

**IN THE MATTER OF AN APPEAL
AGAINST THE DECISION
OF WREXHAM COUNCIL
TO REFUSE
TO GRANT FULL DETAILED PLANNING PERMISSION
FOR ERECTION OF A DETACHED DWELLING**

**STATEMENT OF CASE
DATED 25th March 2021**

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED) S78**

**PLANNING APPLICATION REF: P/2020/0597
LAND ADJACENT TO 1, WHITEOAKS, BRYMBO ROAD
BWLCHGWYN, WRXHAM. LL11 5UJ**

Agent: Mr Trevor Mennell
Trevor Mennell Planning

Introduction

This is the statement of Trevor Mennell (Planning and Architectural Consultant) on behalf of Mr Howard Pearson against the refusal of Planning Application Ref: P/2020/0597 by Wrexham County Borough Council.

Statement

The statement to avoid duplication will be supported by the details contained within the Design and Access Statement. The grounds of the appeal will be documented relative to only the reasons for refusal and why it is considered that planning permission should be granted.

Planning Application

The planning application ref: P/2020/0597 submitted to Wrexham Council was refused on 24th November 2020 for the following reasons:-

Reasons for Refusal

- 1. Due to the size, shape and relationship with the surrounding street scene, the erection of a dwelling on this land would be overdevelopment of the site. The dwelling would appear cramped and would have a detrimental impact upon the appearance of the locality contrary to Policies H2 and GDP1(a) of the Wrexham Unitary Development Plan.*

During the process of the planning application the following consultee comments were made:

- Highway Safety – Acceptable
- Parking – Acceptable
- Conservation – Acceptable
- Ecology – Acceptable
- Tree's – Acceptable
- Flooding – Not within a flood zone

- Those issues not considered acceptable by the Planning Officer:-
 - I. Residential Amenity
 - II. Design

Grounds of Appeal

The site location is:

- i. Not isolated
- ii. Within the built-up area of the village of Bwlchgwyn
- iii. The boundary to the site is well landscaped and natural hedging reduces any visual impact or visual prominence.
- iv. The site is within the build-up frontage to Brymbo Road
- v. The site is no longer open or exposed land as described by the Inspector at appeal ref: APP/H6955/A/08/2087087/WF (12 years previous)
- vi. Subsequent old planning applications were not submitted with any details of the proposed design. The current planning application has been detailed and due consideration has been given to the previous Planning Inspectors comments of 2008. Those documents have now been fully addressed relative to the design, the adjoining street scene and visual impact. All elements which are detailed on the submitted plans.
- vii. The Local Development Plan in 2013 was refused by the Welsh Government for the reasons *"inadequacy of housing land supply"*. No subsequent LDP, as yet, has been approved by the Welsh Assembly and the emerging Local Development Plan is still subject to examination in public. The emerging LDP identifies a need to make a provision of 8525 new homes between 2013 – 2028. Delivery over the 2013 – 2020 period has been verified by the Council as being less than half of this. It is acknowledged there is a need to considerably increase housing supply if the LDP's housing requirement is to be met. This adds considerable weight to my client's planning application and appeal as the Council will have no alternative but to release land outside settlements.

- viii. The appeal site constitutes previously developed land i.e. within the previous curtilage of No. 1 Whiteoaks. PPW (2021) para 3.55 and 3.56 indicates a preference for the re-use of previously developed land in a sustainable location as in this case.

Design

Prior to the current planning application being submitted a review of the previous planning application and appeal decision was carried out to determine the shortfalls identified by the Planning Inspector at the time. Along with this a site appraisal was carried out and its findings and recommendations examined to produce a more detailed planning application, to resolving any sensitive issues all in accordance with Policy GDP1(a).

The site is in a residential amenity area and is 0.05 hectares (500 sq.m). The proposed dwelling has a footprint of 70 sq.m providing facility of an open plan ground floor and three bedrooms with bathroom to the upper floor. The proposed building has been positioned central to the site giving adequate parking and garden area. By orientating the building centrally with the main elevations facing North and South, the habitable rooms are positioned so as, to maintain overall privacy and no overlooking. This central location provides more than adequate space around the building and residents will enjoy a reasonable degree of space, privacy and daylight without affecting any immediate neighbouring properties. The site is bounded by dense laurel hedgerows and as a whole, the siting of a building in this location preserves the natural character and appearance of the residential area.

The site is predominantly level and within a residential area abutting a minor residential cul-de-sac containing detached houses with white rendered walls and gabled roofs of slate grey roof tiles. The immediate properties fronting Brymbo Road are also white rendered and grey slate coloured roofs with 'countryside' style windows and dormer detail. All of these features are mimicked within the proposed dwelling so that the property reflects the general pattern and aesthetic character of development within the street scene and immediate area.

To develop this site provides the opportunity and benefit to improve both the character and quality of this part of the village. The arboricultural maturity and screening of the plot during the 12 year lapse since the previous planning application has totally changed the architectural presence of a proposed dwelling in this location. A house in this position will give a strong

sense of coherence to the cul-de-sac and Brymbo Road street scene and continue to preserve the setting of properties in this location.

Properties and the school on the opposite side of the road are of a more mature red brick construction and in spacial terms their open aspect from the new dwelling and the cul-de-sac perspective is maintained.

Along the boundary to the East of the plot is a continuous un-made drive access with a dense screen of mature Ash and Sycamore trees screening the village graveyard which forms an overall natural boundary to the plot (refer photograph)

It is therefore appealed that there would be no detrimental impact or overdevelopment of the site. In spatial terms the proposal would not encroach on the open area of properties within the locality or diminish any open context contrary to Policy H2. More specifically in design terms the proposal attributes to the building form and detail of materials and addresses the overall site context and street scene. The design is well attributed to its surroundings and blends in with its overall context. Whilst there is development on both sides of Brymbo Road the proposal would preserve the more modern aspect on the Northern side to its highest standard, also providing a high standard of visual empathy.

The proposal is not cramped and the proposal sits comfortably within the site and provides all round access to include for the disabled and the elderly. In all it is concluded the proposal has been a well thought out justified design.

The provision of an additional dwelling, however modest, is considered an obvious public benefit within the Wrexham Council area, by increasing housing supply and in the context of the housing need within Wales gives further weight to my clients planning application.

It is proposed the building will be constructed, in excess of, Level 3 of the Code for Sustainable Houses with the provision of Solar PV panels, electric charging points, air source heat pumps, domestic energy switching, SUD's drainage etc., in all helping to reduce gas emissions to zero by 2050.

The site is sustainable being within the village and walking distance to a bus stop providing a regular service.

All services, electric water sewerage, are on site and should the Inspector be minded to approve the appeal there would be no delay in commencing the project.



Site Referred

Conclusion

The application is for a single dwelling within a sustainable location and conforms with Planning Policy Wales 2021 and the Wrexham UDP.