



ERECTION OF ONE DWELLING AT LAND AT QUARRY BROW, GRESFORD, WREXHAM, LL12 8SG

CASSIDY + ASHTON | 10 Hunters Walk, Canal Street, Chester, CH1 4EB

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1.0 INTRODUCTION

- 1.1 This Supporting Planning Statement is prepared by Cassidy + Ashton on behalf of the applicant Mrs L Clark. It relates to a planning application for 1no residential dwelling on Land at Quarry Brow, Gresford, Wrexham, LL12 8SG.
- 1.2 The Planning Application title is as follows:
Erection of 1no dwelling with associated garden and car parking.
- 1.3 The below Statement sets out the sites context, planning history and considers both local and national planning policy and guidance.
- 1.4 This Statement concludes that the proposed scheme responds well to its surroundings and has addressed concerns previously expressed by the Local Authority and the Inspector.
- 1.5 The Applicant originally grew up locally in the village of Gresford and moved away upon marriage to a member of the Royal Air Force with the aim to return home as soon as possible, years later the Applicant is keen to move back to the village and live in closer proximity to her family.
- 1.6 Following 10 years of searching for environmentally friendly lifetime homes the Applicant was successful in purchasing the Quarry Brow plot at auction. 3 years of careful review and great consideration of the area, hand in hand with the design work of Architect *Greenspace Architects*, has led to this submission.
- 1.7 The proposal before you is intended to meet the Applicants needs now and into the future. The scheme is designed to high environmental standards and to a full 'lifetime homes' standard with appropriate space for full wheelchair access on the ground floor.
- 1.8 The Environmental performance of the dwelling is covered in detail within the Design and Access Statement completed by Greenspace Architects. The details of the adaptability of the dwelling are also covered.
- 1.9 The United Nations Intergovernmental panel on Climate change released a report in August 2021 stating that there is a Code red for humanity in relation to the climate change emergency.
- 1.10 Accordingly, without mass uptake of environmentally sustainable dwellings it will be impossible for national sustainability targets to be achieved and environmental disasters avoided.

- 1.11 The proposed dwelling before you, although modest in scale achieves high environmental standards which can hopefully inspire others to follow this approach.
- 1.12 Presently in the villages of Marford and Gresford there is only 1 other dwelling which attempts to achieve sustainability standards significantly above the minimum standards.
- 1.13 The proposed development represents the Applicants most significant investment of their lifetime and as such they have made the choice to create a home that supports their needs, whilst succeeding their desires in being friendly to the planet.
- 1.14 Being an infill site it must be accepted that by their very nature proposals must work hard to respond to their location and context. The scheme before you meets all quantifiable standards set out by the Local Planning Authority and is supported by both National and Local Planning Policy.
- 1.15 On the basis of the above and the detailed policy assessment below it is kindly requested that this Application be permitted and the Applicant offered the opportunity to build their dream environmentally friendly home within their ancestral village.

2.1 The Application site consists of a portion of land located at the Southern end of a residential street, *Quarry Brow*.



- 2.2 Quarry Brow is located on the Northern side of the village of Gresford, proximate to the settlement of Marford. Gresford is located 3.5 miles North of Wrexham and 7.5 miles South of the City of Chester.
- 2.3 Gresford has a population of circa. 5,000 people and has all necessary amenities including schools, shops, pubs and sports facilities.

- 2.4 Quarry Brow consists of a total of 20no detached houses of varying ages and sizes. Surrounding the domestic properties are forest and public open space on 3 sides.
- 2.5 The site is an area of redundant land under private ownership totalling 412m².
- 2.6 The site includes a large grassed area with hedges surrounding two of its edges, and 2no car parking spaces. The site also includes a shared access which serves other neighbouring dwellings, despite being under the ownership of the Applicant.
- 2.7 The site is presently redundant and does not serve a use.



