

Design and Access Statement

Proposed replacement dwelling Pindar Bungalow, Kiln Lane, Cross Lanes, Wrexham.

Brief

The application relates to a proposed residential development to replace the existing bungalow with a new dormer style bungalow and associated triple garage as illustrated by the planning site/location plan.

Our initial assessment of the bungalow currently occupying the site was the property requires extensive refurbishment, it was decided the best course of action was to demolish and construct new this would provide a more comfortable home for occupants.

It is understood previous agricultural structures occupying part of the site have been removed.

Although positioned outside the settlement boundary the proposal involves the replacement of an existing dwelling.

The proposal is for a larger property, the site can easily accommodate the increase size of property with the design intended to have minimal effect on any neighbouring properties in terms of overlooking.

Access, including movement to and from the site

The site is currently served by 2 access points off Bryn Afon Lane, this would be reduced to 1 ensuring adequate parking and turning is provided on site allowing vehicles to enter and vacate the site in a forward motion.

As Bryn Afon Lane currently supports the access for Pindar Bungalow, the slight increase in traffic movements from the enlarged property will not a detrimental impact on the highway safety, as this access is currently serving a residential property.

Good road links are available from Kiln Lane located at the Bryn Afon Lane Road Junction, with the high employment area of Wrexham Industrial estate located only a few miles away a commute by vehicle or bicycle would be possible for occupants.

Public transport links are available within the village of Cross Lanes giving non-car users the opportunity to access the towns of Wrexham & Whitchurch by bus.

Environmental Sustainability

The new dwelling will be constructed to comply with current building regulations, therefore vastly more efficient than the current structure occupying the site. Installation of Efficient boilers and the

use of insulation will ensure the dwellings proposed have reduced CO² and will reduce running costs for occupants.

As the property is a replacement dwelling refuse collections etc are currently undertaken in the area and wouldn't affect the current route of refuse collection.

Character and Appearance

The existing property does not add anything architecturally to the area, assumed as being constructed in the 50s the property has undergone some additions over the course of its lifetime which have increased its floor area.

Although not visible from a main highway the property has been designed to be aesthetically pleasing, having the appearance of a dormer bungalow from the main elevation.

Choice of materials are to provide a modern addition to the area, the use of render and cladding will provide a contemporary property which will have a positive impact on the vicinity.

The proposal will enhance the site and the surroundings compared to the existing property currently occupying the site.

Community Safety

Providing a new property to the area will help reduce potential crimes occurring, it would bring a property and site back into use and help reduce the number of blind spots on site.

Natural surveillance of area will increase which will prevent crimes occurring, using the Police.uk web site 18 crimes occurred in the area for the month of May 2021.

The inclusion of a new property in this location will bring a sense of safety to neighbours having an occupied property near their homes.

Conclusion

Replacement dwellings should be fully supported by the Local Authority, it provides an opportunity to construct a more efficient home occupying a previous residential site.

Benefits clearly out way any negatives, a positive addition to the vicinity helping to improve natural surveillance from the site is an added bonus.

An application such as this should be fully supported by the local authority planning department.