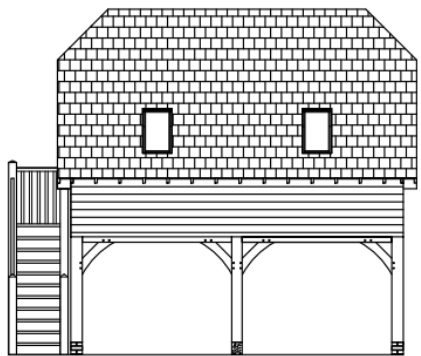


Peter
Richards
& Co.



Front

DESIGN & ACCESS STATEMENT

AND PLANNING REPORT

CONSTRUCTION OF DOUBLE CARPORT AND FIRST FLOOR FLEXIBLE DOMESTIC SPACE AT
LODGE COTTAGE, DRURY LANE, TYBROUGHTON, WHITCHURCH, SY13 3BE

OVERVIEW

DETAILS

APPLICANT	Mrs S Goodall
DATE	March 2021
SITE	Lodge Cottage, Drury Lane, Tyboughton, Whitchurch, SY13 3BE
PROJECT	Construction of a two story double garage and annex facility.
PREPARED BY	Peter Richards MRICS

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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mrs Goodall to seek planning permission for the construction of a double timber framed double garage, utilising the first floor space as a domestic annex.

This statement provides background information on the applicant's proposal, and how it is in accordance with both national and local planning policies. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

BACKGROUND & JUSTIFICATION

The applicant and her family reside at Lodge Cottage as their principle private residence and have modernised and improved it since moving there.

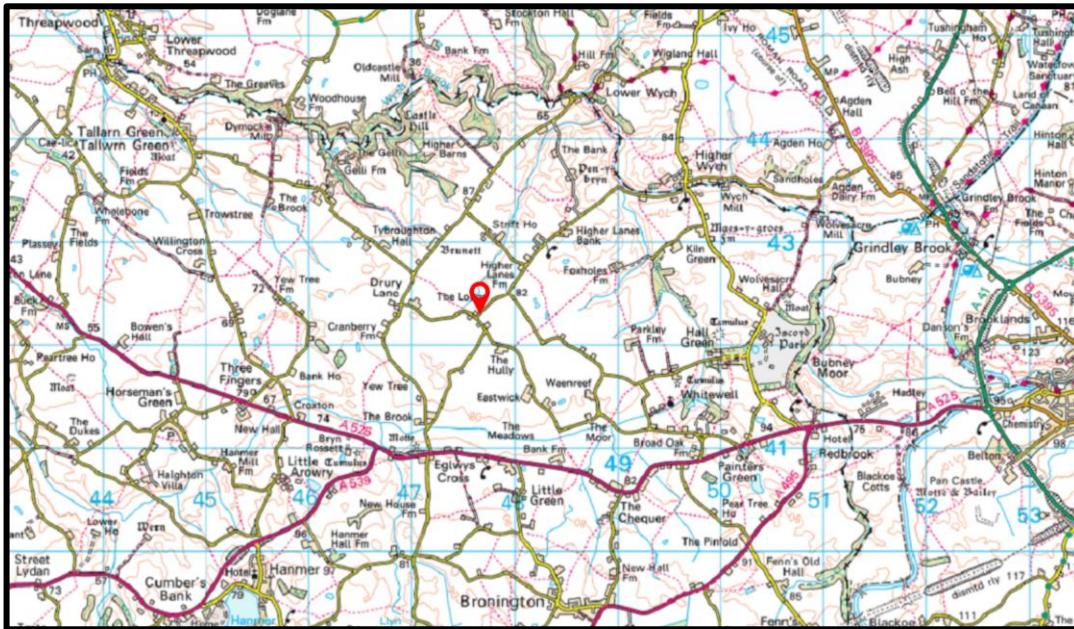
There is a requirement for a garage / carport and it is intended to build an oak framed garage. In addition, it is the intention to use the first floor space for flexible domestic space; either residential annex or home working.

The applicant unfortunately recently suffered a severe head injury and is now requires additional care and support. Mrs Goodall's sister has been a fantastic support and increasingly performing the role of carer, as such one of the uses for the first floor space above the garage is for domestic annex accommodation for a family member.

