

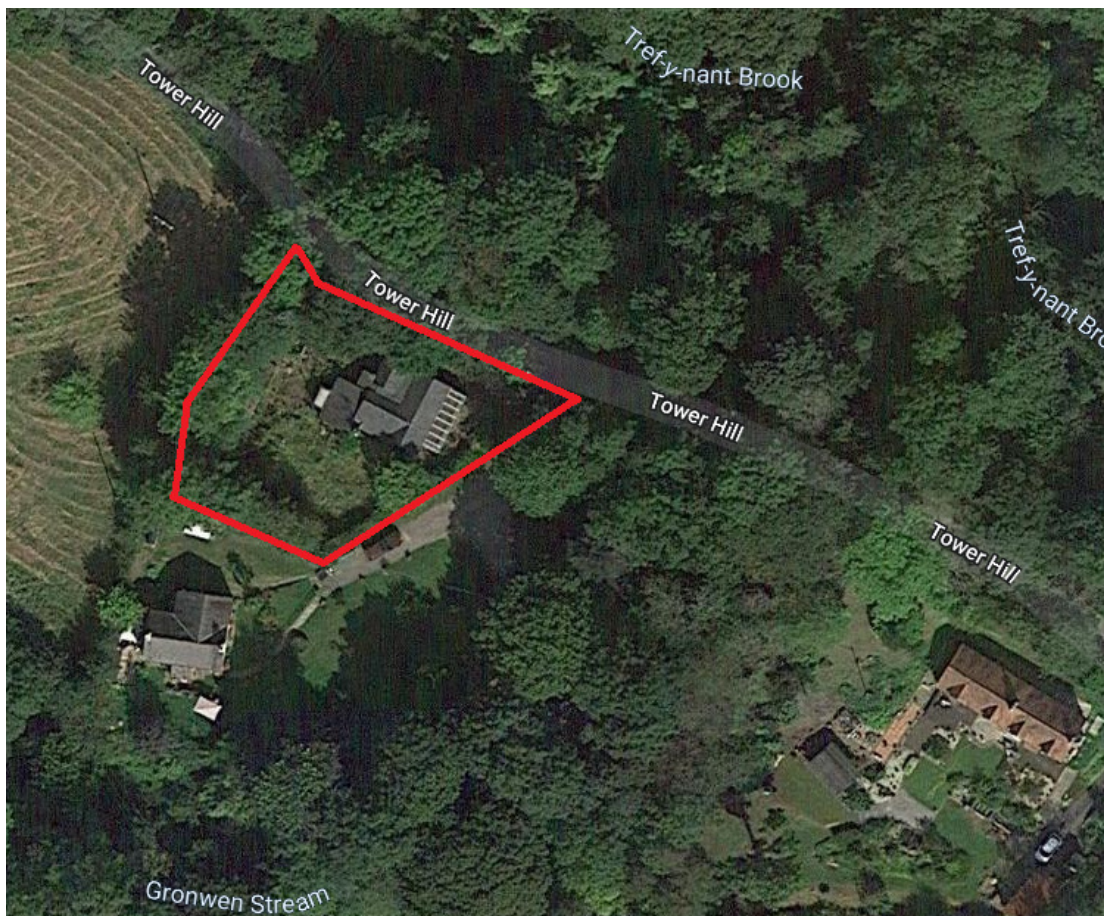
DESIGN AND ACCESS STATEMENT

Proposed Erection of a
Replacement Dwelling at

THE MOUNT
TOWER HILL
ACREFAIR
WREXHAM
LL14 3SU

For

Mr & Mrs T. PRICE.



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1.0 INTRODUCTION.

1.1

This Design and Access Statement has been prepared in support of an application for full planning permission for the demolition of an existing bungalow and the erection of a replacement dwelling at The Mount, Tower Hill, Acrefair together with the erection of a replacement garage with access gained from the existing gated access from Tower Hill.

1.2

This statement meets the statutory requirements of Article 7 of the Town and Country Planning (Development Management Procedure)(Wales) Order (“the DMPWO”) 2012, as amended by Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1.3

This Design and Access Statement provides an analysis of the application site and sets out the principles that have been established and that have guided and informed the design.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.1

The application site comprises an existing dwelling known as The Mount which comprises a bungalow of traditional construction beneath pitched, slated roofs. The property is set within generous grounds which extend to approximately 0.11 of a Hectare or 0.27 of an Acre. The curtilage of the dwelling includes a prefabricated, sectional garage and a range of traditionally built outbuildings comprised of brickwork elevations beneath slated roof coverings.

2.2

As is suggested by the property name, The Mount is situated in an elevated position with far reaching views to the south over towards Froncysyllte over the River Dee basin and Pontcysyllte Aqueduct.

2.3

The application is located outside the settlement boundary of Acrefair as defined by the adopted Unitary Development Plan and in an area which is designated as Green Barrier (EC1) and a Special Landscape Area (EC5).

