

APPEAL SUBMITTED ON BEHALF OF MRS L CLARK

IN RESPECT OF REFUSAL OF PLANNING PERMISSION BY

WREXHAM COUNTY BOROUGH COUNCIL

FOR

ERECTION OF ONE DWELLING

AT

LAND AT QUARRY BROWM GRESFORD, WREXHAM, LL128SG

APPLICATION REF: P/2020/0890

AUGUST 2021

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SITE CONTEXT	3
3.0 PLANNING HISTORY	5
4.0 PROPOSED DEVELOPMENT	6
5.0 CASE FOR THE APPELLANT (GROUNDS OF APPEAL)	11
6.0 COMPLIANCE WITH NATIONAL AND LOCAL PLANNING POLICY	12
7.0 LOCAL PLANNING GUIDANCE NOTES 21 AND 30	15
8.0 ASPECT OF REFUSAL– OVERDEVELOPMENT OF THE SITE	17
9.0 ASPECT OF REFUSAL– IMPACT UPON CHARACTER.....	22
10.0 ASPECT OF REFUSAL– IMPACT UPON AMENITY	27
11.0 OTHER MATERIAL CONSIDERATIONS.....	30
12.0 CONCLUSIONS.....	31

1.0 INTRODUCTION

- 1.1 This statement is prepared by Cassidy + Ashton on behalf of the appellant Mrs L Clark. It relates to 1no. appeal submitted in respect of Land at Quarry Brow, Gresford, Wrexham, LL12 8SG.
- 1.2 Planning Application (Ref: P/2020/0890) was received by Wrexham Borough Council on 22nd of December 2020 and refused by a decision notice dated 15th March 2021. The reason for refusal reads as follows:
 1. *Due to the scale of the proposed dwelling on a restricted site, the development would 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 Local Planning Guidance Notes 21 and 30.*
- 1.3 A copy of the decision notice is submitted as **Appendix 1** to this statement.
- 1.4 The Appellant 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 Appellant is keen to move back to the village and live in closer proximity to her family.
- 1.5 Following 10 years of searching for environmentally friendly lifetime homes the Appellant came across the Quarry Brow plot at auction and was able to succeed in making the purchase. 3 years of careful review and great consideration of the area hand in hand with the design work of Architect Greenspace Architects - led to the submission of the application the subject of this planning Appeal.
- 1.6 The proposal before you meets the Appellants needs now and into the future. The scheme is designed to high environmental standards and to a full 'lifetime homes' standard, with space provided to install a platform lift in the future.
- 1.7 The Environmental performance of the dwelling is covered in detail within the original Design and Access Statement completed by Greenspace Architects. The details of the adaptability of the dwelling are also covered.
- 1.8 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.

- 1.9 Accordingly, without mass uptake of environmentally sustainable dwellings it will be impossible for national sustainability targets to be achieved and environmental disasters avoided.
- 1.10 The dwelling before you, although modest in scale achieves high environmental standards which can hopefully inspire others to follow this approach.
- 1.11 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.
- 1.12 The proposed development represents the Appellants' 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.
- 1.13 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.
- 1.14 On the basis of the above and the detailed policy assessment below it is kindly requested that this Appeal be allowed and the Appellants be offered the opportunity to build their dream environmentally friendly home within their ancestral village.

2.1 The appeal site consists of a portion of land located at the Southern end of a residential street called 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.