2.THE SITE & CONTEXT

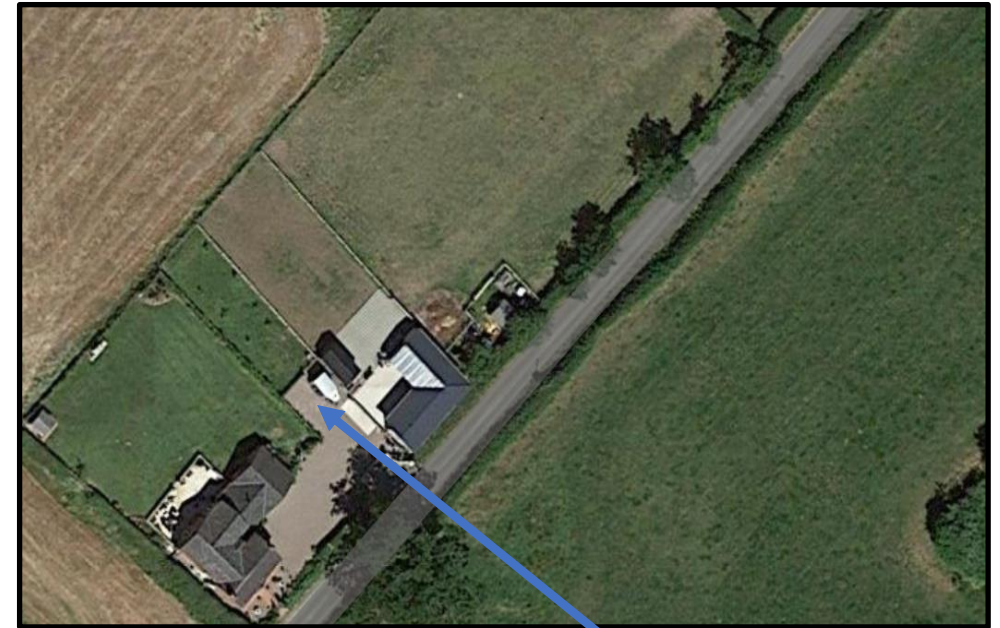
SITE LOCATION

The proposed site is located in the settlement of Tyboughton, which is to the east of Whitchurch



SITE LAYOUT

Proposed garage will be sited on an existing area of hardstanding, situated between Lodge Cottage and associated stable block.



3.THE PROPOSED DEVELOPMENT

THE PROPOSAL

The proposal will see the construction of a modest double oak framed car port, with first floor space accessed by an external staircase.

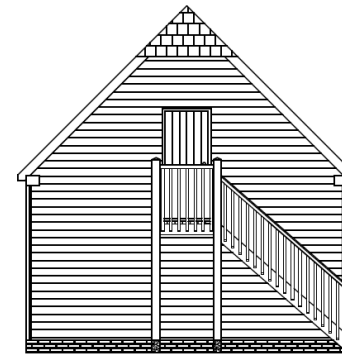
THE DEVELOPMENT

Structure will measure;

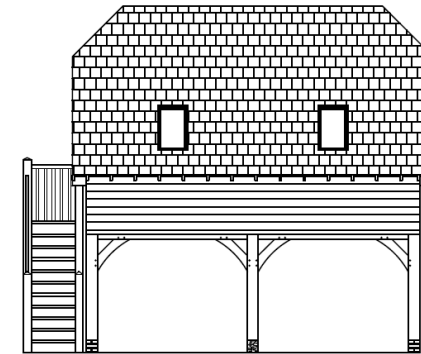
6m long x 6.2m wide

3.2m eaves height

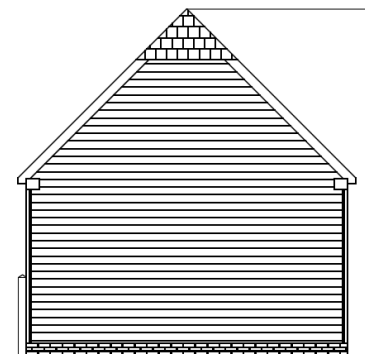
6.45m ridge height



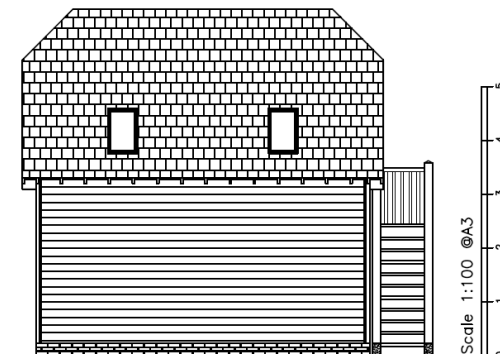
Left side



Front



Right Side



Back

4. PLANNING POLICY CONTEXT

CONTEXT

Planning Policy Wales - Edition 10 (PPW) sets out the land use planning policies of the Welsh Government.

