



DESIGN & ACCESS STATEMENT

Erection of detached dwelling
land adjoining Dean Cottage, Bronington

March 2010

Design & Planning Associates Limited
Belgrave House
15 Salop Road
Oswestry
SY11 2NR
Tel: 01691 659595
Fax: 01691 670263

1. Introduction

- 1.1 Mr D Lloyd is seeking outline planning permission for the erection of a Class 3 dwelling house and garage with some matters reserved.
- 1.2 Details of the proposed means of access, layout and scale are shown on the following drawing: site plans (drawing ref 1004/P01).

2. Design

(a) Development context

2.1 Physical

The application site extends to approximately 0.09 hectares and is located in the area known as The Chequer, Bronington.

- 2.2 The application site is land to the south west of Dean Cottage, presently forming part of a large garden. The photograph is taken from the southern corner of the plot, showing the extent of the land between Dean Cottage and the existing workshop.



- 2.3 There are a number of small trees within the application site and also some sheds and a workshop.



- 2.4 Dean Cottage forms part of a group of existing cottages, houses and bungalows fronting the A525 Wrexham to Whitchurch Road. The cottage sits in an area of land on the extreme north east boundary, with a large (20m long) rear garden. The land to the south west of the cottage is laid to lawn with 2 mature trees and a number of small trees. The application site is characterised by the mature hedge fronting the road and the mature trees in the front (north west) and side (south west) boundaries.



(b) Character of the proposed development

2.5 Layout

The position for the new dwelling is determined by the position of Dean Cottage, the mature trees and the adjacent boundaries.

2.6 The building line forms a transition between the frontage of Dean Cottage and the existing workshop (and the adjacent bungalow, "Willmore").

2.7 Access is from the existing vehicular entrance and will form a shared drive with Dean Cottage. This has the benefit of retaining the mature hedge line. The visual impact of the development will be minimal.

2.8 The provision of a shared drive will avoid any additional access onto the A525 and contribute to highway safety.





2.9 The finished floor level of the building will be consistent with Dean Cottage.

2.10 **Scale**

The scale of the development is in keeping with Dean Cottage and other new dwellings in the general neighbourhood.

2.11 Whilst the appearance of the new dwelling is to remain a “reserved matter”, the application is supported by an illustrative layout – drawing ref 1004/P02. This demonstrates that a family home of around 140m² can be adequately accommodated on the site.

2.12 Roof pitches would be consistent with those of Dean Cottage and overall heights of the new dwelling would not dominate or overshadow Dean Cottage.

2.13 **Appearance**

An assessment has been made of the local design context, both within the immediate environs and the greater area around Bronington.

- 2.14 The vernacular of the area is characterised by local stone, red brick and colour-washed render and brick with a predominance of natural slate to roofs.
- 2.15 The major influence on material selection is Dean Cottage and the attached dwellings, which consist of facing brick, render and colour-washed brick. Any of these finishes would be appropriate.
- 2.16 Although the appearance of the proposed dwelling is reserved for subsequent approval, a drawing has been submitted with the planning application for illustrative purposes only, which provides an indication of a building that reflects the local vernacular, with steeply pitched roof, gables and traditional chimney stack.
- 2.17 **Landscaping**
- The existing trees and hedgerow form an important feature along the frontage of the site, and their retention serves to preserve the character of this group of houses and reduces any impact the development might have on them and their setting.

(c) Environmental sustainability

- 2.18 **Landscape setting**
- The site lies within a row of dwellings running along the south side of the A525 toward the south west and north east, within a rural area dominated by damp improved pastureland boarded by scattered trees and occasional hedgerows.
- 2.19 The Wrexham Unitary Development Plan supports small-scale infill developments – the application site meets this criteria.

2.20 The scale of the dwelling proposed would be consistent with the neighbouring properties.

2.21 The development would have no harmful impact on the site, the surrounding countryside or its landscape.

2.22 Bio-diversity and the Local Environment

The application site itself is considered of little ecological interest.

2.23 A biodiversity information search has been carried out to identify records of protected species and designated conservation sites within a 1km radius of the proposed development.

2.24 An extended phase/habitat survey has been carried out by BC Ecology and is submitted in support of this application.

2.25 No sites designated for nature conservation or protected species should be affected by the works.

2.26 The recommendations for appropriate working practices and mitigated suggestions are included within the ecology report.

2.27 There is no major tree loss and the character of the site will not be adversely affected by the development.

2.28 a full tree survey and report has been undertaken and is submitted in support of this application.

2.29 It is intended to provide a sustainable Urban Drainage System (SUDS) for the site, providing soakaways for rainwater disposal and permeable finishes for the drive and car parking areas.