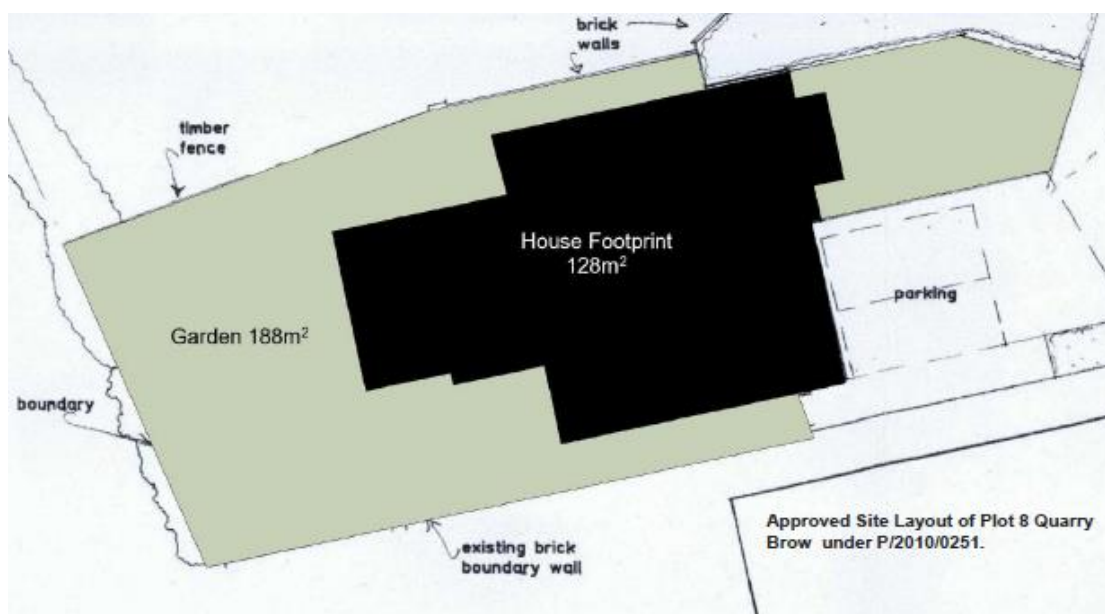
- 2.4 Quarry Brow consists of a total of 20no detached houses of varying ages and sizes. Surrounding the domestic properties are forest and public open space on 3 sides.
- 2.5 The Appeal site is an area of redundant land under private ownership totalling 412m².
- 2.6 The site includes a large grassed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



Photograph of the Appeal site take from Quarry Brow facing West

3.0 PLANNING HISTORY

- 3.1 There is no specific planning application history relating to the application site, however, Quarry Brow has seen extensive amounts of development over a 20 year period.
- 3.2 Most relevant to the appeal 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.



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

- 3.3 The dwelling is a 3 bedroom house with a footprint of 128m² and a garden of 188m².
- 3.4 This Application is relevant as the ratio of garden to dwelling is very similar to the Appeal scheme.