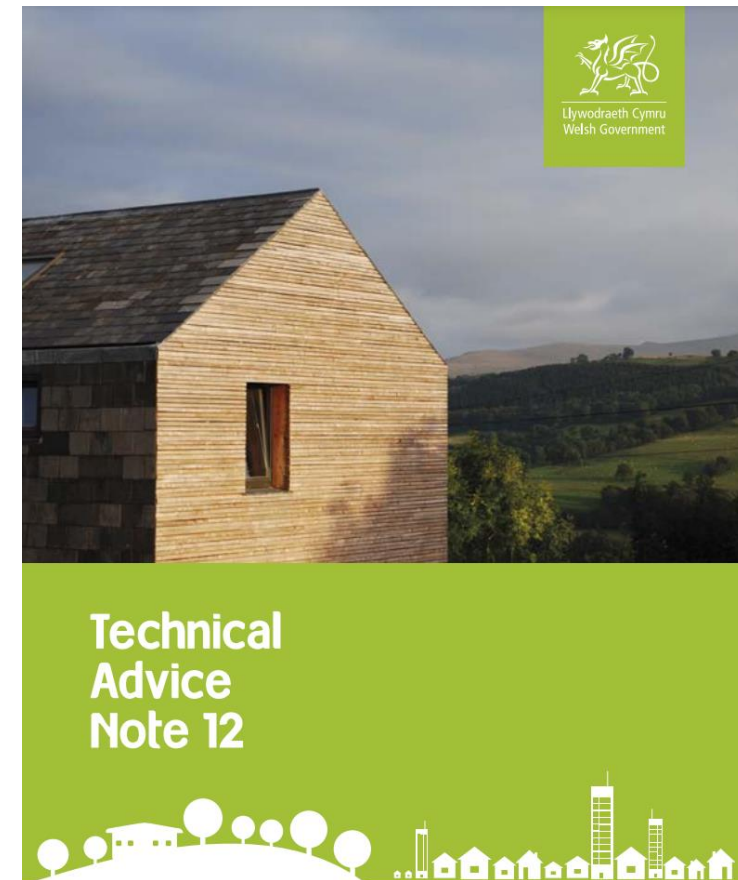
It is supplemented by a series of Technical Advice Notes (TANs).

The most relevant TAN's are;

- TAN 12 – Design
- TAN 6 – Planning for Sustainable Rural Communities

LOCAL PLAN

The Local Development Plan (LDP) for the application site, located in Wrexham's County Borough Councils jurisdiction, is close to being fully adopted and will replace the current Unitary Development Plan (UDP).



Design
March 2016

5. PLANNING APPRAISAL

The Welsh National Guidance is detailed under Planning Policy Wales 10th Edition; the main aim of this policy for applications such as this is the focus that 'good design is fundamental to create sustainable places where they want to live, work and socialise'.

TAN Note 12 Design | Supports developments that are well designed, creating a sustainable developments.

TAN Note 6 Planning for Sustainable Rural Communities | Looks to protect and enhances the countryside and open spaces, ensuring that development are sensitive to the open countryside.

The relevant policies of the Wrexham's UDP are considered to be;

Policy 4 General Development Principles Policy GDP1 | Looks to ensure 'built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site'

6. MATERIAL CONSIDERATIONS

VISUAL IMPACT

The proposed development is a 1.5 storey timber framed garage with first floor space which will be used for flexible domestic space; living accommodation or home working.

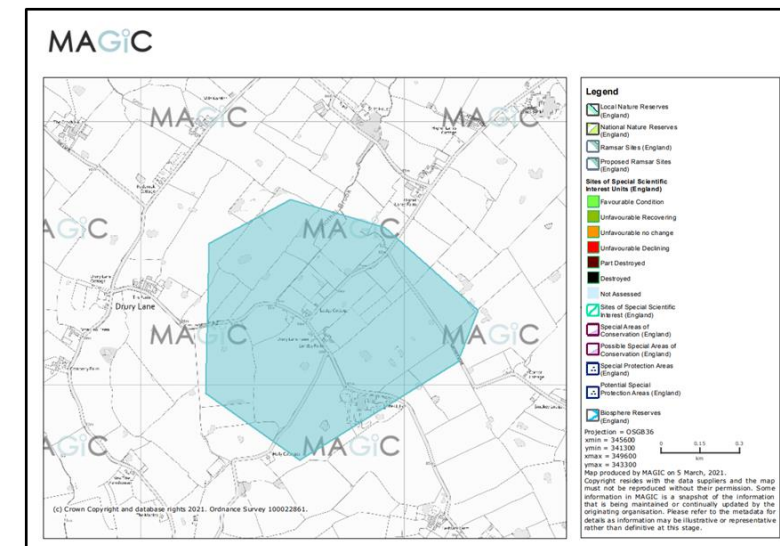
Due to the nature of the materials used and the proposed location it's not foreseen that this particular development will have any adverse visual impacts on the surrounding area

ACCESS

The proposal will see no alterations to the existing access provisions from the public highway. The development is thought to improve the parking provisions with the addition of two sheltered car ports. To confirm the development will not affect the area for the turning of vehicles.

BIODIVERSITY

We can confirm that there are three water bodies within 250m of the subject site, however its not foreseen that this development will have any adverse effects on the biodiversity of the local area; the ground works required are modest and can be completed quickly .



The extract of The Magic Map on the right outlines the designations within the area.

7. CONCLUSION

CONCLUSION

This application seeks to gain permission for the construction of a two storey timber framed double garage with a first floor space to be used for domestic purposes.

The applicant has carefully situated and designed the proposed building to ensure it reflects Lodge Cottage and its surrounds, in turn it is respectfully requested that this application is determined positively.

PETER RICHARDS & CO. PROPERTY CONSULTING

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Richards
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