

EDW Architecture Ltd.

Job 193: Proposed new dwelling adjacent to Quarry Rigg, Pant Lane, Gresford LL12 8SG
Design and Access Statement. 29/09/21.

Planning background and general approach to the design.

A new dwelling on this site was twice granted detailed planning permission, on 28/3/2011 (ref. P/2011/0099), and on 04/07/2016 (ref. P/2016/0486). The brief was to make amendments to the extent necessary to fulfil the applicant's latest requirements such as provision of an ensuite for a ground floor bedroom; but mainly to provide the necessary space for the use of a biodisc situated in the rear garden. The is similar in general appearance, has the same number of bedrooms and other habitable rooms and the same maximum ridge height from ground level as the latest approved planning application.

Character.

The character of the proposed dwelling is in keeping with the character of properties on Pant Lane in vicinity of the proposed dwelling. These are a mix of bungalows, dormer bungalows and two storey generally brick-built dwellings, set back from the pavement with parking and a garden to the front. Both hipped roofs and straight gables are in evidence.

Community safety.

Windows serving habitable rooms will facilitate surveillance of Pant Lane, the driveway and the front garden.

Planning policy.

The proposed development is designed in particular to comply with the relevant recommendations in Local Planning Guidance Note 21 (Space around dwellings).

Accessibility.

Access up to and within the dwelling is designed to comply with Part M of the Building Regulations. There is space on the driveway for 3 cars, with provision to turn and drive forwards onto Pant Lane.

Environmental sustainability.

General:

The dwelling will comply with Part L of the Building Regulations. All the surface water will be disposed of via a soakaway located in the rear garden.

Transport and local facilities:

The location of the development is reasonably close to public amenity spaces and facilities (such as shops, a school, community halls, playing grounds), and affords ease of access to regular public transport (bus) services for travel to neighbouring built-up areas.