

DESIGN AND ACCESS STATEMENT

Proposed Erection of a
Detached Dwelling on land at

20, SMITHY ROAD
COEDPOETH
WREXHAM
LL11 3NS

For

Mrs J. JONES



D S Jones & Co.

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1.0 INTRODUCTION.

1.1

This Design and Access Statement has been prepared in support of an application for full planning permission for the erection of a detached dwelling on land to the side of 20, Smithy Road, Coedpoeth together with access from the existing shared private drive which provides pedestrian and vehicular access to the applicant's current property.

1.2

This statement meets the statutory requirements of Article 7 of the Town and Country Planning (Development Management Procedure)(Wales) Order ("the DMPWO") 2012, as amended by Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1.3

This Design and Access Statement provides an analysis of the application site and sets out the principles that have been established and that have guided and informed the design.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.1

The application site comprises part of the private garden / amenity space serving No. 20, Smithy Road and has over recent years, become surplus to requirements. The application site is separated from the main garden area by an existing stone wall which it is proposed to demolish as part of the development.

2.2

The application site comprises an area of unused garden / grassland and is bordered from existing properties to the south and west by means of a combination of existing timber screen fences and concrete panelled screen walls.

2.3

The application is located within the settlement boundary of Coedpoeth as defined by the adopted Unitary Development Plan and in an area which is predominantly residential in nature, is sustainably located and well served by a range of amenities.

3.0 **THE PROPOSAL.**

3.1

The proposal is to erect a modest detached, 2-bedroomed dwelling together with the widening of the existing vehicular access serving No. 20 from the Shared Private Roadway in order to create additional access to 2No. car spaces to serve the proposed dwelling.

3.2

As part of the works, the existing stone wall which separates the application site from the remainder of the private garden of the Applicant's home will be demolished and replaced on a different alignment with a small retaining wall which is to be topped with a new, timber screen fence. This will define the site and provide privacy between the new dwelling and the south facing private garden serving No. 20.

4.0 **PLANNING POLICY CONTEXT.**

4.1

The site was the subject of an application for outline planning permission for the erection of a dwelling and the creation of a new access on to Smithy Road back in 1991 under LPA reference NO. 6/18812 but this application was refused because of –

- a) The substandard nature of the proposed new access;

- b) Lack of turning and parking facilities;
- c) The restricted dimensions of the site and the relationship of the proposed dwelling with adjoining properties.

A further application was prepared and submitted in August 1997 under LPA reference No. CB01546 and this application sought to address the reasons for refusal of the previous application referred to. The subsequent application was also refused. The LPA accepted that a satisfactory access was available together with adequate parking and turning provision but concluded that the proposed dwellings as designed would represent an over-intensive use of the land which would be out of keeping with and detrimental to the visual amenities of the neighbourhood and the occupants of the adjoining dwellings.

4.2

In the appeal against this later refusal of planning permission, the Inspector determined that the proposed dwelling was sited in such a way *“that it would not interfere with the amenities of their occupiers.”* Furthermore, he also concluded that *“there would be no overlooking of adjoining properties.”* On the matter of overshadowing, the Inspector stated that he did *“not consider that this aspect of the proposal would have a major impact.”* Finally in terms of the positive aspects of the proposed development, the Inspector concluded that *“the proposed would not have a material impact on the living conditions of (adjoining) occupiers.”*

4.3

In dismissing the appeal, the Inspector merely concluded that *“the congested appearance of the dwelling and the adverse effect that this would have on the visual character of the area, however, I conclude that the proposal is unacceptable.”* In responding to this singular concern with the previous proposal, the design which is proposed as part of this application, utilizes a larger plot area by removing the existing stone wall which bisects the applicant’s property and aligning the plot more closely and more pleasingly with the existing property at No. 20. The post-development private garden area available to No. 20 can be shown to amount to a substantial area of 298

square metres whilst providing private amenity space of 192 square metres to the proposed dwelling. It is contended therefore, that the proposals which form part of this application for planning permission, clearly represent a modest building within a relatively substantial plot which cannot possibly be viewed as congested or over-developed.

4.4

Whilst the above set out how the applicant considers that problems with previous proposals have been addressed, it is also pertinent to consider the proposals against current, adopted local planning policy. Firstly, the application site is located inside the settlement boundary of Coedpoeth as defined in the adopted UDP where the principle of development is generally supported subject to compliance with other development policies and supplementary planning guidance. Strategic Adopted Local Planning Policies PS1, PS2 and PS4 of the UDP are relevant to the proposals as is Policy GDP1.

4.5

Policy PS1 states that new development for housing etc will be directed to *“within defined settlement limits”*.

4.6

Policy PS2 states that *“Development must not materially detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment”*. As explained in paragraph 4.3 above, the site area / boundaries have been selected and the proposals designed in order that the scale of development closely resembles other existing built development nearby and so the proposals can be shown to contribute positively to the character of the area and the quality of the natural and built environment.

4.7

Policy PS4 states that *“Development should maintain the existing settlement pattern and character and... help to reduce the overall need to travel and encourage the use of alternatives to the car.”* The proposed development will

provide much needed residential accommodation in a highly sustainable location with easy access to public transport and an extensive range of local amenities.

