

Design and Access Statement

Proposal: Retention of outbuilding with part use as a beauty room.

Location: Redbrook House, Ruabon Road, Rabon, Wrexham, LL14 6RA

1.0 General

- 1.1 The Design and Access Statement has been prepared in support of a planning application for the retention of an outbuilding with part use as a beauty room. This Statement should be read alongside the submitted plans and refers to the relevant adopted planning policies. The current adopted Development Plan is the Wrexham Unitary Development Plan adopted in February 2005 with the emerging Wrexham Development Plan yet to be adopted.

The Site

- 1.2 The site is located within the settlement boundary as shown on the Map 4, Inset 6 on the proposals map of the adopted Wrexham Unitary Development Plan. The relevant planning policies are GDP1 - General Development Principles Development Objectives of the Wrexham Unitary Development Plan and Policy SP13 - Design Principles & Masterplanning Framework of the emerging Wrexham Development Plan and are referred to in detail below.
- 1.3 The site is the side garden of Redbrook House, which occupies a corner plot on Ruabon Road adjacent to the access road leading to Afon Terrace. Redbrook House is a modern dwelling adjacent to a row of older terraced houses. The houses along this row back onto Ruabon Road. The site is bounded by light grey, close boarded fencing along the frontage to Ruabon Road, which effectively screens the outbuilding when viewed from Ruabon Road. There are detached houses adjacent and opposite that are also more modern in appearance compared to the older terraced houses, some of which also have grey fencing as boundary treatments.
- 1.4 There are a mix of materials in the immediate area comprising red brick and light render. Some of the houses have outbuildings that are similar in appearance to the outbuilding subject of this proposal, including a grey colour finish. In particular a large, grey rendered garage immediately adjacent to the application site, which is visible from the main Ruabon Road:

The image shows the garage attached to the adjacent dwelling with the roof of the outbuilding subject of this proposal on the right, barely visible.



- 1.5 Some of the boundary treatments/fencing are also a light grey colour similar to the fencing at the rear of Redbrook House. The house immediately opposite the site on the other side of the access road, has a large garage located to the side, adjacent and closer to the main road, which has been constructed after the outbuilding subject of this proposal.
- 1.6 Vauxhall Industrial Estate is located on the opposite side of Ruabon Road comprising numerous industrial units, with a large self-storage unit immediately opposite the site. The exterior of this unit is typical of an industrial building finished in grey cladding and appears prominent within the street scene. As such, the immediate area is characterised by a mix of older and more modern residential dwellings and industrial/commercial units along the main road.

Background

- 1.7 The applicants had occupied a shop nearby for the beauty business. Unfortunately, due to the pandemic like many other businesses, the inability to open detrimentally affected the viability of the business resulting in closure. With no other option to save the business, again like many others, working from home became the only solution to keep the business running albeit on a much-reduced scale. Part of the outbuilding is utilised as a beauty room operating on a part time basis with only one customer at a time visiting for beauty treatments. The days and hours of operation are set out below in Section 3.

2.0 Planning Policy

Adopted Wrexham Unitary Development Plan

GPD1 - General Development Principles Development Objectives

- 2.1 Policy GPD1 states that all new development should: -
- a) 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.
 - b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
 - c) 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.

Wrexham Development Plan (emerging)

Policy SP13 - Design Principles & Masterplanning Framework

- 2.2 Policy SP13 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. It sets the expectation for all development proposals to demonstrate how they have taken account of local characteristics in order to create high quality, sustainably designed places as part of all developments. Supported by the master-planning framework, the policy seeks to ensure that good design is embedded in the process of delivering new growth. Good design can ensure the protection and enhancement of the local environment and local distinctiveness.

2.3 Policy DM1 - Development Management Considerations

Policy DM1 states that all development proposals, where relevant, must:

- a) 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;
- b) 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;
- c) Safeguard the environment from the adverse effects of pollution of water, land, light or air, or land instability, arising from development;
- d) Take account of personal and community safety and security in its design and layout

- e) Be safely and conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car;
- f) Not give rise to parking or highway safety problems on site or in the locality;
- g) Maximise sustainable travel choices first and then provides for car related needs;
- h) Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;
- i) Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;
- j) Consider the needs of a diverse population including those with protected characteristics such as age or disability;
- k) On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and
- l) Ensure that any risks arising from past coal mining, as indicated on the proposals map, can be adequately managed