Fig. 2 Photograph of the site take from Quarry Brow facing West

3.0 PLANNING HISTORY

- 3.1 The Planning History of the site is limited and includes only a single planning application for 1no residential unit (Ref: P/2020/0890) and an appeal against its refusal (Ref: APP/H6955/A/21/3281507).
- 3.2 The title of application P/2020/0890 was "Erection of 1 dwelling". The application was received by the local authority on the 19/12/2020 and was refused on the 15/03/2021 for the below reason:
- 1. Due to the scale of the proposed dwelling on a restricted site, the development wold(sic) represent an overdevelopment of the site which would have a detrimental impact upon the character and amenity of the area and adjoining dwellings and therefore conflicts with policies PS2 GDP1a, GDP1f and H2 of the Wrexham Unitary Development Plan and adopted LocalPlanning Guidance Notes 21 and 30.*
- 3.3 The Appeal was submitted against this reason for refusal and Inspector N Jones BA (Hons) MSc MRTPI dismissed the Appeal on similar ground to the above. The Appeal decision is included as part of this application for reference.
- 3.4 Along Quarry Brow there has been extensive amounts of development over a 20 year period.
- 3.5 Most relevant to the application before you is planning application P/2010/0251, for the development of 2no residential dwellings. The more southern of the two plots is most relevant as it concerned a dwelling with a footprint of 128m² on a total plot of 316m².

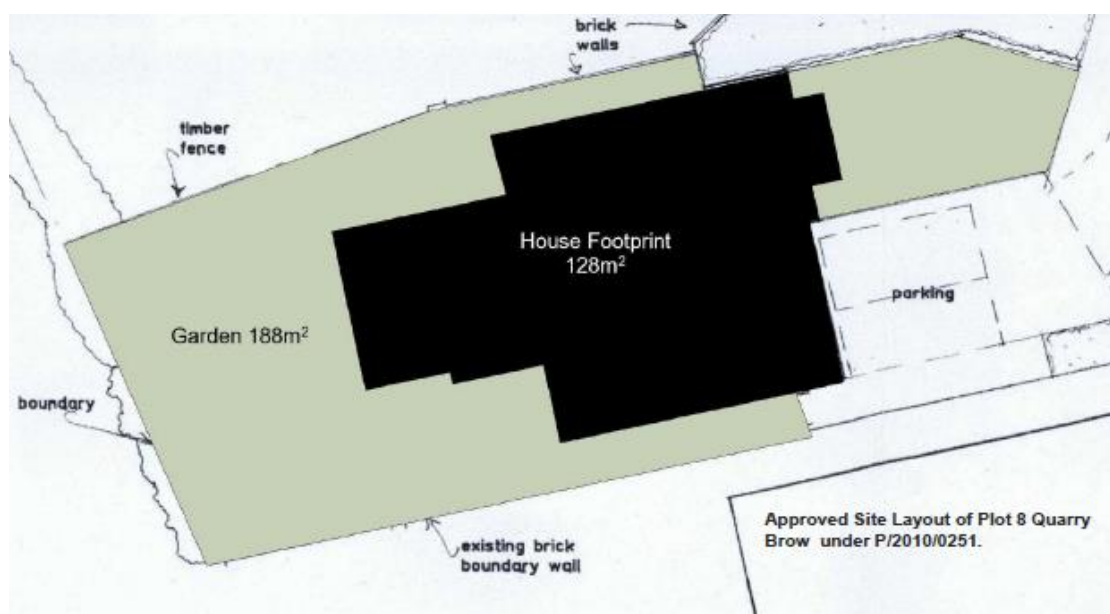


Fig. 3 P/2010/0251 Site layout taken from submitted Design and Access Statement

- 3.6 The 3 bedroom dwelling has a footprint of 128m² and a garden of 188m².
- 3.7 This Application is relevant as the ratio of garden to dwelling is very similar to the application scheme before you.

4.0 PROPOSED DEVELOPMENT



Fig. 4 Rear visual of Application site

- 4.1 A comprehensive Design and Access Statement has been produced by Greenspace Architects and this deals with all matters relating to design.
- 4.2 The proposed scheme is for a 2 bedroom detached dwelling at 1.5/2 storeys high. The dwelling provides sufficient areas of Amenity space and also provides 2no car parking spaces.
- 4.3 Access to the dwelling is taken from the existing access drive owned by the Applicant which is shared, serving 2 other existing properties.
- 4.4 2no existing car parking spaces are already on the site and it is the intention of the application to utilise these in their current location. By utilising this arrangement, the Applicant will be able to access and egress the public highway in forward gear.
- 4.5 Due to the site being an infill site, careful consideration has been given to existing properties and how the application proposal would interact with these.
- 4.6 The resulting development positively responds to these contexts and constraints, creating a 1.5/2-storey detached dwelling which sits comfortably within the streetscene of other 2-storey and single storey detached dwellings.

