

DESIGN AND ACCESS STATEMENT AND PLANNING REPORT

DEMOLITION OF EXISTING DOMESTIC OUTBUILDING AND ERECTION OF NEW
DOUBLE GARAGE WITH HOME OFFICE / GYM AND STORAGE, INCLUDING
ALTERATION OF ACCESS AND CHANGE OF USE OF LAND TO DOMESTIC
CURTILAGE

AT CORNER COTTAGE, SMOKEY LANE, TYBROUGHTON, WREXHAM, SY13 3BH



APPLICANT: MR & MRS R BEBBINGTON

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1.0 INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Robert and Christina Bebbington to submit a detailed planning application for the erection of a replacement outbuilding affording a domestic garage with associated home office and gym.

In addition, the applicant is looking to amend the access arrangements to the property, utilising an existing access, closing the existing access and seeking consent to change the use of a section of the adjacent land, bringing within the curtilage of the property.

This statement provides background information on the applicants need, and how this will benefit the local area. Furthermore, the report will outline how the proposal 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.

1.2 BACKGROUND AND JUSTIFICATION

Robert and Christina have resided at Corner Cottage for a number of years having renovated and extended the property to make it a functional family home for themselves and their children. Christina's family have resided in the area for 4 generations.

The applicants both work locally and run successful businesses however, it has become evident that they are both working from home a lot more, primarily to work around their children as well as due to the COVID-19 pandemic. The current office in the dwelling is small does not provide sufficient office space for both Robert and Christina's businesses and does not have sufficient storage for dead-filed paperwork and other associated ancillary equipment.

The property currently does not have a formal garage and the current domestic outbuilding is not suitable to provide a secure home office and is not large enough to hold a car. As it is not considered viable to repair and extend the existing outbuilding a proposed replacement building is proposed.

2.0 THE SITE AND CONTEXT

The proposed site is located within the domestic curtilage of Corner Cottage, Tybroughton;

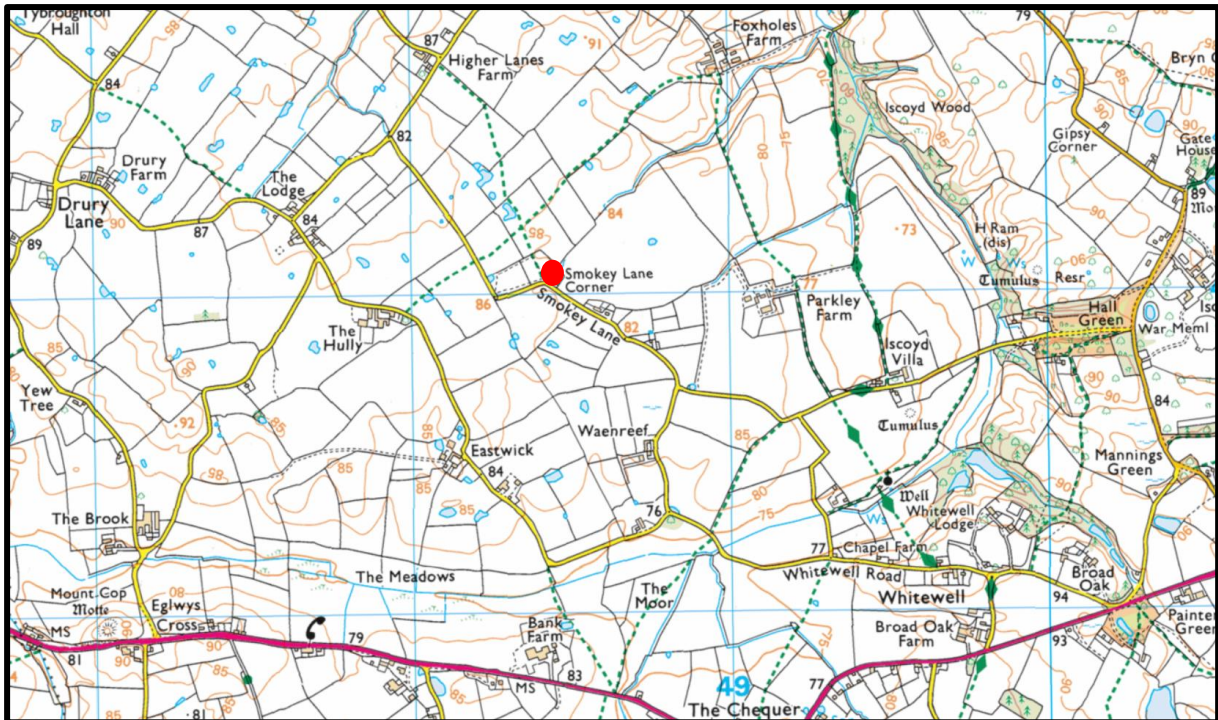


Figure 1: OS Context Plan

An aerial image of the site is shown below, please note the applicants have recently acquired a parcel of land to the south east of the property, where the subject building will be sited.



