

Residential Development at Lane End, Penley, Wrexham Outline Application Design & Access Statement

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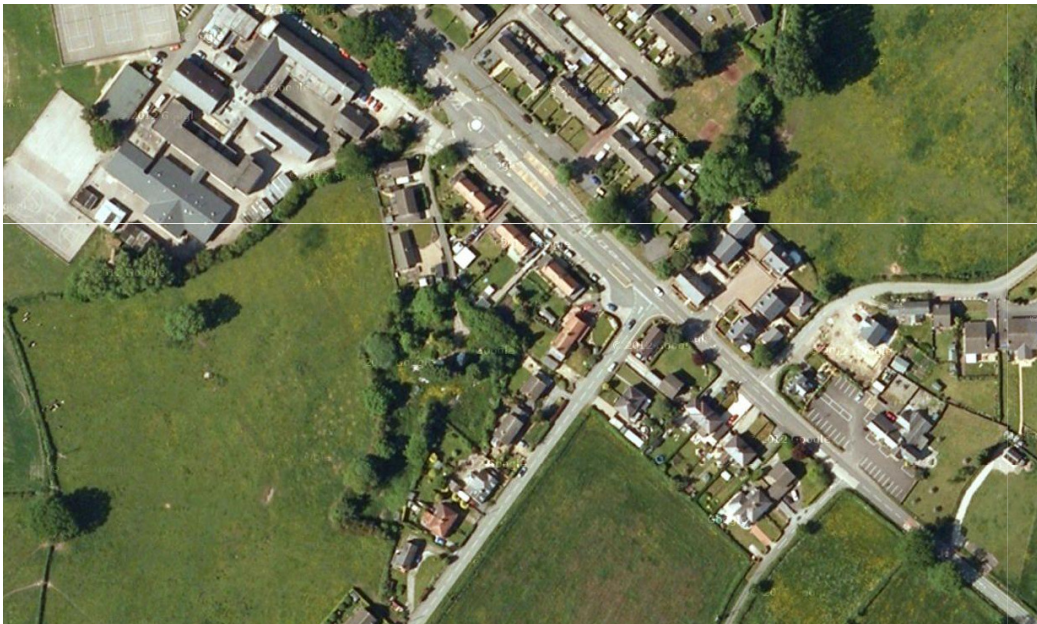
Introduction and Background

This submission has been prepared by Greenspace Architects Ltd on behalf of landowners the Edge family in support of an Outline Planning Application for residential redevelopment of the land. The $\frac{3}{4}$ acre (0.32ha) site, most of which lies within the settlement boundary but is largely overgrown, has existing use for three dwellings, one of which is semi-derelict and a pair of semis which were started but never completed. This scheme seeks to restore the land to full residential use, increasing the number of dwellings to seven, in turn helping Wrexham County Borough Council towards fulfilling its 5-year housing supply target within an existing settlement.