- 4.7 The internal size of the property meets all recognized minimum room sizes. Further to this the design of the building achieves a lifetime homes standard allowing it to be fully adaptable for the Applicants future requirements.
- 4.8 The garden space allocated to the property is in line with Local Planning Guidance Note 21 (PGN21) which states properties designed to accommodate 3 or more people should have a private garden area of 50m².
- 4.9 The proposed car parking details are also fully compliant with standards set out within PGN21.
- 4.10 The proposed bin storage details are fully compliant with standards set out within PGN21.
- 4.11 PGN21 also sets out separation distances required between dwellings. These distances are 13m window to blank wall and 22 metres window to window. These distances are fully complied with as set out above.

5.0 NATIONAL AND LOCAL PLANNING POLICY AND GUIDANCE

- 5.1 Planning Policy Wales Edition 11 (PPW) was published in February 2021. PPW sets out the Welsh Assembly Government's planning policies for Wales and how these should be applied. This provides local government with the guidance to prepare their own local development frameworks and guidance in decision making.
- 5.2 Alongside the PPW sits 24 Technical Advice Notes (TAN), which form planning guidance at a national level on various topics.
- 5.3 This section will set out a summary of national planning policy guidance taken from PPW and from the TAN documents.

PLANNING POLICY WALES

- 5.4 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.
- 5.5 A plan-led approach is the most effective way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.
- 5.6 The planning system should be efficient, effective and simple in operation. It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land. It should not discriminate against or favour any particular group or members of society.
- 5.7 Figure 7 of PPW sets out how development plans and proposals should be prepared within the context of key principles of the planning system, this is included below.

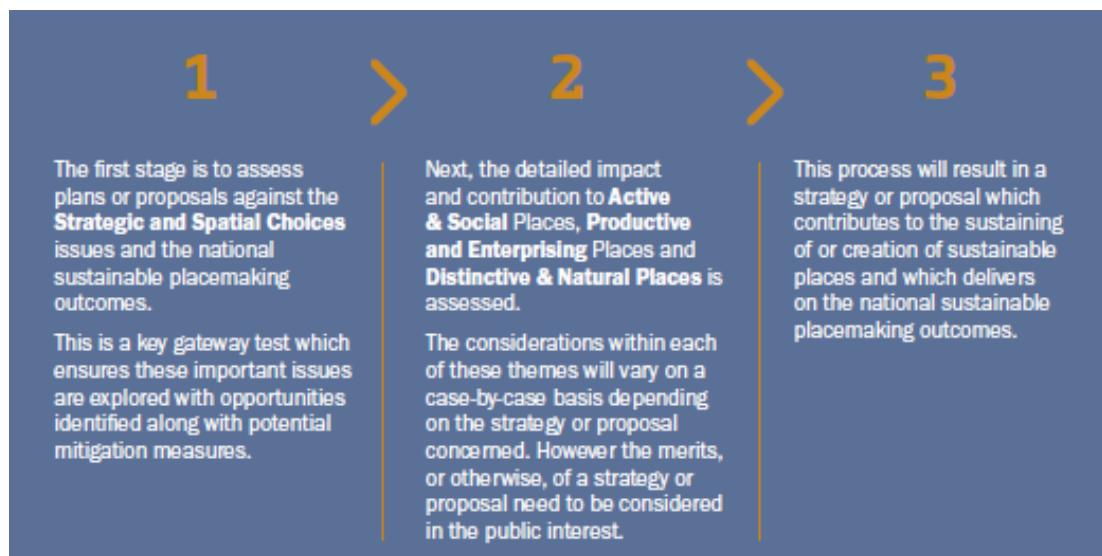


Fig.5 PPW Extract

- 5.8 The first step is to assess the proposal against Strategic and Spatial Choices and the national sustainable placemaking outcomes.
- 5.9 The first aspect of this relates to placemaking in action and considers Good Design Making Better Places. Design is considered by PPW in 5 key aspects, **Access, Character, Community Safety, Environmental Sustainability and Movement**.
- 5.10 **Access to the property can be achieved by car, bike or on foot and the car parking and internals of the building have been designed to be fully accessible. It is considered that the proposed development has carefully considered access as part of the design process and has maximised opportunities for ensuring access for all, whilst also closely considering Policy AC1 of the Flintshire UDP.**
- 5.11 The character of the area is broadly residential with a variety of house types.
- 5.12 Quarry Brow was not developed at one single time but rather over the course of a few decades, as such, the design of the dwellings varies as you progress up Quarry Brow.
- 5.13 The existing character of the area is dominated by large detached houses located in relatively close proximity to one another in a linear form along Quarry Brow.