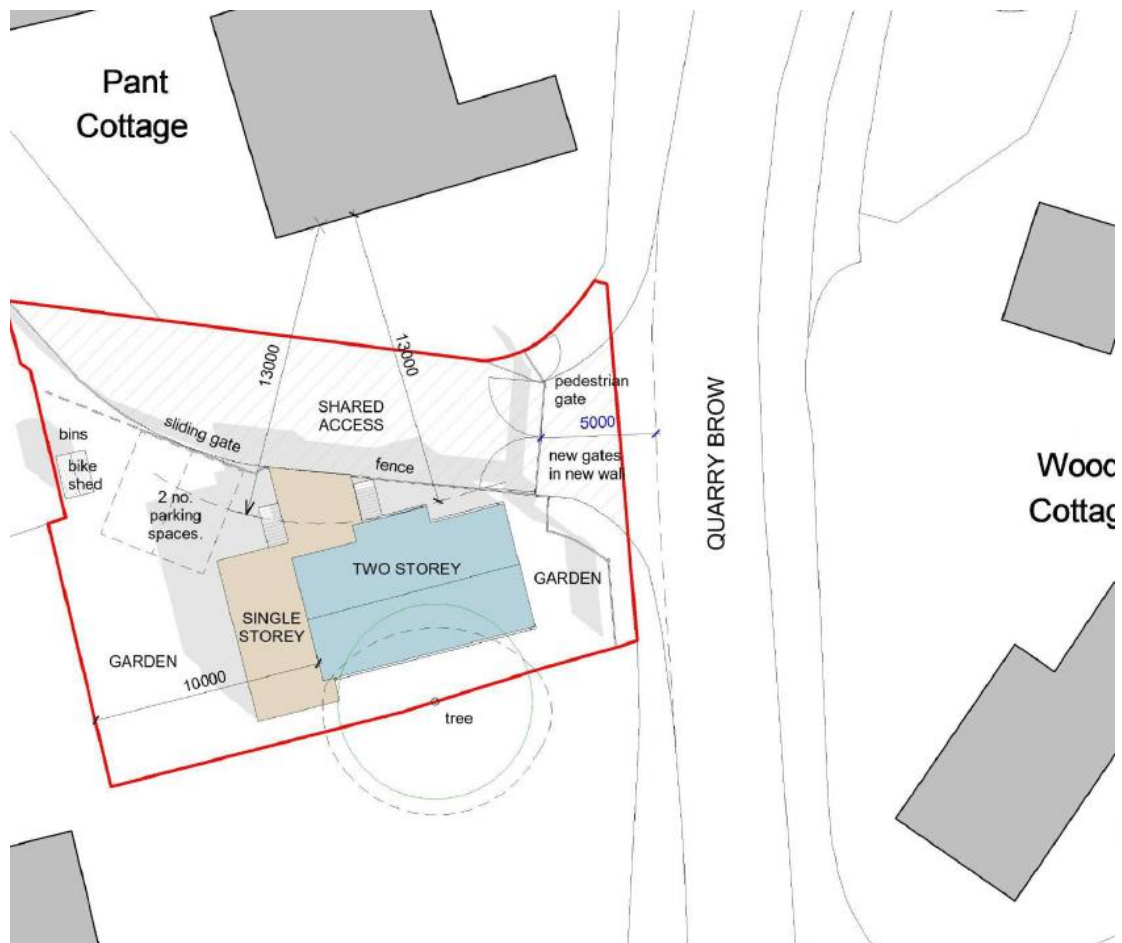
4.0 PROPOSED DEVELOPMENT



Streetscene visual of Appeal site take from Quarry Brow facing South

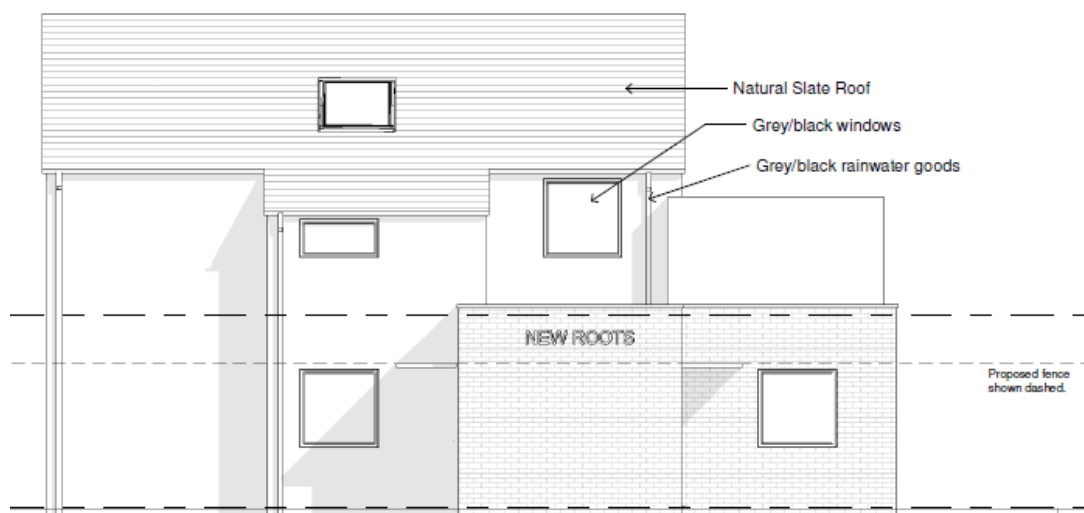
- 4.1 The proposed development will make best use of underutilised land within a settlement boundary for the creation of 1no 2 bedroom detached house which is entirely in keeping with the locality and will not negatively impact upon the amenity of existing occupiers.
- 4.2 A comprehensive Design and Access statement was completed by Greenspace Architects to support the planning Application. The D+A provides considerable detail regarding the design development of the scheme and how the proposed development has responded to constraints and local contextual factors.
- 4.3 We kindly direct the Inspector to consider this document in full and the below comments merely highlight the fundamental details of the design relevant to the reason for refusal.
- 4.4 Access to the new plot is taken from the existing shared access owned by the Applicant which serves 2 other existing properties. 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.