Figure 2: Aerial Image

3.0 THE PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

The proposal is to demolish the existing outbuilding and erect a double garage with home office, home gym and associated storage.

3.2 THE DEVELOPMENT

The proposed development looks to erect a modest garage building with a first floor to provide office and storage space.

The proposed garage is to brick with sections of wooding cladding and glazing. It is considered that this design complements the style and form of the existing property and the associated stable block, located to the north east of Corner Cottage.



Figure 3: Annotated images of development on site

Figure 4: Annotated Plan and Image of Site Changes

4.0 PLANNING POLICY CONTEXT

4.1 CONTEXT

Planning Policy Wales - Edition 10 - Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs).

4.2 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).

4.3 OTHER GUIDANCE

The Wrexham Local Planning Guidance Notes provide guidance in respect of development in the countryside and conversion of traditional barns.

All relevant policies under this guidance material is detailed within Section 5.

5.0 PLANNING APPRAISAL

5.1 NATIONAL GUIDANCE

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'. Paragraph 5.65 states that "Local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications." The applicants run businesses locally within 5 miles, employing a number of people locally so it is important that they have sufficient home office space and associated storage.

Key planning policy from the **UDP** which is relevant to this project includes;

- *GDP1 – Development Objective*

Ensure that development in terms of scale, design material and landscaping complement the setting of the area

Make use of best design techniques

Ensure safe and convenient access

Does not cause adverse harm with flooding and/or natural environment

- *PS2 – Development and the environment*

Development must not detrimentally affect the character of the countryside

- *T8 – Parking*

Provide sufficient car parking spaces on site

- *EC4 & EC6 - Biodiversity conservation, trees woodland and hedgerows.*

Development should provide conservation and management of hedgerows, woodland and should not cause loss or harm.

Measures to enhance biodiversity shall be supported

Local Planning Guidance Note 14 (Garden Extensions) suggests that garden extensions will be permitted where they can show that the extension will allow for an improved access and parking area.

It is considered that the proposed development meets with objectives from **TAN 12** and **Local Guidance Note 30** both of which relate to design.

5.2 PLANNING HISTORY

A summary of the planning history for Corner Cottage is below and all applications have been approved;

- **P/2017/0945** – Erection of stable block and storage and construction of new access (partly retrospective)
- **P/2014/0471** – Amendments to previously approved planning application Code No. P/2013/0208 to change appearance and design of extension
- **P/2013/0208** – Two Storey Extension including provision of new access and incorporation of land into residential curtilage

6.0 MATERIAL CONSIDERATIONS

6.1 ACCESS

The applicants are proposing to reconfigure an existing access at the edge of Corner Cottage, to provide a new driveway.

It is illustrated on the plans submitted that the proposed access affords visibility of 2.4m x 46.6m to the north east and 2.4m x 33m to the south west, which is considered appropriate given the rural and narrow nature of the road.

It is considered that the new access is a betterment than the existing access located on a sharp bend.

Gates will be located 6m off the road which is considered to be sufficient to allow a car to pull off the highway safely.

To confirm the existing access to the north -west will be closed up.

6.2 BIODIVERSITY

As no hedgerow needs to be removed as part of the proposed application the impact of the proposed development is not considered to have a negative impact on the habitats of protected species, so an ecology survey has not been provided. Please note, an ecology report was not required for the most recent planning application for the stable block.

The below magic map confirms there are no designations within the vicinity of the proposed site.