Fig. 6 Image of Existing Properties on Quarry Brow

- 5.14 At the Northern end of Quarry Brow the street bares East with the latest series of new dwellings consisting of 5 new detached residential dwellings.
- 5.15 The distance between the pavement and the front of the dwellings along Quarry Brow varies considerably with some being located as much as 24m from the pavement and others as close as 2 or 2.5m.
- 5.16 This variety in distance creates a varied streetscene with some properties in more prominent positions while others are more tucked away.



Fig. 7 Aerial Photograph of Quarry Brow

- 5.17 The Application site is located at the Southern end of Quarry Brow and is made up of an area of grassland with 2no car parking spaces. Following incidences of trespassing the site has now been protected by security fencing as shown below. It is considered that presently the Application site detracts from the character of the area.



Fig. 8 Photograph of Application Site

5.18 Some of the later developments as identified below are on smaller plots however still represent large 2 storey detached houses.



Fig. 9 Image of Existing Properties on Quarry Brow

5.19 Towards the North of Quarry Brow the dwellings are predominantly brick built with some areas picked out in render. Roofs are generally tiled and many properties include garages.

- 5.20 Towards the South of Quarry Brow however the streetscene is dominated by rendered properties with slate roofs. These properties have a variety of single and two-storey roof types.



Fig. 10 Image of Existing Properties Looking North towards Quarry Brow

- 5.21 ***The proposal is positively in keeping with the existing character of the area and will make best use of a presently redundant site. This therefore represents good design - as defined within PPW.***
- 5.22 ***In regard to community safety, the proposed development would support the vitality of the area, introducing more residents whilst also making good, beneficial use of an underutilised site. It is considered that the presence of future occupiers would increase natural surveillance in the area and thus reduce crime and the fear of crime.***
- 5.23 Environmental Sustainability has been carefully considered in the context of this site. The existing site is a grassed area and impact upon existing trees has been carefully considered. The site is of low ecological value and the local sewage plant has sufficient capacity and is operating within acceptable phosphate levels. As such, the proposed development seeks to protect and make efficient use of natural resources in accordance with National policy.

- 5.24 Sustainable transport methods are encouraged through the sites sustainable location within the settlement boundary. Alternatively, car parking is provided and there is good access to the wider road network of towns, cities and other transport nodes. On the basis of the above it is clear that the proposed development is compliant with design policy within PPW and should therefore be supported.
- 5.25 Promoting Healthier Places is also identified as a key strategic and spatial choice within PPW.
- 5.26 ***The proposed development due to its location near extensive amenity areas is ideally suited to promoting active lifestyles and creating a healthy place for future occupiers to live.***
- 5.27 PPW goes on to consider strategic placemaking in detail. As the scheme is for a single property it is not considered that it will have a significant impact upon placemaking.
- 5.28 Paragraph 4.1.49 states how car parking provision is a major influence on how people travel and on patterns of development. Paragraphs 4.1.50 and 4.1.51 outline how parking should be informed by the local context, providing adequate spaces whilst also linking to public transport and urban design principles, therefore reducing reliance on private car usage. ***Due to the sites location two car parking spaces have been provided however it is considered that the majority of essential services can be reached on foot or by bicycle.***
- 5.29 Alongside paragraph 4.2.11, paragraph 4.2.16 states how planning authorities, landowners and house builders must work together to identify deliverable housing land in sustainable locations. This principle sets out a search sequence to be followed in identifying such land, whereby the re-use of previously developed land and underutilised land within settlements should take priority. ***The application site is an underutilised site within a settlement and as such is supported by this aspect of PPW.***
- 5.30 Planning Policy Wales also outlines in paragraph 4.2.1 how planning authorities are required to deliver housing in line with the needs of the community, providing a full range of types and sizes. ***As such, in line with paragraph 4.2.1 and policy HSG9 from the Flintshire UDP, the proposed floor plans for the residential unit fulfils this requirement of both national and local planning policy, providing an accessible dwelling suitable to the sites location.***
- 5.31 On the basis of the above the proposed development is supported by National Planning Policy.