- 4.5 By utilising this arrangement, the Appellant will be able to leave the public highway in forward gear and then leave again onto the public highway in forward gear.
- 4.6 As part of the development the Appellant would also look to install gates on the shared access way to provide better security for the existing properties and also their own. The gates would be located so that vehicles could pull off the public highway and the gates would open automatically.
- 4.7 Due to the site being an infill site, careful consideration has needed to be given to existing properties and how the Appeal proposal would interact with these.
- 4.8 The resulting development positively responds to these constraints and creates a 2-storey detached dwelling which sits comfortably within the streetscene of other 2-storey detached dwellings.
- 4.9 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 appellants future requirements.
- 4.10 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.
- 4.11 The proposed car parking details are also fully compliant with standards set out within PGN21.
- 4.12 The proposed bin storage details are fully compliant with standards set out within PGN21.
- 4.13 PGN21 also sets out separation distances required between dwellings. These distances are 13m window to blank wall and 22 metres window to window.
- 4.14 Due to the appeal site being an infill property this was one of the most critical factors considered when the Architect and Appellant designed the scheme.



Site plan of proposed development

- 4.15 The southern elevation of the proposed dwelling includes 2no windows at ground floor level which face across the garden and onto the 1.8m high boundary fence. A single first floor window is included however this serves the staircase and it is considered that this is acceptable as it only looks towards the garden of the adjacent property known as the Sycamores.
- 4.16 The Western elevation includes sliding doors at the ground floor, along with a back door from the main entrance lobby. At first floor there is a set of sliding doors onto a screened roof terrace.
- 4.17 The roof terrace has an opaque glazed screen up to 1.8 metres high to stop any overlooking.
- 4.18 The nearest property to the Appeal site is Pant Cottage, the above plan indicates a 13m window to blank gable distance from the nearest window of Pant cottage to the Appeal site.
- 4.19 The Northern elevation that faces towards Pant Cottage has been designed to remove opportunities for overlooking. Bathrooms, toilets and dual aspect spaces are focused towards this side of the development.



North Elevation
1 : 50 (1 : 100 @ A3)

North Elevation of Proposed Development

- 4.20 The windows at ground floor include one serving the downstairs toilet and one serving the Kitchen/Dining/Living Room. Due to the presence of a boundary and 1.8m high fence this will not have any impact on the amenity of the occupier of Pant Cottage.
- 4.21 At first floor level, a small opaque glazed window serves the main bathroom along with a roof light at a high level, so as it cannot be looked out of. A second window at first floor level serves the upstairs living room area. This window is secondary to the primary glass sliding doors which lead out onto the roof terrace. Due to the angle of this window to the adjacent Pant Cottage, it is considered any views for overlooking will be minimal. However, should the Inspector consider this to be a point of concern, the Applicant would be content for this window to be opaque glazed and a condition be attached accordingly.
- 4.22 The proposed East elevation at the site has two ground floor windows that face towards the garden and boundary fence of the proposed development.
- 4.23 Two further windows are located on the first floor. Due to the angle of this façade and the location of the windows, these windows do not present an opportunity for overlooking toward Wood cottage, which is located across Quarry Brow from the Appeal site.



Orientation of Appeal site to the Nearby Wood Cottage

- 4.24 The window to window distances are however below standards in this instance.
- 4.25 With this in mind, the Appellant would like to draw the Inspectors attention to the existing situation where due to the topography change between Wood Cottage and Quarry Brow, presently pedestrians and drivers have a clear view towards the first floor windows of Wood Cottage. On this basis, it is considered that the proposed development would not have a significantly increased impact upon the amenity of the existing occupiers of Wood Cottage.
- 4.26 If however the Inspector disagrees with our assessment the Appellant would be willing to accept opaque glazing on these first floor windows up to a height of 1.6m so as to completely remove any opportunities for overlooking, fully securing neighbouring privacy and amenity.

5.0 CASE FOR THE APPELLANT (GROUNDS OF APPEAL)

- 5.1 The case for the appellant is set out as follows and responds to the following reason for refusal, as listed within the Decision Notice (Appendix 1) and below:

1. Due to the scale of the proposed dwelling on a restricted site, the development would 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 Local Planning Guidance Notes 21 and 30.