Site Location Plan

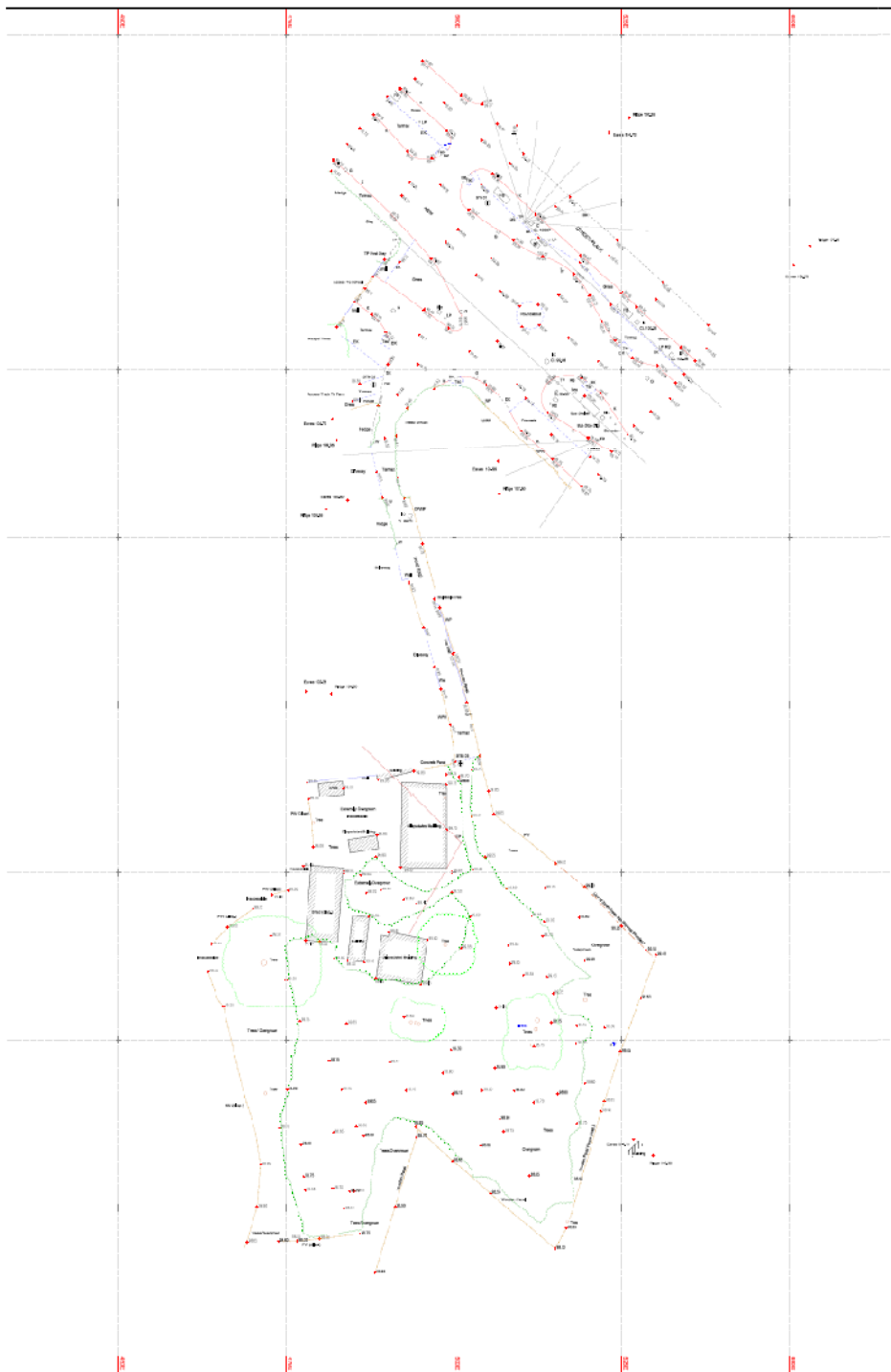
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Site aerial view

2. The site

The land, measuring 0.32ha, lies behind the properties on Ellesmere Lane and is accessed from a narrow private lane off the mini-roundabout on the A539 through Penley. It contains three dilapidated dwellings and three dilapidated outbuildings at the northern end, with the remainder overgrown and scrubby.



Site survey (NTS)



General view looking west

3. Design

3a. Amount

The outline development plan illustrates 7 dwellings ranging from larger detached houses fronting the field, smaller semi-detached houses and a bungalow to the south which removes any impact on the existing neighbours. The proposed mix comprises (by plot number):

1. 136m² detached house, integral single garage
2. 136m² detached house, integral single garage
3. 136m² detached house, integral single garage
4. 136m² detached house, detached single garage
5. 110m² dormer bungalow, detached single garage
6. 88m² semi detached house
7. 88m² semi detached house

Whilst there are already 4 dwellings off the lane, the highways assessment has proved that the number of vehicle movements generated can easily be accommodated, allowing the total number of 11 units.

Plots sizes are generous, particularly where the arbitrary settlement boundary does not follow the plot boundary, generating larger gardens. We recommend that the settlement boundary is adjusted to follow the existing boundary on the site.

