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Planning Statement

Statement prepared for:

Mr Tim Edwards

Court Hey, 3 Hillcrest Cottage,
Cefn Y Bedd, Wrexham,

Statement required for:

Proposed Subdivision of dwelling application, at Court Hey, 3 Hillcrest Cottage, Mold Road, Cefn Y Bedd, Wrexham, LL12 9US.

1.0 Brief

- 1.1** The application site has some planning history attached to it. An application was made back in 2018 for the extension of the existing property under application no. P/2018/0541. This application was refused for the following reason:

The proposal would exacerbate existing indiscriminate parking issues in the locality by virtue of the fact that no adequate parking provision is provided for vehicles, clear of the public highway. This would be detrimental to highway safety and to allow the development would be country to policies GDP1 (d) and LPG 16 'parking standards'.

- 1.2** An appeal was launched for the refusal notice received which interestingly stipulated within paragraph 5 of the Appeal decision.

Even with an extra two bedrooms the enlarged cottage would be no more than a modest family home. I do not consider, therefore, that the number of people living at the property who are capable of driving and who own cars is likely to increase significantly.

2.0 Parking Provision

- 2.1** Referring to local planning guidance LPG16, the maximum provision for the development approved under P/2018/0541 would be 3 spaces.
- 2.2** Existing parking provision not required for extension to dwelling under appeal decision as stipulated in 1.2 of this document.
- 2.3** Census data available to us suggests 1 x 5 and 1 x 6 room properties that have more than 2 vehicles are a minority. 5 rooms with 2 cars or vans in 1 household from the census data states 23, 6 rooms with 2 cars or vans in 1 household has 38.
- 2.4** Sub dividing the dwelling as per application wouldn't have a detrimental impact compared to the approved situation under app P/2018/0541 as that was a 11-room property where the census revealed that there is likely to be 2 or more vehicles. It is unlikely to materially increase demand for parking in the vicinity.

3.0 Conclusion

- 3.1** Based on a census data available to us as stipulated in 2.3 of this document its highly unlikely the subdivision of the property would see an increase in vehicles from the application site.
- 3.2** The previous appeal decision in favour of the extension under 2018/0541 stipulates the reasons when the Local Authority cannot penalise households forming additions to their homes with no parking provision.
- 3.3** The contents of this document justify the proposed development in terms of the provision of parking, allowing the Local Authority to look favourably on the application safe in the knowledge that the proposal will have no detrimental impact upon the current parking provisions for the application site as approved.

*Document prepared by:
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On behalf of Blueprint Architectural Services*