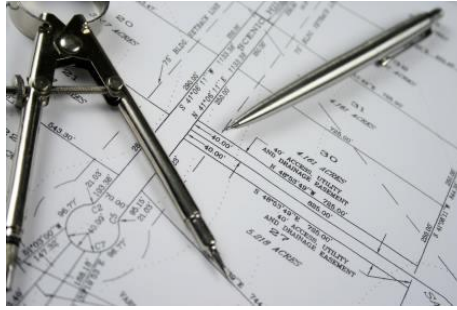




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**Town and Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004**

PLANNING APPLICATION

Support Statement

Prepared on behalf of
Mr Mark Owen-Jones

TO

WREXHAM COUNTY BOROUGH COUNCIL

In respect of

Conservation Area consent for external works, replacement gates and
the erection of a garage and porch

at

Park House, Castle Street, Holt, Wrexham. LL13 9YL

AGENTS REF: - 218/21/CA

1.0 INTRODUCTION

1.0 This planning statement relates to the existing detached dwelling known as Park House, which is located in a predominantly residential area in the village of Holt and within that settlement's development boundary. Park House is also within the Holt Conservation Area (CA) The following is a resumé of how this statement is set out and the issues it will bring forward:-

- **Site Description** – which describes the site and its surroundings showing that the proposal concerns a modest change to the existing residential development and provide vital off-street parking together with a visual improvement to the front of the property.
- **Planning policy** – an examination of National and Local policy demonstrating the proposals compliance with that policy.
- **Case for the Applicant** – which demonstrates that the proposal would be a modest addition to the area and would not impact character or appearance of the CA. It is also clear that there would be no harmful impact upon neighbouring resident's amenity, or to any other issue of material importance; the proposed development would be in keeping with the existing property and surrounding area.
- **Conclusions** – Brought together in the last section to demonstrate the strength of the Appellants' case.

1.1 Overall, it is clear that the proposal is a modest change that would allow the installation of a secure garage, wrought iron gates and a porch together with hard and soft landscaping.

1.2 The proposal would not have a harmful impact upon the character or appearance of the CA and indeed would enhance it overall. It would complement the area, which is a mix of residential, and commercial properties in a sustainable location. It would have a neutral impact on the character of the surrounding area and enhance the CA. It would not be harmful to the amenities of nearby residents nor will it undermine planning policy contained within the development as outlined in the following section.

2.0 SITE DESCRIPTION

- 2.0** This application concerns a proposal to make changes to the existing property Park House, Castle Street, Holt to provide a garage, porch hard and soft landscaping and replacement gates.
- 2.1** Park House is a detached property located within a well-established residential curtilage as shown in the location plan. The existing garden area will be maintained and enhanced together with the existing parking areas.
- 2.2** The group of buildings of which it is a part are predominantly residential in character, and typical of the area which is characterised by terraced and single dwellings orientated along the main and other roads.

3.0 PLANNING POLICY

- 3.0 There are a number of policies relevant to this proposal. These are examined below in order to demonstrate that the proposal fully complies with their requirements.

PLANNING POLICY WALES (PPW) 11TH ED. 2021

- 3.1 Fig 4 of PPW sets Key planning principles for planning within Wales, a number of which are relevant to this application:-

- *Growing our economy in a sustainable manner* The planning system should enable development which contributes to long term economic well-being, making the best use of existing infrastructure and planning for new supporting infrastructure and services.
- *Making best use of resources* - The efficient use of resources, including land, underpins sustainable development. The planning system has a vital role to play in making development resilient to climate change, decarbonising society and developing a circular economy for the benefit of both the built and natural environments and to contribute to the achievement of the well-being goals. The proximity principle must be applied to ensure problems are solved locally rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term.
- *Maximising environmental protection and limiting environmental impact* - Natural, historic and cultural assets must be protected, promoted, conserved and enhanced. Negative environmental impacts should be avoided in the wider public interest. This means acting in the long term to respect environmental limits and operating in an integrated way so that resources and/or assets are not irreversibly damaged or depleted. The polluter pays principle applies where pollution cannot be prevented and applying the precautionary principle ensures cost effective measures to prevent environmental damage.