TECHNICAL ADVICE NOTES

- 5.32 Technical advice notes (TANs) provide detailed planning advice. Local planning authorities take them into account when they are preparing development plans. Of those available, the most pertinent to the proposal are as follows:

Technical Advice Note 12 – Design (2016)

Technical Advice Note 18 – Transport (2007)

- 5.33 TAN 12 sets out an approach which should be taken when design planning schemes in Wales. This design approach has been fully applied in this instance and particular attention has been paid to ensuring that the proposed development respects the context and character of the area.
- 5.34 Character is covered in detail at page 20 of TAN 12, key design points relate to landscape, scale, amount, layout and appearance.
- 5.35 The scheme has carefully considered the layout of the proposed scheme to minimise all aspects. The amount is a single property and its scale has been reduced over the previously submitted scheme.
- 5.36 The landscaping for the site includes hedgerows, grassed areas and also hardstanding for cars to park on site. It is considered that the above all confirm with the existing character of the area and will complement it.
- 5.37 On the basis of the above it is considered that the scheme is compliant with TAN 12.
- 5.38 TAN 18 deals with transport and accessibility. The submitted scheme is fully compliant in relation to maximum car parking standards, sustainable location, residential car parking, inclusive mobility and access for disabled people and sustainable transport.
- 5.39 As set out above and within the Design and access statement the Applicant is keen to create their forever home which provides for their needs now and into the future. This includes accessibility to a very high level so that the owners can live within their dream home even if they suffer from poor mobility in the future.
- 5.40 On this basis the proposed development is compliant with TAN18.

WREXHAM UNITARY DEVELOPMENT PLAN

- 5.41 The Wrexham Unitary Development Plan (UDP) was adopted in 2005 and was due to come to an end in 2011. The UDP has however been retained beyond this date while a new emerging plan is prepared.
- 5.42 **Policy PS1** of the UDP supports new development for housing within settlement limits.
- 5.43 This site is within the Gresford / Marford settlement limit and is considered an 'in-fill' plot, surrounded by existing residential properties within the village area. As such, the development is supported by Policy PS1.
- 5.44 **Policy PS4** asserts that development should maintain the existing settlement pattern and be integrated with the existing transport network, so as to reduce the overall need to travel and encourage the use of alternatives to the car.
- 5.45 The application site is located in a sustainable location within the settlement boundary of Gresford with good access to public transport facilities, road, rail and pedestrian infrastructure. Accordingly, the proposal is in accordance with Policy PS4.
- 5.46 **Policy GDP1** states 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.

- 5.47 The proposed dwelling is in accordance with Policy GDP1, designed with respect to the surrounding area in terms of its scale, design and layout, seeking to protect and enhance the local character.
- 5.48 The buildings design has suitably prioritised sustainability, whilst adopting the 'best use of design techniques' to conserve energy and water resources.
- 5.49 **Policy H2** supports residential development on unannotated land within settlement limits, subject to its compliance with Policy GDP1.
- 5.50 This site is within the Gresford / Marford settlement limit – and in accordance with Policy GDP1 - and is therefore supported by Policy H2.
- 5.51 **Policy PS12** states that proposals for the generation of energy from renewable sources will be supported, provided that the wider environmental benefits are not outweighed by the impacts of the proposed development.
- 5.52 The proposed dwelling incorporates a South facing PV Slate array in order to maximise the energy generation of the site and therefore is supported by Policy PS12.
- 5.53 **Policy T8** states that development must provide adequate vehicle parking spaces in accordance with the Council's parking standards.
- 5.54 This proposal includes 2 No. parking spaces which is sufficient for a property of this size, in line with the Wrexham Council Parking Standards Planning Guidance Note and is therefore in accordance with Policy T8.
- 5.55 On the basis of the above the principle of the proposed development is supported by Local Plan Policy.

