



PLANNING APPLICATION

for

**The erection of a new detached bungalow
within the curtilage of 1 Min-Ffordd, Bethania
Road, Acrefair, Wrexham, LL14 3TT.**

DESIGN AND ACCESS STATEMENT

**JT Design Consultancy,
5 Royston Avenue,
Paddington,
Warrington.
Cheshire
WA4 3AY**

Tel: 07506 721770

Email: andy@jtdesignconsultancy.co.uk

1. Introduction:

- 1.1** This Design and Access Statement has been prepared to accompany a planning application seeking permission for a residential development comprising of a single dwelling within the village of Acrefair, Wrexham. Specifically, consent is sought for the erection a single detached two bedroom bungalow within the curtilage of No.1 Min-Ffordd, complete with associated driveway and garden.
- 1.2** The development proposal can be seen to constitute small-scale, low impact, infill development and seeks to make more beneficial use of the curtilage of the host dwelling, much of which is underutilised.
- 1.3** The proposal is in keeping with similar proposals in the locality, not least the recent approval of two new dwellings on land which was largely waste ground to the west of the application site beyond the neighbouring Golygfan.
- 1.4** This statement is intended to provide the information required to support the determination of the proposal, and ultimately seeks to demonstrate that it complies with Development Plan policies of relevance. It therefore supports the contention that the proposal constitutes sustainable development for which permission should be forthcoming for without delay.

2. Site Context:

- 2.1** The application site lies withing a well established residential area to the north side of the village of Acrefair. A good array of community facilities and services are within relatively easy access of the site, importantly by means other than the private car, with the village well placed to accommodate additional growth which can be seen to be genuinely sustainable.
- 2.2** The site itself, being irregular in shape, currently constitutes part of an enlarged curtilage associated with No. 1 Min-Ffordd – a semi-detached two storey dwelling dating from the mid twentieth century. The land is currently laid out as raised vegetable beds and a green house, as well as some car parking, being largely underutilised.
- 2.3** The site is bounded to the north by Cae Bedw from which, along with No. 1 Min-Fford, it is directly accessed from. Bethania Road bounds the site to the South. An electricity substation – bounded by a 1.8m close boarded timber fence – is essentially inset into the curtilage of the site beyond which and all other boundaries are residential dwellings.

-
- 2.4** Whilst generally level, the land slopes very gently to the east and drops off significantly close to the southern boundary of the site, dropping significantly to the road below.
- 2.5** The character of the immediate locality is one of diversity, with older two storey dwellings of varying styles interspersed with more modern bungalows dating from the 1970's including a number of much more recent additions, including those under construction to the west of the adjoining Golygfan. All occupy diverse, irregular plots of varying shapes and sizes.
- 2.6** Photographs of the development site are appended.

3.0 The Proposal:

- 3.1** The proposal seeks to erect a new dwelling within the curtilage of No.1 Min-Fford. Specifically, consent is sought for the erection a single detached two bedroom bungalow, complete with associated driveway and garden. Importantly, a reasonable curtilage and adequate room for off road parking would remain to serve the host dwelling.
- 3.2** Relevant detailed matters are considered in turn below.

Site Access:

- 3.3** The site would be served by a vehicular access direct from Cae Bedw, in the location where the application site already benefits from a secondary access point with well-established timber gates in situ. The length of road across the full frontage of the site is adopted and has recently been resurfaced. Visibility in both directions from the proposed access point is considered adequate. Cae Bedw benefits from a continuous footpath along its northern side, ensuring the new dwelling would be equally well served in pedestrian access terms.

Siting and Orientation:

- 3.4** The siting and orientation aspects of the proposed new dwelling, with the principal elevations of the property fronting Cae Bedw, can be seen to be that which is most logical for the site – mirroring that of the adjacent Golygfan which the site is arguably more visually connected to than the host dwelling which fronts Bethania Road. The steep fall in land levels precludes the dwelling being easily orientated in reverse (mirroring No.1 Min-Fford) and it is contended that the proposed orientation, with the dwelling providing a terminus from views within the cul-de-sac opposite Cae Bedw, is more

positive in design terms for the locality. The proposed siting also acts to ensure that the building line is broadly in keeping with that prevalent on the southern side of Cae Bedw.

External Appearance:

3.5 The submitted drawings demonstrate that a house of a similar scale and style to many of the bungalows prevalent in the area is proposed (including the most recently approved ones on the street), with a common and hence traditional material palette too (Appended). In summary the dwelling will have a rendered finish with engineering bricks used below the dpc level as a visual plinth, with the roof constructed from grey roof tiles to mimic slate. The opportunity has however been taken to add visual interest over and above the simplicity of many of the dwellings in the locality, including for example by way of the inclusion of a projecting bay window; associated roof peak and sandstone corner quoins.

3.6 The front drive and parking area of the new dwelling will be hard paved with flags/block paving which are however porous, to help surface water infiltrate and ultimately to reduce run off.