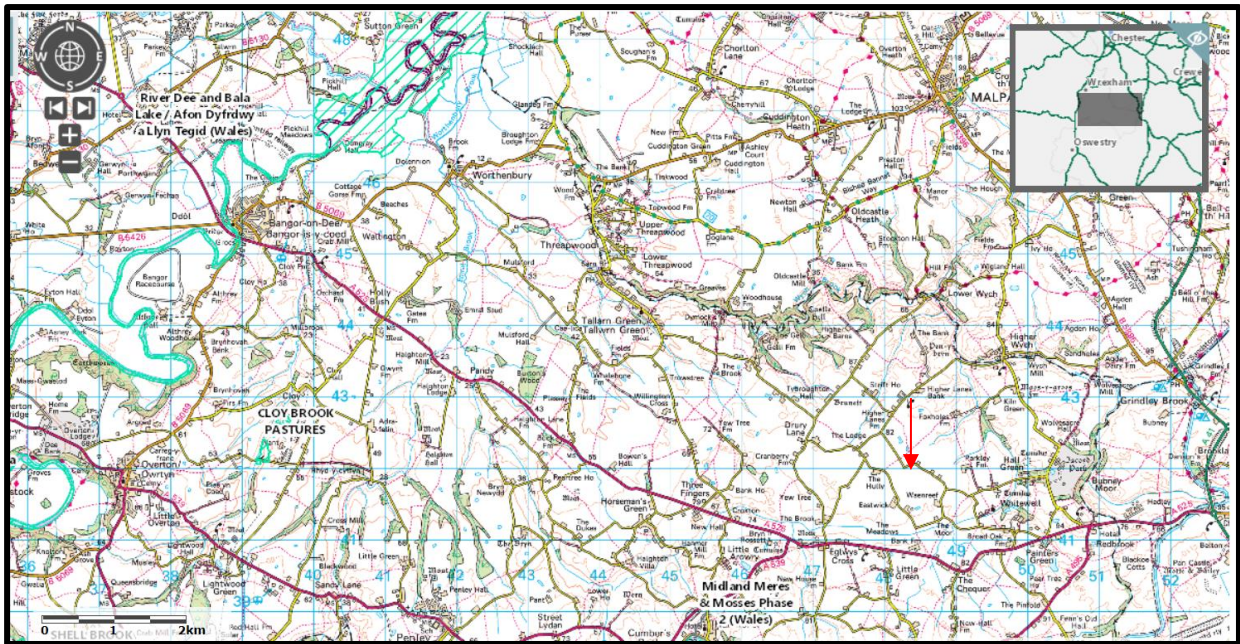


Figure 5: Magic Map

As discussed in section 6.6 no trees are to be removed.

It is acknowledged that the proposed development has two waterbodies within a short distance on the northern side of Smokey Lane, however it is understood that the waterbodies are not wet all year round and the site of the proposed outbuilding is a regularly mown area of grass, thus are likely to be suitable habitat for protected species.

The waterbodies located on the opposite side of the public highway are considered to be detached from the site and it considered that protected species are unlikely to cross the road to reach the subject site when there is good connectivity in the immediate vicinity. Aerial Imagery below suggests that the waterbody on the right dries up in the summer months.

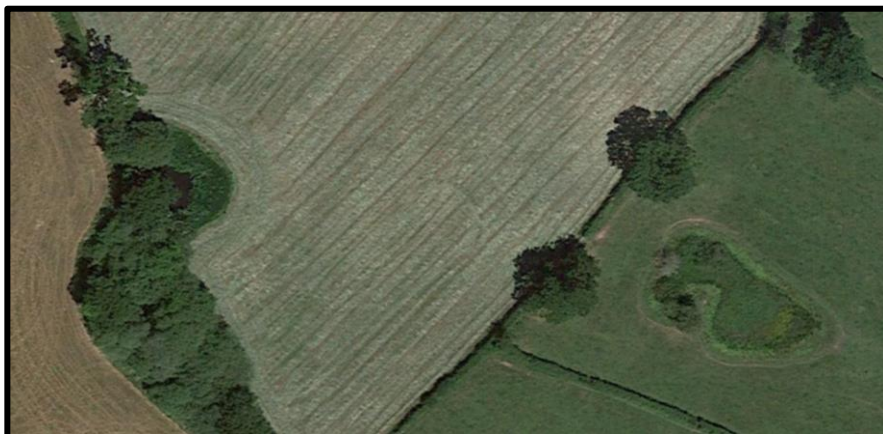


Figure 6: Waterbodies south of the site

The applicants are happy to adhere to Risk Avoidance Measures during construction such as storing materials off ground level and ensuring there are no exposed foundation trenches left exposed after the working day.