2.30 Movement to, from and within the site

Vehicular access to the site would be gained from the A525 via the existing access to Dean Cottage.

2.31 The access is positioned on the outside of a bend, giving good visibility in both directions.

2.32 A minimum of two parking spaces will be provided on site.

2.33 Sufficient space would be allowed to permit vehicles to turn on site and leave in forward gear.

2.34 Measures for carbon reduction

The new house will be designed to conform in all respects with current Building Regulations with the objective of reducing CO₂ output.

2.35 The southern facing roof slopes will be considered for the siting of solar panels to complement the main heating system.

2.36 The restriction on the site, e.g. tree roots, makes the use of ground source heat systems impracticable.

2.37 A SUDS drainage system has already been referred to and the use of water butts will further be considered.

2.38 Sustainable materials

Transportation is a major contribution to carbon impact on constructed materials. Where possible, the proposed building will seek to use locally sourced materials and materials which are formed from recycled base products.

2.39 Development plan policy

The Statutory Development Plan for the area within which the application site is located comprises the Wrexham Unitary Development Plan.

2.40 The application is submitted on the basis that it conforms with and is supported by Local Planning Guidance Note 13 – Housing in the Countryside – infill developments.

2.41 The application site falls within a group of dwellings in the countryside, which forms a clearly defined built frontage to the highway.

2.42 The proposal is for a single dwelling.

2.43 The proposed dwelling is a similar scale to those within the frontage group.

2.44 the proposed site is small and no wider or deeper than the adjoining gardens.

2.45 The curtilage does not extend beyond those of its neighbours.

2.46 The frontage line of the existing buildings is maintained.

2.47 The standards contained in Local Planning Guidance Note 21 – space around dwellings can be met.

2.48 **Precedents**

The Council has previously approved three dwellings along the A525 within the area in general; two of which are set well back from the main highway.

2.49 In the pre-application advice received on 20 October 2009, the Officer concerned commented:

"The area immediately surrounding the site is open and very rural in character. The land directly opposite is open and does not contain any development. It is not considered that this would be an appropriate infill plot as the frontage is not deemed to be well developed. The houses along this side of the road are sporadic with various sized gaps between groupings of dwellings. Furthermore, LPGN 13 indicates that dwellings set back from the highway within substantial gardens will not be regarded as constituting a built frontage, which this site appears to be.

I would advise you that the principle of erecting a dwelling in this location would not constitute infill and would not be considered acceptable."

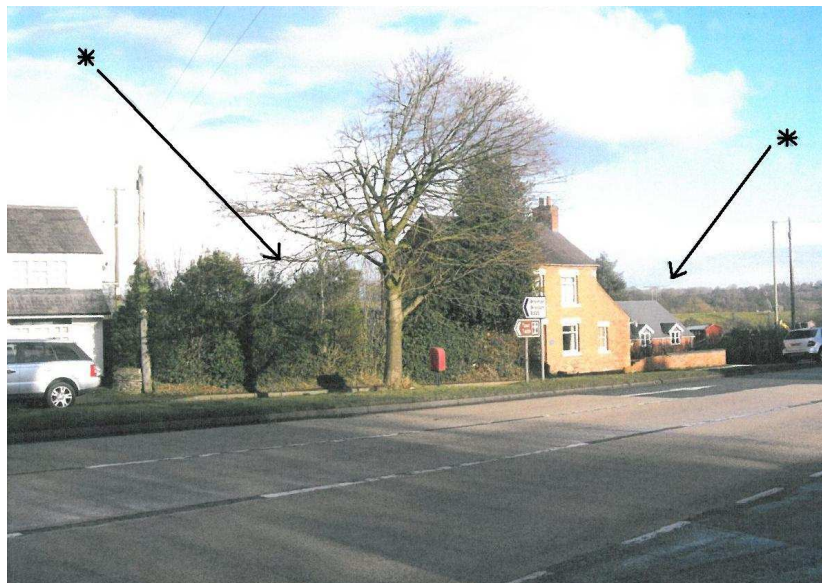
2.50 The sites that have been approved in the locality are not significantly different to the application site.



- 2.51 The proposed dwelling is set back from the road approximately 17m. Likewise, the new house constructed to the west of the site (see map showing recent approval and new houses in neighbourhood) is set back from the road approximately 17m.



- 2.52 The new house constructed at the junction of the Ellesmere Road and the A525 (east of the site) is set back a much greater distance from the highway than that proposed.



- 2.53 The area immediately surrounding the previously approved sites is open and very rural in character.
- 2.54 The land opposite the previously approved sites is open and does not contain any development.
- 2.55 The application site compares in every respect with the precedent set by the Local Authority in these sites within the locality.