
Planning and Design Statement

Outline planning permission for the
demolition of exiting warehouse
erection of three detached private
dwellings and all associated works

Prepared for: Mr A Woollam

Darland Croft

Darland Lane

Rossett

Wrexham

LL12 0BA

April 2021

RJC/LJ

Roger Parry and Partners LLP

www.rogerparry.net

richard@rogerparry.net

01691 655334



land & property
professionals

Contents

1.0	Introduction	3
2.0	Description of the Site and Surroundings.....	3
3.0	The Planning Application Proposal	4
4.0	Planning Policy Context	4
6.3	Sustainable Development – The Development.....	7
6.4	Design of the Development	8
6.5	Use.....	8
6.6	Amount.....	8
6.7	Layout.....	9
6.8	Scale.....	9
6.9	External Appearance	10
6.10	Siting.....	10
6.11	Access	10
7.0	Assessment of Access and Inclusive Design against Planning Policies.....	10
8.0	Flood Risk – Flood Consequence Assessment	11
9.0	Conclusion.....	11

1.0 Introduction

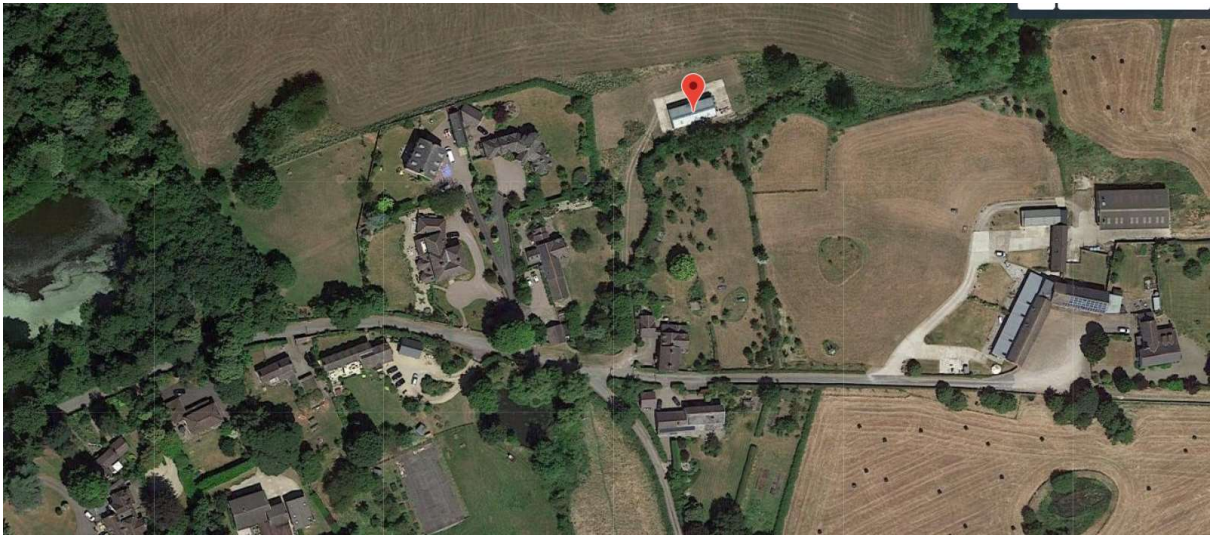
This supporting statement considers the planning issues relating to the application proposals for the demolition of existing warehouse and erection of three detached private dwellings and all associated works on land at Darland Croft, Rossett. The information included within this statement is intended to assist the Planning Officer in making their decision.

The statement assesses the site and its context by considering the physical, social, economic and planning situation.

2.0 Description of the Site and Surroundings

The application site provides an opportunity for a sustainable development on land located on the outskirts of the large village of Lavister.

The site provides an opportunity for three detached quality private dwellings, these have been designed to blend in with the existing rural surroundings and adjoining dwellings. The parcel of land is deemed as infill due to its brownfield site location and its proximity to surrounding properties.