- 5.2 The reason for refusal can be broken down into a number of constituent parts, which in turn can be assessed in detail for the purpose of this appeal:

- Conflicts with Policies PS2 GDP1a, GDP1f and H2 of Wrexham Unitary Development Plan
- Conflict with Planning Guidance Notes 21 and 30
- Overdevelopment of the site
- Impact Upon Character
- Impact Upon Amenity

- 5.3 In consideration of the above reasons for refusal, it is first necessary to examine those relevant policies at the national and local level that relate to the principal of development.

6.0 COMPLIANCE WITH NATIONAL AND LOCAL PLANNING POLICY

PLANNING POLICY WALES

- 6.1 The primary objective of Planning Policy Wales (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.
- 6.2 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.
- 6.3 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.
- 6.4 PPW 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 type and size.
- 6.5 The proposal seeks to deliver upon an individual, personal requirement for a dwelling in this area and therefore is in accordance with paragraph 4.2.1.
- 6.6 Planning Policy Wales states in paragraph 4.2.23 that infill and windfall sites can make a useful contribution to the delivery of housing and should be supported within settlement limits where they accord with National sustainable placemaking outcomes.
- 6.7 The development of this infill site is in accordance with paragraph 4.2.23 of PPW, demonstrating effective use of this site within the settlement of Gresford and suitably representing sustainable placemaking.
- 6.8 On the basis of the above the proposed development of a new modest dwelling on this infill plot within a settlement boundary is supported by National Planning Policy.

WREXHAM UNITARY DEVELOPMENT PLAN

- 6.9 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.
- 6.10 Policy PS1 of the UDP supports new development for housing within settlement limits.
- 6.11 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.
- 6.12 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.
- 6.13 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.
- 6.14 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.
- 6.15 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.
- 6.16 The buildings design has suitably prioritised sustainability, whilst adopting the 'best use of design techniques' to conserve energy and water resources.
- 6.17 Policy H2 supports residential development on unannotated land within settlement limits, subject to its compliance with Policy GDP1.
- 6.18 This site is within the Gresford / Marford settlement limit – and in accordance with Policy GDP1 - and is therefore supported by Policy H2.
- 6.19 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.
- 6.20 The proposed dwelling incorporates a South facing PV array in order to maximise the energy generation of the site and therefore is supported by Policy PS12.
- 6.21 Policy T8 states that development must provide adequate vehicle parking spaces in accordance with the Council's parking standards.
- 6.22 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.
- 6.23 On the basis of the above the principle of the proposed development is supported by Local Plan Policy.

7.0 LOCAL PLANNING GUIDANCE NOTES 21 AND 30

LOCAL PLANNING GUIDANCE NOTE 21 – SPACE AROUND DWELLINGS

- 7.1 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.
- 7.2 The guidance makes clear that these distances can be reduced when suitable screening is in place.
- 7.3 As set out above in the Proposed Development section and below within the Residential Amenity section, the proposed development is compliant with the above and should the Inspector 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.
- 7.4 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. As set out in the submission 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.
- 7.5 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.
- 7.6 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.
- 7.7 On the basis of the above and other information submitted as part of this Appeal Statement we are of the view that the proposed development is compliant with LPGN21.

