

Planning Appeal

Proposal: Two-Storey Extension

At

3 Hillcrest Cottage, Court Hey, Mold Road, Cefn-Y-Bedd, Wrexham, LL12 9US

Introduction

The existing dwelling is a semi-detached 2 bedroom unit. It benefits from a large side garden but due to the topography of the land and height difference to the highway does not include any off-road parking.

Due to the nature of the highway there is no safe solution to provide any parking for the occupants.

The owners require 2 additional bedrooms, therefore a scheme was prepared. Applications have previously been refused on the site so we prepared a scheme which could be completed within Permitted Developments Rights.

Although the scheme does not require planning, the design does not enhance either the property or the street scene.

A preferred scheme was prepared which provides the accommodation and compliments the existing however, this requires planning consent.

Planning Application P/2018/0541

The application was refused by the officer within delegated powers. No objections were received from others.

No objection was received from Highway, a copy of their response attached within the appeal documentation. The traffic generation for the proposal is the same as what can be completed under permitted development rights, which highways identified as can be noted in their response.

Reasons for Refusal

- 1. 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 contrary to Policies GDP1(d) and LPG 16 'Parking Standards'.*

Policy GDP 1 (d)

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

The access for both pedestrian and vehicle access will remain as existing on the site. The pedestrian access leads onto a pavement which remains in good condition. This access will remain intact.

The site does not benefit from vehicular access at present and again, this will remain unchanged. Clearly this also cannot therefore be classed as a risk to safety.

Local Planning Guidance Note 16 – Parking Standards

The planning guidance note outlines that the choice of transport is key to determining how many parking spaces are required to serve the development.

Factors which should be taken into account are the availability of spaces on site, but also whether the site benefits from regular and frequent public transport and whether the site can be accessed via safe walking.

As detailed above the site benefits from pavements outside the site which continue all the way to the facilities and amenities at Gwersyllt as well as the public house situated in Cefn-Y-Bedd. The Caergwrle car park serving the railway station is also within walking distance of the site, again with pavements on both sides of the highway.

A bus stop is situated directly outside the site. Arriva operate a bus service from Mold to Wrexham which not only passes the site but also passes:

Wrexham Fire Station
Bryn Offa \medical Institute
Wrexham Tax Office
Wrexham B & Q
Gwersyllt Pendine Shops
Gwersyllt Wheatsheaf Inn
Sydallt Alyn and Industrial Estate
Caergwrle Railway Station
Pontblyddyn Bridge Inn
Leeswood Post Office
Leeswood Methodist Church
Mold Industrial Estate
Mold Red Lion Inn

The above are the immediate stops that the bus service users but these already show how facilities are easy to reach without reliance on a private motor vehicle.

Developments which encourage the use of public transport should be welcomed by the local authority as they reduce the reliance on private cars as supported by TAN 18 – Transport. Reducing excessive number of vehicles on the road, reducing pollution and ensuring that public transport is supported are all beneficial to the community.

LPG 16 is clear that where extensions to existing buildings are proposed, that additional parking should be to allowed for cover the increase demand for parking. This a key element that the planning officer has overlooked. Due to the superb public transport and pavement links, there is no requirement for additional vehicles at the property and therefore no additional parking space are required.

Conclusion

Our client requires additional bedrooms at the property. The option at present is to construct the proposal, allowed within permitted development. The superior design which is detailed in this appeal would provide both the accommodation and enhance the property and wider street scene.

The proposal has been considered against LPG 16 and the increase in bedrooms has been used as an indicator that more parking spaces are required.

This is a situation where the parking standards and guidelines of Wrexham County Borough Council are used as a minimum standard and not a maximum standard.

The site benefits from the ideal safe and alternative networks, providing a choice between walking, bus service and railway links. The vast array of destination provide easy access to places of employment, social activities together with recreational and shopping centres for living essentials.

With the site not being reliant on a private vehicle the additional bedrooms, will not create additional traffic to the site.

On this basis we respectfully request that the planning inspector grants planning permission for this development.

Stuart Hatherall

for Blueprint Architectural Services