3.0 The Planning Application Proposal

The planning application is submitted for outline planning permission in respect the demolition of an existing warehouse and the erection of three private detached dwellings on a brown field site.

The dwellings can be sited and developed without detrimental effect on the surrounding landscape.

The overall size and scale of the proposed dwellings will be designed to reflect sizes and proportions of existing dwellings within the surrounding rural area. Although this is an outline application, we have provided indicative widths, lengths and upper and lower limits.

The proposed dwellings in terms of height and mass is consistent with the existing surrounding buildings. The combination of sympathetic building height, mass and good separation together with good landscaping ensure a unneighborly development.

10 – 16m Length

8- 12m Width

6.5- 9m Ridge Height

4.0 Planning Policy Context

Wrexham Unitary Development Plan 1996-2011

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.
- 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.

Planning Strategy

Sustainable Development:

c) The Rural Villages. The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.

The proposed dwelling is an infill plot on the out skirts of the large village of Lavister, Lavister hosts 10 bus stops with a regular service.

Policy PS4 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

The proposed dwelling is an infill plot on a brownfield site, utilising an existing access. There are 10 bus stops within walking distance with a regular service.

Policy T8 Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards.

A parking area has been shown on the accompanying plans

Policy H5 Outside defined settlement limits new dwellings will only be permitted where:-

- a) proposals accord with Policies H3, H4, and H8; or
- b) proposals comprise infilling subject to Policy GDP1; or

The proposed site is a brownfield site surrounded by dwellings

- c) an essential need to house a full time agricultural or forestry key worker can be established and
- i) the long term financial viability and functional management of the enterprise is proven; and
- ii) the person, due to the nature of the work, has to live on the site rather than in a nearby settlement; and
- iii) there are no suitable buildings nearby which could be converted into a dwelling; and

iv) the new dwelling is sited adjacent to an existing building, can be landscaped, and is of a form, bulk, design and materials which reflect the locality's rural character.

Any permission will be conditioned to limit residential occupancy to essential workers.

Guidance Note 13

d) Infill development There are isolated groups of dwellings in the countryside, some (but not all) of which form a clearly defined built frontage to a highway. A small gap within such a frontage can normally be infilled by one, or at most two, dwellings without adversely affecting the character and appearance of the area.

Policy H5 states that 'outside defined settlement limits new dwellings will only be permitted where proposals comprise infilling'. Infill proposals are defined as 'the development of one or two residential units in a small gap along a continuously developed highway frontage within a clearly identifiable group of buildings.' Proposals for infill development will be carefully considered in relation to the following elements:

- Number of units: one or two residential units only will be acceptable, any more than this can have an adverse impact on the character and appearance of the countryside and the local distinctiveness of the area;
- Small gap: should be comparable in size and scale to the plots of adjoining properties and should be able to accommodate the number of units proposed. The dwellings should be of a similar size, scale and massing to those in the area with amenity circulation space comparable to adjoining properties;
- Continuously developed highway frontage: dwellings which are sited substantially away from the highway and have large front gardens and/or properties set within large plots with a sizeable gap to neighbouring properties are unlikely to constitute continuously built up frontages. Additional residential development in such cases will harm the rural character of the area.

Group of buildings: there must be a group (5 or more dwellings) of buildings either in a row, on crossroads or in a cul de sac arrangement to allow infill development. Field parcels separating the dwellings would not be appropriate as a small gap and it would be unlikely that this could be defined as a group.

Planning Policy Wales:

9.3 Development management and housing

9.3.2 Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area. Significant incremental expansion of housing in rural settlements and small towns should be avoided where this is likely to result in unacceptable expansion of travel demand to urban centres and where travel needs are unlikely to be well served by public transport. Residential

development in the vicinity of existing industrial uses should be restricted if the presence of houses is likely to lead residents to try to curtail the industrial use.

Section 38 of the Planning and Compulsory Purchase Act 2004

“Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”.