LOCAL PLANNING GUIDANCE NOTE 21 – SPACE AROUND DWELLINGS

- 5.56 LPGN21 sets out that there should be 22m between windows of habitable rooms and the distance from a habitable room to a blank wall should be 13m.
- 5.57 The guidance makes clear that these distances can be reduced when suitable screening is in place.
- 5.58 As set out above in the Proposed Development Chapter and below within the Residential Amenity Chapter, the proposed development is compliant with the above and should the Local Planning Authority wish, identified windows can be opaque glazed to further reduce any opportunity for overlooking. On this basis the proposed development is in accordance with this aspect of LPGN21.
- 5.59 The next aspect relates to garden areas and states that for dwellings designed to accommodate more than 3 people a minimum garden space of 50m² is required. The proposed dwelling includes an area of 137m² as garden which is well in excess of the minimum standard. The guidance also suggests larger gardens are beneficial as they can encourage residents to grow their own food and to compost domestic waste. This is the Applicants intention and the garden will be used to grow food and allow domestic composting. As such the proposed development is in full compliance with this aspect of LPGN21.
- 5.60 An area of land to the North West of the site adjacent to the vehicle access has been allocated for waste and recycling in line with LPGN21.
- 5.61 The final aspect of LPGN21 relates to Car Parking and states that spaces should be 5.5m in length. The proposed development complies with this standard.
- 5.62 On the basis of the above and other information submitted as part of this planning application we are of the view that the proposed development is compliant with LPGN21.

TECHNICAL ADVICE NOTES LOCAL PLANNING GUIDANCE NOTE 30 – DESIGN

- 5.63 LPGN30 states there should be a sustainable approach to design and schemes should be environmentally sustainable. The document goes on to state that 10% of the future energy requirements of the building should be provided through renewable energy sources.
- 5.64 The proposed development has been designed to an incredibly high sustainability standard and will produce the majority of its energy from the PV panels on the roof. The building will also be very well insulated so as to reduce the need for heating.
- 5.65 Inclusive design is also covered within the document. In relation to this aspect, the design of the dwelling is to a lifetime homes standard which will allow future occupiers to utilise the full extent of the property into the future, even if they have limited mobility. In this regard the proposed development is supported by LPGN30.
- 5.66 LPGN30 sets out a design process on how schemes should be approached. The proposed development is compliant with this approach and this is set out in detail within the submitted Design and Access Statement.
- 5.67 On the basis of the above the proposed development is fully compliant with LPGN30.

6.0 DESIGN RESPONSES TO THE PREVIOUS APPEAL DECISION

- 6.1 The below section deals with how the design of the dwelling has been altered in light of comments from the Inspector and provides the appropriate context.

PERCEIVED WIDTH OF THE PROPOSED DEVELOPMENT

- 6.2 The first key design change follows comments within paragraph 5 of the Appeal decision which references the distance of the property from the North Eastern corner of the site and the general perception that the property over fills its plot.
- 6.3 In the revised scheme the distance from the North Eastern corner of the property to the highway has been increased from half a meter to 985cm.
- 6.4 The revised scheme has also reduced in width by 30cm as suggested by the Inspector.
- 6.5 Further to the comments within paragraph 5 the scheme has been reduced to only a single floor on the Eastern elevation. This has the effect of reducing the scale and perceived width of the property when viewed from quarry brow.
- 6.6 The improved legibility through the introduction of the first storey element allows the scheme be read in the context of the boundary hedge to the south of the site improving the clarity on the amount of space around the property.

SCALE OF THE APPEAL SITE AND RESTRICTIONS

- 6.7 The final aspect identified by the Inspector in paragraph 5 relates to the plot to build ratio of the site, where they state that the Appeal site would appear a cramped form of development.
- 6.8 The total site area is 412m², of this 186m² is comprised of the access drive and car parking area. The remainder of the site is occupied by the reduced footprint of the building along with the garden in excess of 90m².

- 6.9 Of the above figures the allocation of space to access and car parking is larger than your average plot, however all of the other figures are in line with or larger than an average traditional detached house.
- 6.10 Relative to the immediate area, the proposed development has a total plot size which is not the smallest on the street, however the garden space relative to the footprint of the house is significantly greater.