The proposed site also provides additional biodiversity enhancements including the planting of circa 12 new trees and shrubs along the driveway which will also aid the visual impact of the development and the existing drive will be grassed over and existing access closed up with native hedging.

6.3 HISTORIC ASSESSMENT

It is acknowledged that Corner Cottage and surrounding properties have some historic merit given the age of the original dwelling. However, given the alterations already made to Corner Cottage it is not considered that this proposed outbuilding will affect the historic setting of the property.

6.4 VISUAL IMPACT

The proposed garage is subservient to the existing dwelling, given it has a smaller footprint, height and position. The proposed building will be sited to the rear of the site on the same build line as the existing outbuilding. The proposed garage will be constructed from muted materials comparable to those on the stables at the property, which will not detract from Corner Cottage.

The applicants have proposed additional screening which is considered to screen the outbuilding as much as possible.

Photomontages are included within this application to illustrate the design and the impact of the proposed development.

6.5 DRAINAGE

If the applicants choose to include a w/c into the building, the foul drainage will outfall will connect into the existing package treatment plant that serves the dwelling. In addition, a suitably sized soakaway will cater for surface water from the proposed garage.

The plan below confirms that the site does not sit within an area of flood risk.

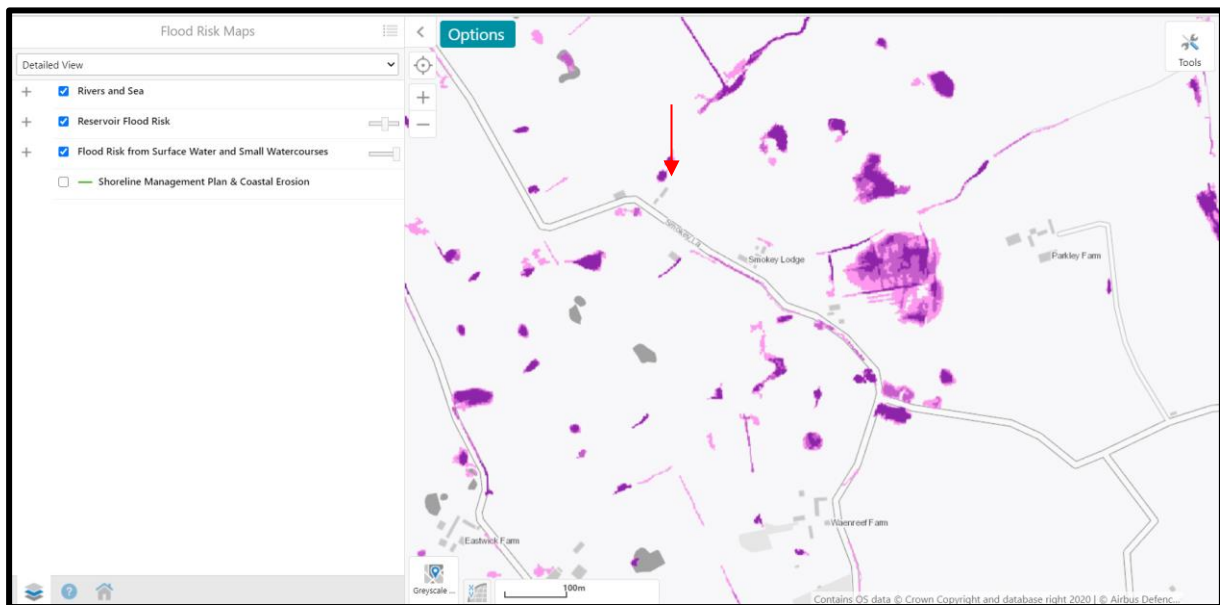


Figure 6: Natural Resource Wales Plan

6.7 ARBORICULTURAL

The below annotated imagery confirms that the proposed building will not cause the loss of any specimens and that the development is circa 9m from the edge of the canopy of the nearest trees.



Figure 7: Annotated Aerial Image (Illustrative and not to scale)

7.0 CONCLUSION

The applicants have designed an attractive and functional garage and office / storage building which caters for their needs and complements Corner Cottage. The information within this statement confirms that the development can be undertaken with no adverse impact upon the setting of Corner Cottage or Smokey Lane and will not cause adverse impacts upon the local ecology or drainage network.

It is hoped that information submitted alongside proposed plans allows the council to determine this application positively.