The Development Plan for the application site area is ‘The Local Development Plan (LDP 2011-2026). This supersedes all the existing development plans in the county and will have a plan period spanning 15 years. This report refers only to the LDP policies and proposal.

Other material considerations will include Planning Policy Wales (2002). Welsh Assembly Government and Technical Advice Notes which are referred to throughout this report.

The supplementary planning guidance prepared by Powys County Council are also material considerations which are adhered and referred to as follows:

‘Powys Residential Design’ – October 2004

‘Powys Design Guide for Industrial and Residential Infrastructure

‘Powys Technical Specification for Industrial and Residential Infrastructure

6.3 Sustainable Development – The Development

The following sustainability issues have been considered:

- The proposed dwellings will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer (300 mm of cross layered loft insulation, 100mm of cavity wall insulation and 100mm of insulation under the concrete ground floor slab),
- Glazing will be sealed double glazing with a 16mm air space and ‘low E glazing’ to reduce heat loss.
- Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,

- The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources,
- The site is serviced by mains water, electricity and drainage.
- Foul water drainage will be pumped to the existing public sewer system.
- The development of this land will contribute to the aim of sustainability through the productive use of this vacant and previously developed land.

Although only outline the above points will ensure that the properties are ‘sustainable’ in terms of its building design and the supply and use of energy in accordance with the Council’s UDP Policy.

6.4 Design of the Development

Good design and layout from a new development can help to achieve the objectives of making the best use of land and improving the quality and attractiveness of residential areas. Good design, local distinctiveness and the integration of the development into the existing built environment will ensure that there will be a positive impact upon the character and appearance of the locality.

6.5 Use

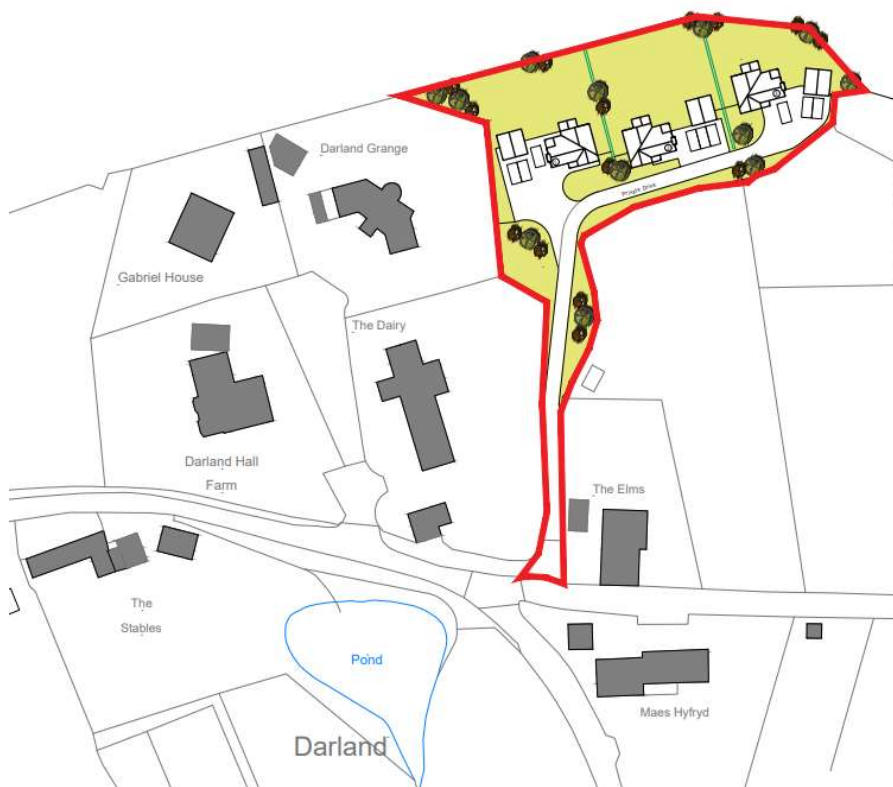
The proposed site will be used to site three detached dwellings.