Privacy / Amenity Safeguards:

3.7 The new dwelling has been orientated and designed to avoid overlooking and hence adversely impacting upon private amenity levels of adjoining properties, as can be ascertained from the submitted drawings.

Private Amenity Space:

3.8 As can be substantiated from the submitted drawings, both the existing and new dwelling would enjoy an adequate quantity of amenity space, with that of adjoining properties not prejudiced in any way.

Boundary Treatments:

3.9 Existing site boundaries will be maintained unchanged, with a new 1.8m high timber boarded fence being erected to delineate the two dwellings – integrating seamlessly with the directly adjoining sub station boundary treatment.

Traffic Generation:

3.10 The proposed increase in vehicle movements which can be attributed to the proposed new development will be very modest, and will easily be able to be accommodated within the existing network without in any way jeopardising

highway safety for any other road users. Furthermore, the development is not considered to generate a level of traffic which will, by way of noise or other indirect consequences, adversely affect the character of the area or residential amenity for the adjacent occupiers.

Parking Provision:

- 3.11** The submitted drawings clearly demonstrate adequate space within the existing and proposed residential curtilages to accommodate two cars off-road. This acts to ensure the proposal conforms with Development Plan parking standards.

Flood Risk:

- 3.12** None of the wider site is within an area identified as at risk from flooding which can be verified by way of reference to the Natural Resources Wales' flood risk mapping.

Drainage:

- 3.13** Foul water from the site is to be disposed of by means of the main and combined sewer which passes in close proximity to the site. Surface water runoff will be minimised through the employment of permeable surfaces in so far as is possible, with any excess including that from the roof also disposed of via the combined sewer – recognising that the site is not large enough to create effective soakaways.

Refuge Storage:

- 3.14** Adequate provision of space is available for the storage of bins to the rear of the existing and new dwelling, as indicated on the submitted drawings. The new dwelling would be easily serviced by the existing municipal waste collection service without any amendment to the round.

Ground Stability:

- 3.15** Owing to the legacy of coal mining in the area and presence of historic mining shafts within the immediate vicinity of the site, the application is accompanied by a separate coal mining risk assessment prepared by Spillman Associates as Geotechnical and Environmental Engineers. The report concludes that the assessment has indicated:

“probable shallow unrecorded workings which could have the potential to impact surface stability. Accordingly, a programme of investigation and stabilisation by drilling and grouting should be undertaken. Following these works the site would be considered suitable for the development proposed

subject to the recommendations contained in this report. The mineshaft closest to the site is sufficiently remote from the site that in the unlikely event of a collapse occurring the site would not be impacted”.

Ground contamination:

- 3.16** The site is known to be within close proximity of a number of historic landfill sites, unlikely however to prejudice the development of the application site. It is considered that any recommendations forthcoming from the Council’s Environmental Health service in respect of landfill gas investigation/remedial work can be and is routinely addressed through the imposition of an appropriately worded planning condition.

Biodiversity:

- 3.17** The site can be seen to be of low ecological value and does not support any protected species.

4. Conformity with the Development Plan:

- 4.1** The development plan for Wrexham comprises of the Wrexham Unitary Development Plan which was adopted in February 2005. It is acknowledged that a replacement Plan is in production, and at an advanced stage, but is yet to be adopted.
- 4.2** Assessment against the policies map identifies that the site is located within Acrefair Settlement Limit but free from any other designations.
- 4.3** The principle of development can be established through Strategic Policy PS1 which states that *“New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas”*. Evidently the proposed development is, in principle, clearly appropriate, testament to which is the recent granting of planning permission for additional new dwellings within the immediate locality.
- 4.4** The preceding sections of this statement address more detailed policy requirements, all relevant ones of which are deemed to have been complied with.

5. Conclusions:

- 5.1** In conclusion the proposal is considered acceptable in principle, and in all other detailed regards, by virtue of the fact that the proposed development is capable of:

-
- conforming with the requirements of the Development Plan;
 - being of a scale and type appropriate to its proposed location;
 - complementing its surroundings especially in terms of its design, scale, height, mass, density, type of materials, layout and landscaping; and
 - importantly can be achieved whilst respecting appropriate separation distances and therefore without compromising the amenity and privacy of either existing directly adjacent dwellings or occupiers of the new home

5.2 Beyond this and clearly material is that the proposal will also positively contribute to the areas deliverable housing land supply, increasing choice within the local housing stock.