Fig. 11 Aerial Photograph Indicating Other Residential Plots and Their Size on Quarry Brow

- 6.11 As set out on the image above Quarry Brow already includes 3 other properties that are located on relatively smaller plots. The difference however is that the application site only proposes a modest dwelling on the plot, whereas the other properties identified above are all 3 and 4 bedroom dwellings.



Fig. 12 Aerial Photograph of Residential Plots and Their Size on Quarry Brow

- 6.12 The application proposal will not be as close to its boundaries as all of the 3 other properties identified above and will also have a larger garden area than 2 out of the 3 dwellings above.
- 6.13 The distances between the application proposal and nearby properties will also be larger than these distances for the above dwellings.
- 6.14 Following the Inspectors comments, the measures used to counter the width of the property are set out above, however the Architect has also significantly reduced the overall height of the scheme by 850cm at the ridge and 90cm at the eaves, reducing the perceived scale of the house.
- 6.15 This has the effect of allowing the scheme to sit more comfortably within its plot in line with the Inspectors views.

IMPACT ON AMENITY

- 6.16 The Appeal Decision at Paragraph 6 references the impact of the proposal upon the amenity of existing residents.
- 6.17 Amenity can be broadly encompassed within the below 5 elements.
- Privacy
 - Overbearing Effects
 - Natural Light and Outlook
 - Environmental Effects
- 6.18 All aspects relating to amenity of the area have been considered as part of the Design and Access Statement.
- 6.19 Presently the application site is an open area of grass with 2no car parking spaces and an access. As set out above the grassed area and car parking spaces have been secured by installing security fencing around the site.
- 6.20 It is considered that the site currently has a slightly negative to neutral impact upon the amenity of adjoining dwellings.

PRIVACY

- 6.21 Due to the geographical location of the site, directly adjacent to Quarry Brow, Pant Lane and the existing access, neighbouring properties already experience limited amounts of privacy within their private residential spaces. This is due to passing members of the public having clear unobstructed views into many of the garden areas of the neighbouring properties.
- 6.22 To counter the concerns raised by the Inspector however the second-floor elements of the eastern elevation have been moved back to give a full 22m distance from the first-floor windows of the proposed to Wood Cottage.
- 6.23 There are now no first-floor habitable windows facing towards The Sycamores and a single staircase window facing towards Pant Cottage.
- 6.24 As the site is an infill plot the design of the unit has been very carefully considered and through this process the scheme has sought to avoid any and all conflict with neighbouring properties.
- 6.25 As set out above in the Local Planning Guidance note 21 and 30, key consideration has been given to overlooking and separation distances. Accordingly, all quantifiable aspects have been adhered to.

- 6.26 The proposed scheme carefully balances the above constraints and maximises opportunities using roof lights to create a development which provides high quality amenity for existing and proposed residents.

OVERBEARING

- 6.27 Due to the sites location away from nearby dwellings it is considered that there is no negative impact of the proposed dwelling from overbearing and indeed due to its geographical location there will not be any negative impact from overshadowing either.
- 6.28 The site is located North of the bungalow on Pant Lane known as The Sycamores and as such there will be no overshadowing to the garden area. The access to the new dwelling is located to the South and then some 14+m away is Pant Cottage, as such there will be no overshadowing of Pant Cottage.
- 6.29 Any potential for overbearing has been mitigated further by the ridge and eaves height of the revised house being reduced significantly.

NATURAL LIGHT AND OUTLOOK

- 6.30 As covered above, the scheme will not create any overshadowing of neighbouring properties and as such there will be no negative impact upon the natural light currently enjoyed by existing occupiers.
- 6.31 Due to the urban nature of the area, the proposed development will not impact any key long views into the wider area.
- 6.32 The outlook of Pant Cottage will change as presently the property faces towards the security fencing on the site. The new view will be towards the 1.5/2-storey dwelling, however this is located at a distance in excess of 13m, which is in line with local guidance.
- 6.33 Pant Cottage is the only property where its outlook will be impacted and it is considered that this impact will be neutral.

ENVIRONMENTAL EFFECTS

- 6.34 Environmental effects upon neighbouring properties can be considered to include impacts from noise and air quality. The last point of contention raised by the Inspector related to the opaque glazed roof terrace previously proposed.