6.6 Amount

The application site area comprises of three dwellings, garages, and car parking areas. The total area of the dwellings plot equates to 0.2 of a hectare.

6.7 Layout

The site layout has been designed to include for three detached private two story dwellings on a brownfield site to replace the existing warehouse. The site creates a sustainable building form and layout while providing three attractive dwellings. The proposed dwellings have been designed with a large side garden and with ample parking.



The proposed site layout

6.8 Scale

The overall size and planned scale of the proposed dwellings will be designed to reflect sizes and proportions of existing dwellings within the surrounding area and will be determined on the reserved matters application. The upper and lower limits of the proposed footprint scale and size of the proposed dwellings have been designed to allow for a traditional design.

The proposed dwellings in terms of height and mass will be consistent with the existing surrounding dwellings. The combination of sympathetic building height, mass and good separation together with good landscaping ensure a neighbourly development

6.9 External Appearance

The design will be considered on the reserved matters application, however the appearance of the proposed dwellings will be designed to respect and reflect the local style and character of the surrounding properties within the immediate area.

6.10 Siting

The proposed plot has been designed to fit within the existing water mains and easements areas and has been orientated so that its rear gardens have privacy from other dwellings.

The development of this site would clearly be in keeping with the established pattern of development in the vicinity and meets the requirements of policies set out in the UDP.

Given the above points, this scheme meets the requirements of UDP Policy in that it meets the relevant criteria continued within the relevant policy.

The proposed site is a brownfield site.

6.11 Access

The proposed access is an existing access off Darland lane.

7.0 Assessment of Access and Inclusive Design against Planning Policies

Locational Criteria

One of the key requirements of inclusive design is the need to ensure that development is accessible to all users. This relates not only to its detailed design but also to its locational characteristics. In this case the site is accessible to all and is sited within an area where its occupiers would not have to rely solely either on the private car or on public transport. All users of the development would have equal and convenient access to the development itself and also to the local community and service facilities as those facilities are accessible by a range or means of transport.

8.0 Flood Risk – Flood Consequence Assessment

The site is located outside the NRW's Flood Risk Assessment Wales Map area which shows the 0.1% annual probability of extreme flood. The development fulfils the criteria TAN 15 – development and flood risk, and there will be no detrimental impact upon the development through flood risk and no loss of flood storage capacity.

9.0 Conclusion

The proposed scheme is to include for an outline planning application with all matters reserved, and the principle of a three residential private dwellings.

The proposed scheme complies with guidelines in accordance with relevant sections from Wrexham councils UDP as well as Planning Policy Wales.

The proposed development assists in sustainable development because it is an infill brownfield plot located on the edge of a village with good pedestrian and vehicular access. The site also has good access to public transport network links which are within a short distance from the application site.

The proposed dwellings design adds visual interest to the locality by introducing a high quality, distinctive style. The resultant scheme will contribute to the rural setting, and respects the key vantage points into and through the site, providing a harmonious layout design which will complement the other buildings in the vicinity.

The scheme creates a successful blend of traditional building styles with a modern approach to design and detailing.

The design and scale of the proposed dwellings will be submitted with a reserved matters application however it will be sympathetically designed to preserve and enhance its character & setting and reflects the scale and character of the properties in the vicinity, with a modern appearance with traditional features throughout, which complies with relevant policies of the Wrexham County Council UDP and guidance notes.

The surrounding adjoining properties would not be affected by the development and sufficient space is provided within the curtilage of the new development site for the proposed future occupiers. The private amenity areas are of sufficient size to support the size of dwelling created.

On the basis of the above, the applicant considers that this scheme would result in no demonstrable harm to any interests of acknowledged importance.

Whilst the proposal is a departure from the development plan, the Council's current lack of housing land supply carries significant weight in favor of this development and given that the proposal would otherwise comply with the development plan and national planning policies we respectively ask that permission is granted.