3.0 THE PROPOSAL.

3.1

The proposal is to demolish the existing dwelling, the prefabricated detached garage and some of the outbuildings due to the fact that the building is no longer fit for human habitation and it is not economically viable to renovate to modern standards. The existing dwelling will then be replaced with a 3 / 4 bedroomed family home in a “Dormer Bungalow” style which will be complimented with a detached, double garage. A new Bio-Disc Treatment Plant foul drainage system will replace the existing Septic Tank and extensive soft landscaping will be introduced in order to mitigate the loss of certain trees which are to be removed.

4.0 PLANNING POLICY CONTEXT.

4.1

The site has no recent planning history and is located outside any recognised settlement as defined by the Adopted UPD and in an area designated as Green Barrier and a Special Landscape Area. The following adopted Planning Policies and Supplementary Planning Guidance are therefore pertinent to the consideration of this application for planning permission :-

- Policy PS3 – Development on previously developed land / brownfield.
- Policy H10 – Replacement dwellings in the countryside.
- Policy GDP1 – General development principles.
- SPG13 – Housing in the countryside.



Extract from the Adopted UDP Map indicating the application site within Green Barrier and in a Special Landscape Area.

4.2

Locally adopted Planning Policy PS3 states that -

“Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 and 3a quality.”

The application site clearly comprises previously developed land and

therefore the development of a new dwelling on the site by means of the replacement of the existing building is in compliance with this particular strategic planning policy.

4.3

Policy H10 sets out the requirements where replacement dwellings in the countryside may be permitted and states that :-

“Replacement dwellings may be permitted in the countryside only where:-

- a) the existing dwelling is habitable or capable of being made habitable without substantial reconstruction or substantial increases in floor area.*
- b) the existing dwelling is not of architectural or historic interest, or is a prefabricated or temporary structure.*
- c) the proposed dwelling:*
 - i) is located on the site of the original dwelling; or*
 - ii) is exceptionally, where a planning constraint can be overcome, located within the curtilage of the existing building; and*
 - iii) reflects the floor area, form, bulk, and character of the original dwelling; and*
 - iv) satisfies Policy GDP1.*

Extensions will not be permitted and conditions may be attached to restrict permitted development rights. Any permission will be conditioned to require the demolition of the existing property prior to/upon occupation of the replacement dwelling.”

In terms of the subject building, the existing dwelling could be made habitable without substantial reconstruction, is not of architectural or historic interest but is of permanent construction. The new dwelling would be located partly on the footprint of the existing dwelling although repositioned slightly to the west in order to make best use of the land available and is similar but smaller in footprint than the existing dwelling. In order to provide the required family home required by the Applicants, the new dwelling will take the form of a dormer bungalow and this increase in height is justified later in this statement in accordance with the provisions within SPG13. In general terms therefore it

can be shown that the proposed replacement dwelling as designed is in accordance with the aims and objectives of this particular planning policy.

4.4

The proposed development can be shown to be in compliance with the aims and objectives of UDP Policy GDP1 which requires 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”

The proposed replacement dwelling has been designed to take account of the form and outline of the existing dwelling albeit with the provision of increased roof slopes in order to provide space at first floor level in a dormer style. This design will make a positive contribution to the appearance of the locality, enhancing the character of the area when judged against the existing building. The proposed site layout which proposes to site the building further back in the plot will enable a wider access and turning area to be established in the interests of highway safety. At present any visiting cars are required to reverse out on to the highway and there is no potential to create a turning area. Access to public transport is available a short walk away at the A539, Llangollen Road in Acrefair. Statutory services are available at the property. Nature conservation has been considered and the application is accompanied with by an Arboricultural Report and a Preliminary Ecological Assessment.

4.5

The construction of a dwelling in this location can be undertaken without any negative impact upon the amenity of adjacent neighbours and other nearby residents.

4.6

The development of the site will not result in the loss of habitat or ecologically valuable land and the site is not within an area prone to flooding. The development represents sustainable development in accordance with the aims and objectives of this particular planning policy.

4.7

Local Planning Guidance Note No.13 provides supplementary planning guidance which explains and amplifies the adopted planning policy position outlined above. Section G of LPGN13, in relation to replacement dwellings states that :-

“Dwellings in the countryside can, in principle, be replaced by new dwellings. Policy H10 sets out the circumstances where replacement dwellings in the open countryside may be acceptable subject to the following restrictions :

- *The existing dwelling must be habitable in its present form or could be made habitable without substantial reconstruction. A demolished or ruined structure will not qualify for replacement;*
- *Replacement dwellings can only be on a one-for-one basis;*
- *Floor area of a replacement dwelling should not be more than a third larger than the existing dwelling – the aim should be to achieve a level of accommodation consistent with meeting resident’s reasonable living aspirations while safeguarding the countryside from unnecessary and out-of scale development;*
- *Although the removal of unattractive outbuildings will be encouraged, their existence and volume will not be accepted as a “site development allowance” when assessing the case for a larger replacement dwelling.”*

In terms of compliance with the requirements of LPGN No. 13, the existing dwelling, whilst outdated and in need of modernization, is structurally sound and does not require reconstruction in order to be made habitable.

