

Design & Access Statement

Proposed Garage Conversion and Extension to Provide Annexed Accommodation

At

Bettisfield Hall Farm
Lane from Avenue Farm to
Bettisfield Hall Farm
Bettisfield
Whitchurch
SY13 2LB



On behalf of
Mr. & Mrs. Parker

November 2021

1.0 Introduction

1.1 This statement supports an application for the part conversion of the existing garage together with an extension to it, to provide sufficient space for a multi-generational family home.

1.2 It has been produced as an explanatory supplement to the following submitted drawings:

SHA109/00	Site Location Plan
SHA109/01	Existing and Proposed Site Plans
SHA109/02	Existing Floor Plans
SHA109/03	Existing Elevations
SHA109/04	Proposed Floor Plans
SHA109/05	Proposed Elevations

2.0 Site Description

2.1 The existing property is a 1980's brick under tile bungalow with an attached garage which is situated on the edge of the village of Bettisfield.

2.2 The property was built to serve the existing farm and sits within a generous sized curtilage.

2.3 Bettisfield Hall Farm is relatively modern and not listed, not within a Conservation Area or AONB; and no historic designations affect the site.

3.0 Use

3.1 The client brief was to provide a self-contained annexe for Mr and Mrs Parker, now in their late 70's to move into, thereby freeing up the main house for the next generation as their daughter steps in to assist in the running of the farm business.

3.2 The new accommodation will allow the couple to remain in their existing location whilst having the added benefit of support from their daughter and her family should they need it.

4.0 Amount

4.1 Internally, the amount proposed is modest but is sufficient to allow the couple to have continued independent living.

4.2 This is the first proposed extension to this property and the external proportions have been considered in relation to the existing site and its surroundings to provide a reasonable balance.

5.0 Layout

5.1 The layout provides a bedroom, washing facilities, a sitting room, and basic food preparation with dining area; all from one shared entrance hall, but also with their own private rear door.

5.2 Spaces are laid out to take the best advantage of the movement of the sun throughout the day.

5.3 Part of the existing garage is to be retained to provide a plant room to serve a proposed new heating system to improve current levels of thermal performance through the whole house.

6.0 Scale

- 6.1 The extension is not thought be out of context with the original character/appearance of the existing dwelling and does not exceed the 30% preference in LPGN13.
- 6.2 It will provide an annexe which is of a suitable scale and mass for its use and is also appropriate within its overall setting so as not to constitute overdevelopment of the site.
- 6.3 The roofline and frontage are a continuation of the existing garage and, therefore, both remain subordinate to the main dwelling.

7.0 Appearance

- 7.1 Building materials, window and door styles, brick soldier coursed head and cill details etc. will all match those of the existing property.
- 7.2 Roof pitches and other geometric forms also tie in with those of the existing bungalow.
- 7.3 The proposal is well screened from any public vantage point owing to it being on the far end of a building which is sited perpendicular to the main highway.

8.0 Access

- 8.1 The existing access arrangements remain unaffected by the proposal.
- 8.2 There is ample space on this out of town site for at least 4 cars so the loss of the existing garage will not have any detrimental impact.

9.0 Landscaping

- 9.1 There is no landscaping associated with the proposed development or changes to the existing boundary/curtilage, no trees are affected, and ample amenity space to share already exists.

10.0 Drainage

- 10.1 Foul drainage will be into the exiting septic tank.

11.0 Conclusions

- The scheme seeks to create functional additional living space for the older occupants to make way for a second generation in the main house to continue the family's farming business.
- Following the initial design brief, the resulting proposals have been steered by Wrexham Council's Local Planning Guidance notes, 13 (Housing in the Countryside) and 20 (House Extensions); and also accords with the general development objectives of Policy GDP1.
- As it has been shown that the proposal is of an appropriate design, scale and form as to have no negative impact on its immediate setting or wider surroundings; it has significant merit to warrant its construction; and complies with planning guidance, it is respectfully requested that the submitted planning application be approved.