- 6.35 The Inspector considered that this would have a negative impact upon the neighbours through a perceived feeling of overlooking.
- 6.36 To address these concerns the roof terrace has been omitted entirely.
- 6.37 Due to the modest nature of the proposed development in a suburban setting it is considered that the development will have no impact upon noise quality presently enjoyed by neighbouring properties.
- 6.38 Vehicle movement to and from the site could have an impact upon air quality however it is considered that the modest nature of these within an established suburban area will have a negligible impact upon the amenity of existing occupiers.

OTHER ASPECTS AND CONCLUSIONS

- 6.39 The Inspector commented on a number of other aspects and these are covered below:
- 6.40 The revised scheme has removed the previously proposed gated access and has added significant architectural interest to the Northern façade of the property.
- 6.41 The design of the scheme has been altered to reflect the Inspectors comments while still maintaining a quality of design and design integrity. The resulting scheme is a well-proportioned, much reduced dwelling which sits comfortably within its setting.

7.0 OTHER MATERIAL CONSIDERATIONS

ARCHAEOLOGY

- 7.1 Due to the sites location it is not considered that the proposed development will negatively impact upon Archaeology and the Local Authority have not raised this as a potential issue.

ECOLOGY

- 7.2 Ecology is confirmed as being acceptable within the previous Officer's report.

FLOOD RISK AND SURFACE WATER DRAINAGE

- 7.3 The proposed development is not within an area identified as being at any risk of flooding as identified from the Natural Resources Wales flood map service.

AIR QUALITY

- 7.4 The application site is not located within an existing Air Quality Management Area or an area known for poor air quality. Accordingly, it is concluded that an Air Quality Assessment is not required for the consideration of this proposal.

TOPOGRAPHY

- 7.5 The site does have slightly different levels however these are not significant enough to have an impact upon the proposed development.

HIGHWAYS

- 7.6 As highlighted above the proposed development is in a very sustainable location, proximate to public transport nodes and within walking distance of all amenities required by future residents. The Inspector within their Appeal decision considered the Highways impacts of the scheme and agreed that they were acceptable.

8.0 CONCLUSIONS

- 8.1 The proposed development is located in a sustainable residential location within a settlement boundary. The proposal will create 1no detached dwelling on a large plot that will appear in keeping with the wider area and will not have a negative impact upon the residential amenity of existing occupiers. The proposal accords with both local and national planning policy and guidance.
- 8.2 The Inspector did not identify an objection to the principle of development in this location but rather stated that the proposal appeared too large in the plot and had conflicts with neighbouring properties.
- 8.3 This revised scheme has addressed the concerns raised by the Inspector by significantly reducing the scale of the property and removing any potential conflict between the proposed property and the amenity of existing occupiers.
- 8.4 As set out above the plot size is more than sufficient for the modest dwelling and through careful design, all impacts upon residential amenity have been addressed.
- 8.5 The site is considered to be in a sustainable location with good access to employment opportunities, shops and other services by modes of transport other than the private car.
- 8.6 As set out within the Introduction, the proposal before you is the culmination of years of searching, planning and designing to find a suitable opportunity in line with the personal requirements and desires of the Applicant. The proposed would therefore allow the Applicant to live near to their family in a house that is environmentally friendly, whilst responding to their needs now and into the future.
- 8.7 The scheme is modest in scale and will act as an exemplar of modern construction while also assimilating with the local vernacular and street scene through its design.
- 8.8 In conclusion, this Statement has demonstrated that the development proposals will result in the efficient use of land within the boundary of an identified settlement.
- 8.9 The proposed development is supported by both Local and National Planning policy and guidance and there are no material planning considerations that should halt the proposed development. As such it is kindly requested that planning permission be granted for the proposed development.

Cassidy+Ashton

C+A

Chester Office:

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

T: +44(0)1244 402 900

E: chester@cassidyashton.co.uk

Preston Office:

7 East Cliff, Preston,
Lancashire, PR1 3JE

T: +44(0)1772 258 356

E: preston@cassidyashton.co.uk

North Wales Office:

St. Andrews Business Centre,
Queens Lane, Mold, Flintshire, CH7
1XB

T: +44(0)1352 706246

E: mold@cassidyashton.co.uk

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk

Follow us on:



www.cassidyashton.co.uk

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