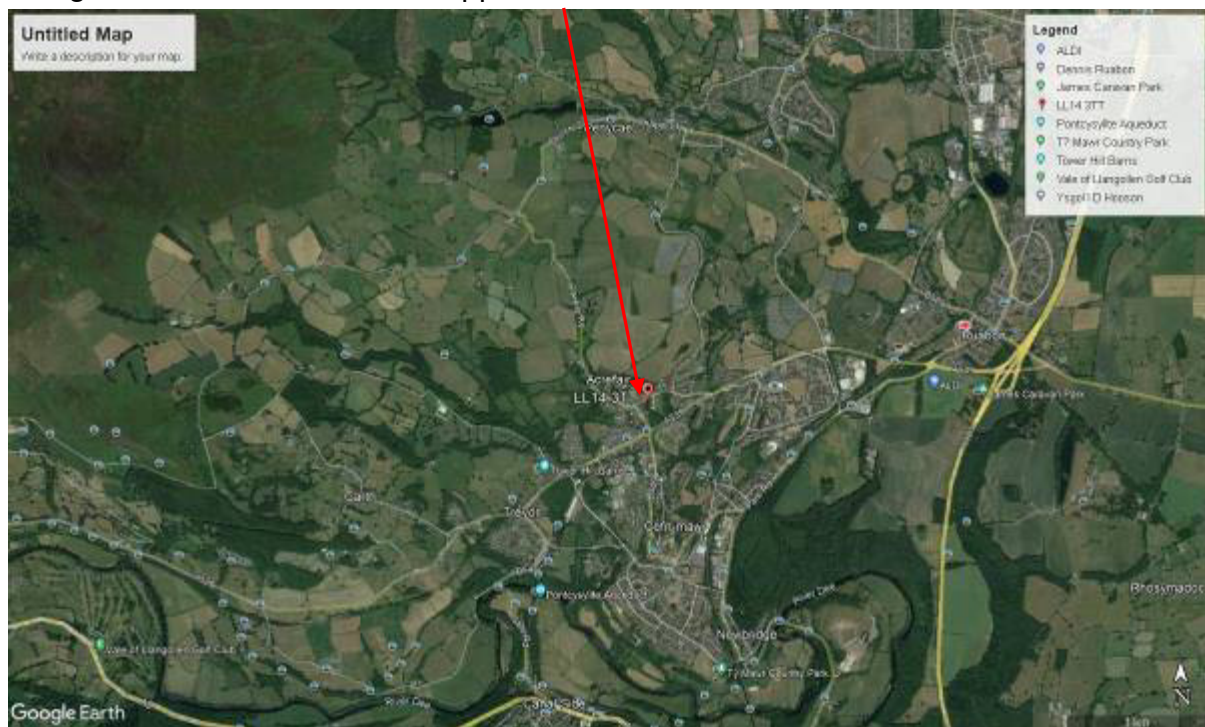
5.3 Consequently it is contended that the proposal must be regarded as sustainable development and that as such planning permission should be forthcoming without delay.

5.4 In the event the local planning authority do not concur with this view, the applicant looks forward to positively engaging with the authority to secure a solution. In this regard the applicant considers the submission of this application as constituting the start of a positive dialogue with the local planning authority, and looks forward to any potential issues being communicated at the earliest possible opportunity.

Appendix 1 – Site Photographs

Google Ariel View

Application site



Close up Google Ariel View

Application site





View of the site from Cae Bedw (gate and boundary fence to the north)



Similar view looking towards host property (1 Min-Ffordd)



Similar view looking towards neighbouring property (Golygfan)



View of bungalows opposite the site



Bungalows currently under construction adjacent to Golygfan

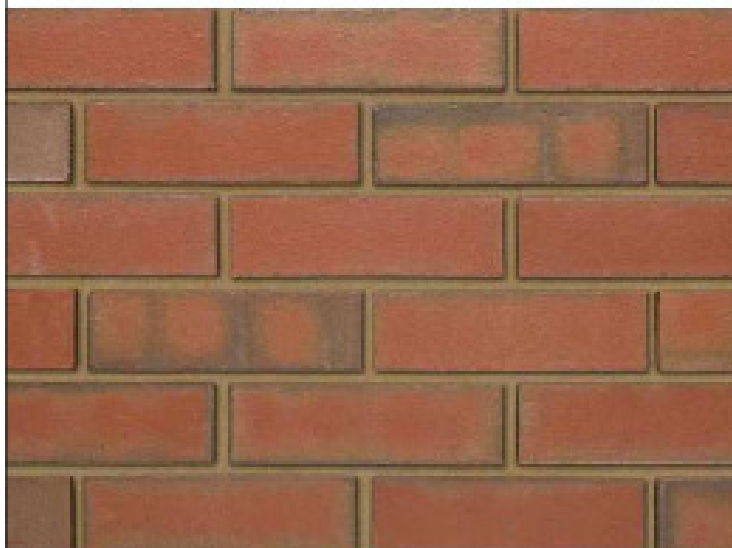


View of the site from the existing garden

APPENDIX 2 – MATERIAL SCHEDULE



Render Colour



Ibstock Chesterton Mixed Class B Engineering Brick (below dpc)



Marley Modern Roof Tile



Sandstone cills, heads and quoins

JT Design Consultancy,
5 Royston Avenue,
Paddington,
Warrington.
Cheshire
WA4 3AY

Tel: 07506 721770
Email: andy@jtdesignconsultancy.co.uk