows the site can comfortably accommodate this, without any impact on the area.

7.2 Layout

Internal layouts of the dwelling are shown on the plot plans and these demonstrate good quality living accommodation.

7.3 Scale

Elevations and plans demonstrate the building scale remains the same.

7.4 Landscaping

Suitable landscaping and boundary treatments can be secured under a planning condition, the existing hedge on the road boundary will be retained.

7.5 Appearance

The final appearance of the dwelling in terms of wall and roof finishes will be subject to a standard planning condition however the existing wall construction will be retained.

The general appearance of the dwelling type is comparable with the wide range of individual properties in the locality and with the existing dwelling on the site.

8 CONCLUSION

Scheme deliverables

- Re-use of an existing building which improves the visual appearance of the area.
- A property which matches the built form of the area and which respect the character of the settlement in terms of layout, form, massing and scale.
- New accommodation which will help support the existing local amenities and services within Glyn Ceiriog

For the reasons above the proposed development is acceptable in planning terms and meets the requirements of the policies of the NPPF and the local plan as material planning considerations.