LOCAL PLANNING GUIDANCE NOTE 30 - DESIGN

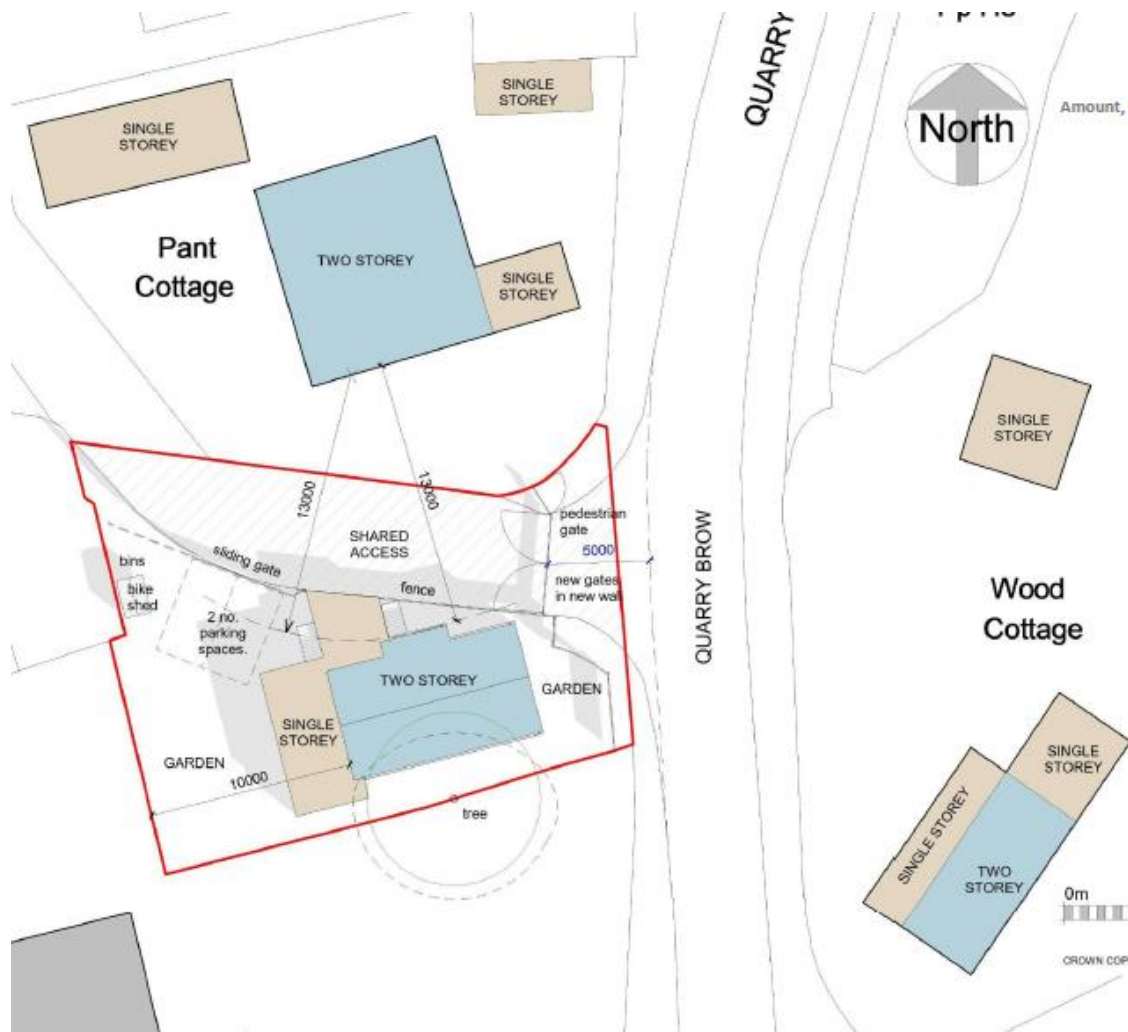
- 7.8 LPGN30 starts by stating that there should be a sustainable approach to design and schemes should be environmentally sustainable. The document goes on to state that 10% of the future energy requirements of the building should be provided through renewable energy sources.
- 7.9 The proposed development 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.
- 7.10 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.
- 7.11 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.
- 7.12 On the basis of the above the proposed development is fully compliant with LPGN30.

8.0 ASPECT OF REFUSAL– OVERDEVELOPMENT OF THE SITE

- 8.1 The Decision notice references the scale of the proposed dwelling on a restricted site representing overdevelopment. Below we shall make an assessment of the scale of the property and the scale and restrictions on the Appeal site.

SCALE OF THE PROPOSED DEVELOPMENT

- 8.2 As set out above the proposed development is a 2 bedroom detached house, has a total floor area of 106m² and a footprint of 89m².
- 8.3 This represents a modest detached property some 40m² smaller than the average detached dwelling size of 146m².
- 8.4 Giving due consideration to the requirement of lifetime homes standards the proposed property is of a very modest scale.
- 8.5 In regards to the facilities of the dwelling there is a bathroom, bedroom and living room on both the ground and first floors, however there is also a dining and kitchen area on the ground floor.
- 8.6 This combination of rooms is standard and is not considered excessive.
- 8.7 The scale of the dwelling has also been designed to complement the ridge and eaves heights of the adjacent Pant cottage. As show on the plan below, the proposed mix of single and two storey elements follows an established theme in the immediate area and is modest in comparison to other adjacent properties.