4.8

The proposed development can be shown to be in compliance with the aims and objectives of UDP Policy GDP1 which requires 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

4.9

The proposed development will occupy an unused area of garden in a plot size which reflects other existing built development locally. It will remove an area of land which has become a burden to the applicant and which requires extensive maintenance in order to preserve the character of the area and appropriate levels of amenity for adjoin occupiers.

4.10

The building is sustainably located in a position which has easy access to public transport provision, walking and cycling routes and extensive local amenities.

4.11

The construction of a dwelling in this location can be undertaken without any negative impact upon the amenity of adjacent neighbours and other nearby residents as evidenced by the comments of the Inspector who determined the 1998 appeal. Statutory services are all available adjacent to the site and can be provided without cost to the public purse.

4.12

The development of the site will not result in the loss of habitat or ecologically valuable land and the site is not within an area prone to flooding. The development represents sustainable development in accordance with the aims and objectives of this particular planning policy.

4.10

In terms of planning policy, it has been shown that the development of the application site by the erection of a modest dwelling as designed and proposed is in compliance with adopted local planning policy and supplementary planning guidance.

5.0 **DESIGN**

5.1

Good design is an all embracing concept. This statement considers the essence of good design in response to the following factors :-

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

The above objectives are key to good design, to the understanding of and response to context and should form the basis of any scheme and design statement.

5.2 **Use and Amount.**

The proposed development will provide a new dwelling of 1.5 storey construction within a plot which amounts to 0.04 of a Hectare or 0.1 of an Acre. This equates to a density of development of 25/Ha or 10/acre which is a relatively low density but which is appropriate in this location having regard to the general character of the existing and established built development locally.

5.3 **Layout.**

The application site comprises the an area of unused garden to the west of

the existing dwelling and which enjoys vehicular and pedestrian access by means of the approximately 5 metre wide shared private drive which is owned as part of the curtilage of the property known as “The Forge” and over which No’s. 19 and 20, Smithy Road together with the property located adjacent to The Forge have established legal rights of way. Whilst rights of way are not strictly speaking a planning matter, evidence of these rights can be provided to this end by reference to the Title Register of The Forge, No. WA668667 if necessary. From the access via the shared private drive, the proposed dwelling will be aligned with No. 20 in such a way that the proposed dwelling will assimilate successfully in to it’s setting in between No. 20 and The Forge.

5.4 Scale.

The proposed development represents a modest dwelling within an appropriately sized and oriented plot which will reflect the scale of existing built development in the nearby vicinity and wider local area.

5.5 Landscaping.

It is proposed to provide hard paved patio areas to the south and western sides of the proposed dwelling which will be supplemented by the creation of lawns which will in turn be punctuated by the planting of native species of trees in order to soften the appearance of the development and improve screening between the new dwelling and existing adjoining properties.

5.6 Appearance.

As outlined above, the proposed dwelling will be modest in footprint and will be 1.5 storeys in height where rooflights will be utilized in to minimize overlooking save for a dormer window to the western side of the north facing elevation in a position which does not impact upon the amenity of adjoining occupiers. The building will be finished in a rendered coating with stone detailing above and below openings in order to accentuate a traditional overall appearance. Roof coverings will comprise dark interlocking roofing tiles to match adjoining properties. Designed in this way, the proposed dwelling will assimilate seamlessly in to it’s surroundings and will contribute positively to

the character and appearance of the built and natural environment in this location.

6.0 ACCESSIBILITY AND MOVEMENT.

6.1

Local planning policy requires that development sites are located in areas with good public transport provision. The site is located close to the A525 Ruthin Road close to bus stops on the eastern and western carriageways which gives direct and easy access to the centre of Wrexham to the east. The B5425 links to the dual carriageway and motorway network via the A483 Wrexham Bypass a short distance away. The site is therefore in an extremely accessible and sustainable location with good access to public transport facilities as it stands although it is noted that until recently, Smithy Road was actually on a bus route with stops being located immediately adjacent to the application site.

6.2

The new dwelling will be designed to comply with the relevant requirements of Part M of the Building Regulations and in accordance with LPGN No.12 in terms of access for all. The proposed development will include :-

- level access at the main house entrance, with paving from the existing pedestrian footway ramped to overcome any change in level;
- the main entrance door to the dwelling will have a level threshold and a minimum clear opening width of 800mm;
- all apertures, space for wheelchair approach, door handle height and thresholds designed and provided in accordance with Part M of the Building Regulations.

6.0 SUMMARY AND CONCLUSION.

In summary, the proposed development identified as part of this application for planning permission has striven to achieve the following aims and objectives :-

- Provide much needed residential accommodation within a highly sustainable location within the settlement boundary of the village of Coedpoeth.
- Maintain the character and form of the existing built development in the area generally in order to successfully assimilate the proposed development in to the surroundings.
- Provide a development which achieves the aims and objectives of adopted UDP policies for this type of residential development.

In conclusion, this Design and Access Statement has demonstrated that the proposals are in accordance with adopted local planning policy and supplementary planning guidance for the erection of new dwellings located inside settlement limits.

In consideration of the above and the other information provided as part of the application, officers are respectfully requested to view these proposals favourably and resolve to grant planning permission.

D.S. Jones & Co. May 2021.

For and on behalf of Mrs J. Jones.