- 3.2 The proposal would entirely accord with these requirements as it would:-

- Utilise a site that meets the definition of previously developed land and thus will assist in reducing the requirement/pressure for the development of Greenfield sites;
- Meet relevant sustainable building standards;
- Be located within walking and cycling distance of a range of facilities & services, and within short walking distance of the frequent bus services serving the area;
- Provide good quality accommodation.

- 3.3 The proposal would therefore meet the National Sustainable Placemaking Outcomes shown in Figure 5 of PPW.

- 3.4 Para. 3.51 is supportive of this application as it states that “previously developed (or Brownfield) land should, wherever possible, be used in preference to Greenfield sites”. Previously developed land (Brownfield) is defined in PPW as “that which is or was occupied by a permanent structure (excluding

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gareth.rennie@hafodplanningconsultants.co.uk

agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included.”

- 3.5** This application site falls within this definition as it relates to an existing property and a site that forms part of the curtilage of Park house. This clearly qualifies it as previously developed land and therefore suitable in principle for development.
- 3.6** The plans submitted with this application demonstrate that the proposal would be of a good quality design and would be suited to its setting, and that it will meet the relevant requirements on design set out in section 3 of PPW.
- 3.7** The proposal will also comply with Section 3.7 as care has been taken in the design of the scheme to reduce its environmental impact and carbon emissions through careful design choices and specification.
- 3.8** The proposal also accords with the aims expressed in Chapter 6 of PPW as it has ensured that the biodiversity and landscape value of the area is protected, and that suitable measures would be put in place to mitigate the impact of the development upon the site.
- 3.9** Overall the proposal will fulfil the objectives of PPW as it:-
- Will not affect the site’s accessibility via non-car modes of transport;
 - Suitably designed in terms of the ‘landscape’ around the development as it will retain the existing arrangements and as such will not impact upon the points outlined;
 - Would be a high quality/well designed, safe and attractive development, and would be an improvement from the existing development on the site in several respects;
 - It will make the most efficient use of available land within the area;
 - Would utilise the site at an appropriate density, which would make the most efficient use of the site, and would be suited to its location;
 - It would take all reasonable steps to reduce the building’s carbon emissions and use of fossil fuel sources;
 - Has been designed to provide accessible and barrier free accommodation.
- 3.10** The proposal will also ensure that the areas’ character and amenity are not damaged and there will not be a serious loss of privacy or overshadowing of neighbouring dwellings, whilst also maintaining the site at a suitable density.

WREXHAM UNITARY DEVELOPMENT PLAN (UDP) (1996-2011)

- 3.11** The UDP was adopted by the Authority in 2005 and it remains the development plan for the area despite the preparation and deposit of a Local Development Plan following the conclusion of the Inspector’s examination. As such it now forms the adopted development plan under which this application must be considered,

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3.12 Policy GDP1 says 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.*

3.13 The proposal complies with these criteria where they are relevant. The domestic appearance and scale of the existing property is to be maintained. It will allow the adaptation and re-development of this well-established curtilage.

3.14 The development will utilise a previously developed site; will have a neutral impact upon Welsh language usage due to its modest scale. It will not impact upon built & historic environment assets and will have a minimal and acceptable affect upon the natural environment, biodiversity, and landscapes due to the nature of the site and its setting.

3.15 The proposal will have a minimal & acceptable effect upon local resources, will not create pollution, and suitable water conservation measures will be incorporated within the scheme. The site is not subject to flood risk and will not increase the risk elsewhere. This proposal

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5

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will be suited to the site, will be accessible, and will provide a secure development that will reduce opportunities for crime;

- 3.16** Policy EC7 of the UDP says that *“within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings”*
- 3.17** The Holt Conservation Area was designated in August 1975 and its boundary amended and enlarged in March 1999. The Holt Conservation Area Assessment was adopted in November 1990. The Holt article 4(2) direction came into effect in October 2000.
- 3.18** The Conservation Area covers most of the settlement taking in the medieval core of the village as well as extending outwards along the main routes into the village centre. The Character Assessment and Management Plan document for this conservation area has not been completed and the Council state that it will be added once it has been updated in line with Welsh Language Standards and accessibility standards.
- 3.19** The Conservation Area (CA) is, however characterised by brick built terraced and detached houses with front gardens separated from the road by walls and railings together with wrought iron gates. There is a high degree of consistency in the colour palette and palette of materials.
- 3.20** The proposed changes will reflect the materials used in the existing curtilage of the house, painted walls and doors will match the existing and reflect the overall character and appearance of the CA. The replacement gates together with the proposed hard landscaping will enhance the appearance of the CA and introduce a better degree of consistency with Park House’s surroundings.