Site Plan Indicating Single Storey and Two Storey Elements of Proposed and Existing Buildings

- 8.8 An assessment of the existing dwellings on Quarry Brow and also along the adjacent Pant Lane concludes that the footprint of the Appeal proposal is one of the smallest in the area and the internal floor area is also one of the smallest in the immediate vicinity.
- 8.9 For the most part the dwellings on Quarry Brow are large 4 and 5 bedroom detached houses, while on Pant Lane the majority of properties are sprawling suburban bungalows.
- 8.10 The only property within the immediate vicinity that is smaller than the proposed is Wood Cottage that is located on the corner of Pant Lane and Quarry brow.
- 8.11 On the basis of the above it can be considered that the scale of the proposed development is modest generally and also modest compared to properties in the immediate vicinity.

SCALE OF THE APPEAL SITE AND RESTRICTIONS

- 8.12 The total site area is 412m², of this 137m² is garden, while 89m² is the house footprint. 186m² of this is comprised of the access drive and car parking area.
- 8.13 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.
- 8.14 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.



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

- 8.15 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 Appeal site only proposes a modest dwelling on the plot, whereas the other properties identified above are all 3 and 4 bedroom dwellings.



Aerial Photograph of Residential Plots and Their Size on Quarry Brow

- 8.16 The Appeal proposal will not be as close to its boundaries as all of the 3 properties identified above and will also have a larger garden area than 2 out of the 3 dwellings above.
- 8.17 The distances between the Appeal proposal and nearby properties will also be larger than these distances for the above dwellings.

- 8.18 When considering the scale of the Appeal site it must be concluded that it is of a satisfactory size to accommodate residential development. This is especially when the form of development is a modest 2 bedroom detached house.
- 8.19 As referenced above, due to the nature of an infill plot there is naturally more constraints to contend with than on a standard new build housing estate.
- 8.20 With the plot itself being considered large enough, the next key constraint is the relationship between the proposed development and the existing surrounding properties. Much of this relationship is governed by separation distances set out within Planning Guidance Note 21.
- 8.21 Specific details regarding this are set out below, however to summarise the proposed design has worked hard to achieve all required separation distances. On this basis giving due regard to the constraints of the site it must be considered that this modest form of development responds well to its setting and does not represent an overdevelopment of the site.

9.0 ASPECT OF REFUSAL– IMPACT UPON CHARACTER

- 9.1 The Decision Notice references the scale of the proposed dwelling on a restricted site representing overdevelopment and results in a detrimental impact upon the character of the area and adjoining dwellings.
- 9.2 Below we make an assessment of the existing character of the area and conclude as to if the proposed development would negatively impact upon this.

EXISTING CHARACTER OF THE AREA

- 9.3 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.
- 9.4 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.



Image of Existing Properties on Quarry Brow

- 9.5 At the Northern end of Quarry Brow the street bears East with the latest series of new dwellings consisting of 5 new detached residential dwellings.
- 9.6 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.
- 9.7 This variety in distance creates a varied streetscene with some properties in more prominent positions while others are more tucked away.



Aerial Photograph of Quarry Brow

- 9.8 The Appeal 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 Appeal site detracts from the character of the area.



Photograph of Appeal Site

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



Image of Existing Properties on Quarry Brow

- 9.10 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.

- 9.11 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.



Image of Existing Properties Looking North towards Quarry Brow

IMPACT OF PROPOSED DWELLING ON THE CHARACTER OF THE AREA

- 9.12 The proposed dwelling is located at the south of Quarry Brow, accordingly the Appellant has followed the render and slate aesthetic and has utilised single-storey and two-storey elements.
- 9.13 Quarry brow is presently made up of a mixed character of detached properties. The proposed development would complement the existing vernacular and sit comfortably within the streetscene. The visualisation below demonstrates this.



Streetscene visual of Appeal site take from Quarry Brow facing South

- 9.14 The proposed boundary treatments will minimise the impact of the proposed development and the introduction of a hedgerow atop the stone wall follows the pattern already created further South of the Appeal site.
- 9.15 On the basis of the above assessment, it is considered that the proposed development will improve the character of the area and the Appeal should be allowed on this basis.

