

BRYN Y GROES COTTAGE, GRESFORD, LL12 8TN

Supporting Planning, Design and Access Statement – Bryn Y Groes Cottage

This supporting planning design and access statement is produced in support of a planning application for an extension to an existing dwelling within the village of Gresford.

The design for the proposed dwelling has stemmed from the need for additional space within the home for the

The application site is located towards the south west of the village of Gresford and is accessed from the B5445.

The existing cottage is part of a terrace of properties with the first facing towards the B5445, the application site orientated away from its neighbour presenting its side elevation to the B5445. The other attached property connects at the rear of the application site creating an L shape with the application property making up the corner.

The house is located on a very good-sized plot however the current house only includes a single double bedroom and a simple lounge kitchen arrangement downstairs. A lean-to conservatory style porch is also located at the entrance to the house.

The proposed development would create a kitchen, lounge hallway and updated staircase on the ground floor along with a double bedroom and a single bedroom on the first floor. A new DDA compliant bathroom is also proposed along with a balcony accessed from the double bedroom. The design would also allow for the inclusion of a lift at a later date if required.

The applicant had attempted to buy bungalows in Gresford; however, all were out of his price range and all that were available at that time had a large step which prevented wheelchair access.

The proposed changes would completely modernise the existing dwelling and create an adaptable and suitable home for the applicant and any future owners with mobility issues. needs the open plan space for wheelchair use at ground floor level.

Downstairs these changes consist of wider door opening, open plan spaces, and updated staircase and also space for a lift to be fitted in future if it became necessary.

Upstairs the bathroom has been reorganised to allow for a hoist to be used for the bath, if required and also for sufficient space to allow a wheel chair to manoeuvre should it ever be required.

An additional single bedroom has been created to allow for a carer to stay overnight.

The double bedroom proposes large glazed doors out to a balcony area. This area has been carefully designed to improve the quality of life for the applicant

. The proposed windows will significantly improve his quality of view and natural light and should he feel able the balcony area can be enjoyed with minimal physical excursion.

The Balcony has also been designed to operate as a fire escape so that the applicant can flee the building and be rescued without undue risk to life.

The proposals before you are clearly justified however careful consideration has gone into its design to ensure that the proposed development does not negatively impact upon neighbouring properties or the character of the area.

The staircase design is located towards the rear of the property and inclusion of glazing on the corners allows for sun to pass through and maintain amenity for neighbouring property to the rear.

To mitigate any impact from the balcony opaque glazing is used on the side facing towards the neighbouring property.

During the recent hot weather, the porch structure built as a conservatory has not been useable due to the unbearable heat. This structure is not fit for purpose. As you can see from the accompanying photos document, the Applicant has attempted to mitigate the problems with the heat by covering the porch with a tarpaulin.

Relevant local planning policies of the Wrexham Unitary Development Plan have been considered including the below:

Policy GDP1 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.

The proposed development has considered the scale design and layout to ensure that the dwelling fits comfortably with the dwellings adjacent and the materials will complement the existing palette.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

The proposed development and will include modern safety equipment.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and

The proposed development will include high performance double glazing and the extensions will be built in accordance with the most up to date building regulations.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

The proposed development will not alter the vehicular or pedestrian access to the dwelling.

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.

As the dwelling is existing, its location in sustainability regards is not relevant in this instance.

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.

This element of the policy is not relevant to the proposed development.

g) Secure public services (e.g., gas, water, electricity) to development at minimum public cost.

Existing services for the site will be utilised.

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.

The proposed development will have not negative impact upon biodiversity.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

The proposed development will not increase flooding or have an impact upon soil erosion, landslides or contamination.

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.

The proposed development will have a neutral impact upon Welsh culture and identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The above element of the policy is not relevant to the proposed development.

On the basis of the above it is considered that the proposed development is compliant with policy GDP1.

On the basis of Policy PS1 the application site is located within the settlement boundary of Gresford. On this basis development is supported within settlement boundaries.

Policy PS2 relates to Townscape character and it is considered that the proposed development reflects the local character of Gresford and the contemporary extension will improve the appearance.

Policy T8 relates to car parking and it is not proposed that the existing situation on site will be changed and as such policy T8 is not relevant.

On the basis of the above it is considered that the proposed development is compliant with relevant local planning policies and should be supported.

The proposed development will significantly improve the quality of life for the applicant and will not negatively impact the character and appearance of the area or negatively impact any neighbouring properties.