The mix of units offers housing to suit a wide range of occupants.

3b. Layout/siting

The layout has been designed with due regard for 22m window-window and 13m window-gable distances, turning, parking and the current settlement boundary.

3c. Scale: Reserved Matter, but generally up to two storeys to match surrounding development.

3d. Landscaping: The landscaping is a Reserved Matter

3e. Appearance: Appearance is a Reserved Matter



Proposed site plan showing 4 detached houses, 2 semi detached and 1 bungalow

3. Design

3f. Appraising the context

As part of the design process we have undertaken an appraisal of the wider context for the development, both physical, and socio-political, through legislation, planning policy and wider issues such as sustainability – economic, social and environmental. We have commissioned specialist surveys and reports and these are appended to the application.

Planning Policy Context

Our submission addresses the relevant planning policies from the Development Plan, together with the identification of particular surveys and reports that are required for the planning application, thus

- Topographic Survey
- Highways assessment
- Ecology Report
- Arboricultural Impact Assessment

Development Plan policies:

Strategic Policies

PS1

PS2

Specific Policies

GDP1 Development Objectives

GDP2 Community Infrastructure and Community Facilities

EC4 Hedgerows Trees and Woodland

EC6 Biodiversity Conservation

Local Planning Guidance Notes:

16 Parking

21 Space around Dwellings

24 Designing out Crime

27 Developer Contributions to Schools.

30 A Guide for Developers & Architects when Designing Residential Developments

PS1

Each proposed dwelling is sited within the settlement boundary.

PS 2

We believe the development will enhance the character and quality of the site.

PS 3

The development looks to complete a previously started development on the site.

PS 4

The pattern and character of the proposed development is suitable for the surrounding area, and the close links to public transport ensure the possibility of alternative methods of transport.

GDP 1

The design and layout of the proposed development will be complimentary to the surrounding area. We have orientated the dwellings in order to provide an East-West aspect and provide habitable rooms with both morning and evening light.

GDP 2

A developer contribution to schools will be agreed.

EC 4

The layout has avoided the loss of hedgerow, and minimised the amount of tree to be lost.

EC 6

Please refer to the report provided - SE568 H 01 Lane End, Penley Ecological Scoping

3. Design

16 Parking

Whilst the site is located close to town centre amenities, schools and services and with easy access to public transport, each plot is provided with two parking spaces.

21 Space Around Dwellings

Window to window distances exceed 22m in all cases, and window to gable distances exceed 13m. Each garden is above the 50sqm minimum area.

24 Designing Out Crime

We have consulted the Local Planning Guidance Design Checklist, in order to provide, for example; a mix of house types to make it more likely that somebody will be at home at most times of the day; provide unobstructed views of neighbouring properties without affecting privacy; and provide parking spaces overlooked by habitable rooms.

30 A Guide For Developers & Architects when Designing Residential Developments

As Architects, our natural design process begins with an appraisal of the site. We have also instructed specialist surveys such as ecology, in order to assist in this appraisal.

Our design solution has been reached from a consideration of the constraints and opportunities within the site, as well as contextual constraints provided by the surrounding area.

3g. Use

The site lies in the western residential area of Penley, on the A439, the principal road connecting Whitchurch and Overton on Dee. The surrounding development is mostly residential with the secondary school adjacent to the north.

There is a range of types and tenures to suit a variety of future occupiers, rather than all being on one type. The development will serve a cross section of the local community, from young families to older families and retired couples. This range of occupiers is entirely suited to the location.

4. Access

Access Statement

The policy adopted in relation to access is that the development should be accessible to all, and provide good access for service and emergency vehicles. The principal access is via a private shared surface road with a full-sized turning head leading to private drives.

A highways assessment has been undertaken which proves the existing junction is safe and the access road can easily accommodate the number of vehicle movements envisaged – see DTPC ‘J319 Lane End Penley Highway Transport Statement 3-11-2013a’.