10.0 ASPECT OF REFUSAL– IMPACT UPON AMENITY

- 10.1 The Decision Notice references the scale of the proposed dwelling on a restricted site representing overdevelopment of the site which would have a detrimental impact upon the amenity of the area and adjoining dwellings.
- 10.2 Amenity can be broadly encompassed within the below 5 elements.
- Privacy
 - Overbearing Effects
 - Natural Light and Outlook
 - Environmental Effects
- 10.3 All aspects relating to amenity of the area have been considered as part of the character assessment above.
- 10.4 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.
- 10.5 It is considered that the site currently has a slightly negative to neutral impact upon the amenity of adjoining dwellings.

PRIVACY

- 10.6 Due to the geographical location of the Appeal 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.
- 10.7 The proposed development however will not increase this loss of privacy but rather maintain or have a slight beneficial impact. Due to the location of the proposed dwelling members of the public will have lesser views into the garden of the Sycamores from Quarry Brow.
- 10.8 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 where possible.
- 10.9 As set out above in the Proposed Development section and in relation to 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.

10.10 In two instances there are windows located on the proposed development which are beneath the window to window distances however these windows are angled in such a way so as to reduce overlooking. If the Inspector still considers these windows to have an unacceptable impact upon residential amenity of neighbouring properties we would kindly invite them to include a condition requiring these windows to be opaque glazed.

10.11 Within the Officers report they identify overlooking of The Sycamores from the balcony and a rear window of the proposed dwelling.

10.12 As set out above the balcony area would be completely screened and as such will not allow for any overlooking of The Sycamores.

10.13 The rear window on the first floor of the South side is located at the landing of the stairs and is angled away from the Sycamores. This window also serves a circulation space so it is considered this will have not impact upon the amenity of the adjoining property.

OVERBEARING

10.14 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.

10.15 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.

NATURAL LIGHT AND OUTLOOK

10.16 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.

10.17 Due to the urban nature of the area, the proposed development will not impact any key long views into the wider area.

10.18 The outlook of Pant Cottage will change as presently the property faces towards the security fencing on the Appeal site. The new view will be towards the two-storey dwelling, however this is located at a distance in excess of 13m which is in line with local guidance.

10.19 Pant Cottage is the only property where its outlook will be impacted and it is considered that this impact will be neutral.

ENVIRONMENTAL EFFECTS

10.20 Environmental effects upon neighbouring properties can be considered to include impacts from noise and air quality. Due to the modest nature of the proposed development in a suburban setting it is considered that the development will have little or no impact upon noise quality presently enjoyed by neighbouring properties.

10.21 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.

10.22 As set out above the proposed development will not negatively impact upon neighbouring properties through Environmental Effects.

11.0 OTHER MATERIAL CONSIDERATIONS

ARCHAEOLOGY

- 11.1 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

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

FLOOD RISK AND SURFACE WATER DRAINAGE

- 11.3 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

- 11.4 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

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

HIGHWAYS

- 11.6 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. Wrexham Highways have not identified any concerns and this is reflected within the Officer Report, where Highway Safety is considered acceptable.

12.0 CONCLUSIONS

- 12.1 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.
- 12.2 The Officer does not identify an objection to the principle of development in this location but rather states that the proposal represents an overdevelopment of the site and as such impacts the character and amenity of the area and its residents.
- 12.3 As set out above the site size is more than sufficient for the modest dwelling and through careful design, all impacts upon residential amenity have been addressed.
- 12.4 The dwelling complements the buildings around it and the wider street scene and as such will demonstrably improve the street scene.
- 12.5 The site is considered to be in a sustainable location with good access to employment, shops and other services by modes of transport other than the private car.
- 12.6 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 Appellant. The proposed would therefore allow the Appellant to live near to their family in a house that is environmentally friendly, whilst responding to their needs now and into the future.
- 12.7 The scheme is modest in scale and will act as an exemplar of modern construction and design while also assimilating with the local vernacular and street scene.
- 12.8 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.
- 12.9 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 this Appeal to the Welsh Government is allowed.

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

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk

Follow us on:



www.cassidyashton.co.uk

Architecture + Building Surveying + Town Planning

Cassidy and Ashton is a trading style of Cassidy and Ashton Group Limited
Registered in England and Wales No. 2510645 - 7 East Cliff, Preston, PR1 3JE

RIBA  RICS  RTPI 

 QM
ISO 9001
REGISTERED FIRM

 QM
ISO 14001
REGISTERED FIRM