Conclusion

- 3.21** Overall, the proposal would be a suitable and high-quality scheme on the site that would be of a quality design and appearance, high standard of management, and which will be consistent with the character and appearance of the CA and serve to enhance its overall qualities . The proposal has been designed with considerable care taken to ensure that it respects the locality and the wider landscape. There would also be no harm to highway safety, general or residential amenities, or the ecological and biodiversity value of the site.

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4.0 THE PROPOSALS

- 4.0 The proposals in this case include for the introduction of hard and soft landscaping in the existing front garden of the property., the replacement of existing wooden gates with wrought iron gates. The erection of a small garage to the side of the building and the erection of an open porch above the front door. The photos below show the existing frontage of Park House.



Park House from west



Park House from north west

- 4.1 The hard landscaping will create a more formal parking area and the soft landscaping will help screen the parking and soften the interface between the private and public realms whilst increasing privacy. It will be consistent with the overall character of the CA and the wider village setting.
- 4.2 The existing wooden gates are somewhat anomalous within the CA as the majority of gates, railings and gated driveways in the CA utilise wrought iron. The following photos show the prevalence of this type of gate and their use.

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- 4.3 The proposed gates will be of a consistent style and utilise a consistent use of materials. Indeed, they are of a design and manufacturer that has already been utilised in adjacent properties.
- 4.4 The proposed garage will be free standing, of modest proportions and occupy a position to the side of the property. It will be set back from the front of Park House and will be discrete addition to the frontage, consistent with adjacent properties and the CA overall. It will also reduce the amount of parking within the revised front garden reducing the visual impact of vehicles on the CA.
- 4.5 The access onto the highway will not change and the installation of the garage and wrought iron gates will not change the overall relationship between the property and the adjacent highway.
- 4.6 An appropriate colour palette for the garage will reflect the colours used in the painted render of the house and the use of materials will blend with the existing property and the wider CA. Garages both integral and separate are an existing feature within proposed garage will reflect this as shown in the following photographs



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- 4.7 Park House has easy access by foot, to the village centre which has a number of services and amenities. There is access to a bus stops near the proposed development site and also nearby bus stops on the High Street. This provides good access by public transport to Wrexham and areas further afield. The proposed development will provide safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car.
- 4.8 The site will have adequate private amenity space typical of this urban environment. A clear separation of public and private space has also been created. There is a clearly defined front and back providing better security and privacy, animating the public realm and helping people orientate themselves.
- 4.9 The proposed layout demonstrates the proposed use can be adequately provided within the site, whilst respecting required standards including residential amenity, together with the required infrastructure and landscaping.
- 4.10 Overall, the proposals will both conserve and enhance the character and appearance the Holt Conservation Area

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5.0 CONCLUSIONS

5.0 The following conclusions can be drawn from the sections above:-

- ☑ The proposal is a relatively modest change to a well-established, residential frontage within the development boundary of Holt and within the Holt Conservation Area.
- ☑ It would be consistent with the character and appearance of the surrounding area and would reflect the overall pattern of development.
- ☑ It would provide a secure and appropriate garden and parking area.
- ☑ It would not harm the living conditions of nearby residents or the general amenity of the area.
- ☑ The proposed development accords with the key principles of Planning Policy Wales, and local policies in the Unitary Development Plan.

5.1 To conclude, the proposal would not undermine the Council's policies designed to control development. And sufficient safeguards could exist within conditions to maintain the use and role of the dwelling. The balance of issues, therefore, falls firmly in favour of the proposed development and as such it is considered that there are no overriding reasons why planning permission for the proposed development should be withheld.

Gareth A. Rennie
BSc(Hons) Dip TP

4th May 2020

Hafod Planning Consultants