The existing floor area of the dwelling has been measured at 117.4 sq metres. With this in mind, the potential floor area limit of the replacement dwelling should be no more than this area plus $\frac{1}{3}^{\text{rd}}$ = $117.4 + 39.1 = 156.5$ sq metres. The proposed replacement dwelling will consist of 98.1 sq metres at ground floor level plus 42.9 sq metres at first floor level, total proposed floor area of 141.0 sq metres which is well below the upper limit outlined in LPGN13. This is in addition to the fact that the overall site area is 0.11 of a Hectare or 0.27 of

an Acre which is substantial and means that the proposed replacement dwelling will appear modest in it's immediate surroundings.

4.8

In terms of planning policy, it has been shown that the development of the application site by the erection of a replacement dwelling as designed and proposed is in compliance with both adopted local planning policy and supplementary planning guidance.

5.0 **DESIGN**

5.1

Good design is an all embracing concept. This statement considers the essence of good design in response to the following factors :-

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

The above objectives are key to good design, to the understanding of and response to context and should form the basis of any scheme and design statement.

5.2 **Use and Amount.**

The proposed development will provide a new dwelling of 1.5 storey construction within a plot which amounts to 0.11 of a Hectare or 0.27 of an Acre. This equates to a density of development of 9/Ha or 4/acre which is a relatively low density but which is appropriate in this location having regard to the general character of the existing and established built development locally

and the fact that LPGN13 allows replacement dwellings in the Countryside on a one-for-one basis.

5.3 **Layout.**

The application site comprises an existing, single storey dwelling set in a large plot of land which is characterised with extensive, mature tree growth. Vehicular access is achieved from Tower Hill to the north west but vehicles are currently unable to turn within the plot in order to leave the site in forward gear. The proposed footprint of the replacement dwelling is slightly smaller than the existing dwelling and is proposed to be site slightly further back within the plot and to the west in order to create space for the erection of a detached double garage and a parking and turning area in order that cars can turn and exit the property in forward gear in the interests of highway safety. Private amenity space will be provided to the south and western sides of the proposed dwelling as is presently the case with the existing arrangements.

5.4 **Scale.**

In order to achieve the 3 to 4 bedroomed family home that the applicants aspire to, it has been decided to design the new dwelling in a dormer style by creating a small first floor area. Whilst this will raise the ridge height of the proposed dwelling by around 2 metres over and above the existing, it is contended that the size of the plot together with the verticality of the existing mature trees which are to be retained along the western boundary makes this an acceptable departure from the existing in terms of the scale of the proposed dwelling. The proposed development represents a modest dwelling within an appropriately sized and oriented plot which will reflect the scale of existing built development in the nearby vicinity and wider local area.

5.5 **Landscaping.**

It is proposed to provide hard paved patio areas to the south side of the proposed dwelling which will be supplemented by the creation of lawns which will in turn be punctuated by the planting of native species of trees in order to soften the appearance of the development and improve screening between the new dwelling and the existing adjoining property

5.6 **Appearance.**

As outlined above, the proposed dwelling will be modest in footprint and will be 1.5 storeys in height. The building will be finished in a rendered coating with stone detailing above and below openings in order to accentuate a traditional overall appearance. Roof coverings will comprise natural slate which will match the existing roof coverings and which is a wholly appropriate material for use in such a semi-rural location. Designed in this way, the proposed dwelling will assimilate seamlessly in to it's surroundings and will contribute positively to the character and appearance of the built and natural environment in this location.

6.0 **ACCESSIBILITY AND MOVEMENT.**

6.1

Local planning policy requires that development sites are located in areas with good public transport provision. The site is located close to the A539 Llangollen Road, a distance of around 350 metres from bus stops on the eastern and western carriageways which gives direct and easy access to the centre of Wrexham to the north east. The A539 links to the dual carriageway and motorway network via the A483 Wrexham Bypass a short distance away. The site is therefore in an extremely accessible and sustainable location with good access to public transport facilities.

6.2

The new dwelling will be designed to comply with the relevant requirements of Part M of the Building Regulations and in accordance with LPGN No.12 in terms of access for all. The proposed development will include :-

- level access at the main house entrance, with paving from the existing pedestrian footway ramped to overcome any change in level;
- the main entrance door to the dwelling will have a level threshold and a minimum clear opening width of 800mm;

- all apertures, space for wheelchair approach, door handle height and thresholds designed and provided in accordance with Part M of the Building Regulations.

6.0 SUMMARY AND CONCLUSION.

In summary, the proposed development identified as part of this application for planning permission has striven to achieve the following aims and objectives :-

- Provide a new dwelling to replace an existing property to meet the needs of the applicants and which respects the requirements of locally adopted planning policy and supplementary planning guidance.
- Maintain the character and form of the existing built development in the area generally in order to successfully assimilate the proposed development into the surroundings.
- Provide a development which achieves the aims and objectives of adopted UDP policies for this type of residential development.

In conclusion, this Design and Access Statement has demonstrated that the proposals are in accordance with adopted local planning policy and supplementary planning guidance for the erection of new dwellings located inside settlement limits.

In consideration of the above and the other information provided as part of the application, officers are respectfully requested to view these proposals favourably and resolve to grant planning permission.

D.S. Jones & Co. August 2022.

For and on behalf of Mr & Mrs T. Price.