3.0 Proposed Use

- 3.1 The proposal relates to just under half of the floorspace of the outbuilding for use as a beauty room within the outbuilding (please refer to layout plan). The remainder of the floorspace of the outbuilding is used as a home gym, which is ancillary to the main dwelling.
- 3.2 The beauty room is open to one customer at a time on Tuesday, Wednesday and Friday between 9.00am and 2.00pm and on Thursday between 4.00pm and 8.00pm. Appointments are organised leaving time between customers leaving and arriving for treatment so that only one customer is on the premises at a time. The outbuilding is located a sufficient distance away from neighbouring properties to ensure no loss of amenity in terms of noise and disturbance. In any event, the hours of operation during daytime and early evening would not result in any harm to the amenities of the occupiers of the residential properties in terms of any undue activity when compared to usual domestic comings and goings. This is in accordance with criterion b) of Policy DM1 of the emerging Wrexham Development Plan.

4.0 Accessibility

- 4.1 The existing access to the houses is from Ruabon Road, which leads onto an unadopted road into Afon Terrace. Redbrook House is located on the corner adjacent to the access and some landscaping has been previously removed from the rear boundary with Ruabon Road, which has improved visibility at the access.
- 4.2 The site is close to public transport routes with bus stops nearby providing access from Rhosllannerchrugog/Johnstown to the north and Ruabon to the south. In

addition, the site can be easily accessed by foot, being approximately within 10 minutes walking distance from nearby Rhosllannerchrugog/Johnstown.

- 4.3 The site has ample off road car parking spaces available and this is considered to be satisfactory, especially as the appointment times are arranged so that only one customer will be on site at any one time.
- 4.4 The proposed use as a beauty room on a part-time basis is conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car. It will not attract a level of car borne visitors that would give rise to parking or highway safety problems on site or in the locality.
- 4.5 Given the above, it is considered that the proposal accords with both Policy GPD1 of the adopted Wrexham Unitary Development Plan and Policy DM1 of the emerging Wrexham Development Plan.

5.0 Character

- 5.1 The area is characterised by a mix of older and more modern dwellings (some with outbuildings) of varying design, scale, use of materials and finishes with industrial units located on the opposite side of Ruabon Road forming part of the Vauxhall Industrial Estate.

The image below shows the rear of the site on the right with only the roof of the outbuilding and side elevation visible from the road, and in contrast, the large industrial building opposite on the left:



- 5.2 The outbuilding is single storey measuring 2.75m at its highest point closest to the house and sloping slightly to 2.55m next to the side access road. It measures 9.8m in length by 3.7m in width and is constructed in timber, finished in a light grey colour to match the existing boundary fencing at the rear of the site adjacent to Ruabon Road. There are other examples of outbuildings finished in a similar grey colour as well as examples of grey boundary fencing at other properties.
- 5.3 The siting of the outbuilding at the side of the dwelling does not appear incongruous in this setting. There is a garage at the opposite property located close to the road also on a corner plot. Other dwellings in the immediate area have outbuildings and fencing finished in the same grey colour and is a feature in the locality. As such, the siting, scale, design and use of materials of the outbuilding appears in keeping with the surroundings and general character of the area.

The image shows the front elevation viewed from the front of Redbrook House and shows the appearance of the outbuilding:



- 5.4 Given the above, it is considered that the size, scale, siting and design of the outbuilding is in accordance with Policy GDP1 of the adopted Wrexham Unitary Development Plan and Policies DM1 and SP13 of the emerging Wrexham Development Plan.

6.0 Community safety

- 6.1 The proposal will not have any negative impact on community safety.

7.0 Environmental sustainability

- 7.1 The proposal will have no detrimental impact on habitats or wildlife.

8.0 Conclusion

- 8.1 For the reasons set out above, the proposal is considered to be an appropriate development in this area. It represents homeworking, which is a way of working that has increased since the pandemic. The proposal will support a local, small-scale business whilst having no detrimental impact on both residential and visual amenity. The proposal reflects sustainable development and is appropriate to the site and surroundings with no detrimental impact on the character or amenity of the area. Accordingly, there is no conflict with policy GPD1 of the adopted Wrexham Unitary Development Plan and Policies DM1 and SP13 of the emerging Wrexham Development Plan. Therefore, taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.