

24 February 2021

2020.045

F.A.O. Mr Bryn Bolton

Planning Service
16 Lord Street
Wrexham
LL11 1LG

Dear Sir,

Proposed planning applications at Barton House, Rossett for the subdivision of Plot 1 and Plot 4 previously approved under planning permission P/2016/0303.

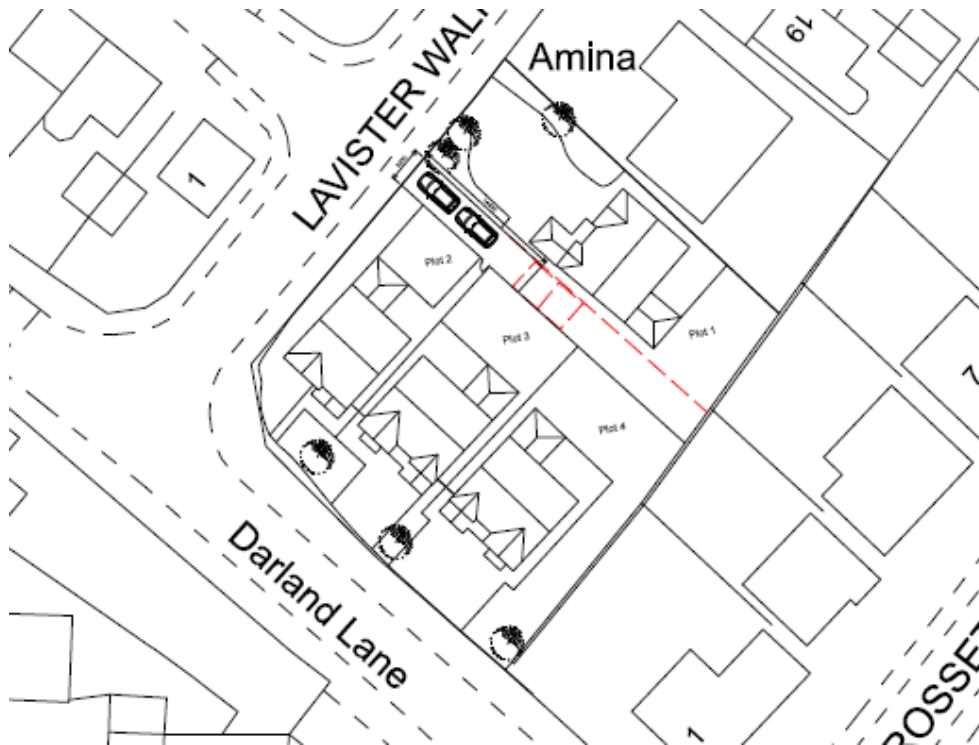
This letter accompanies two separate planning applications for two plots of land at Barton House, Darland Lane, Rossett LL12 0EL. The applications are submitted on behalf of Barton House Developments Ltd. The applications are as follows:

- P/2020/0781: Subdivision Of Plot 1 Previously Approved Under P/2016/0303 For The Erection Of Two Dwellings; and
- P/2020/0780: Subdivision Of Plot 4 Previously Approved Under P/2016/0303 For The Erection Of Two Dwellings.

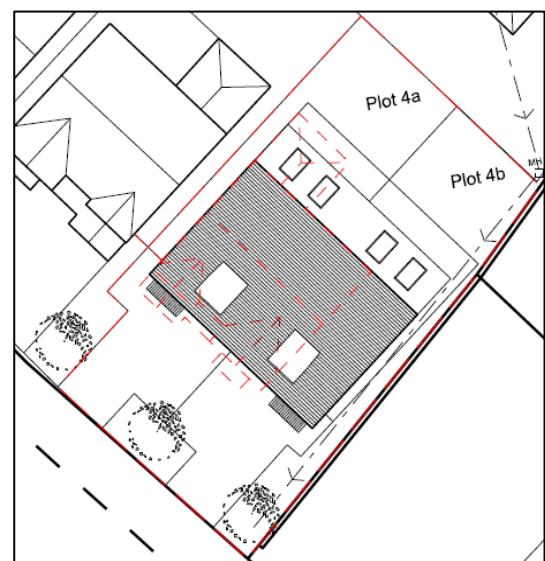
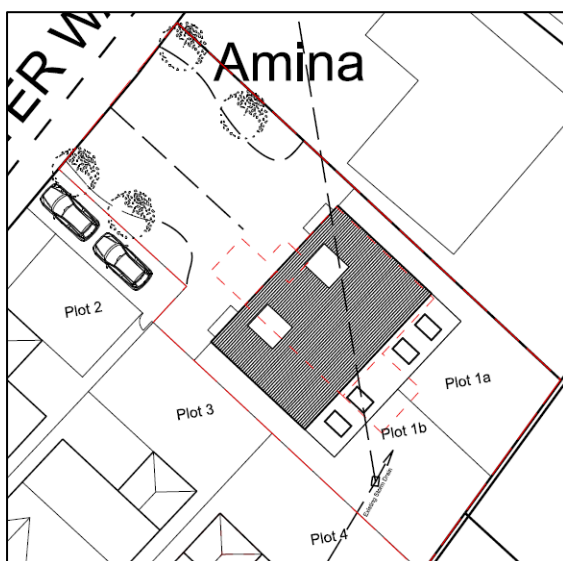
Both schemes would seek to amend the previously approved layout granted under planning permission P/2016/0303, which was granted on 28 November 2019 for the demolition of existing office building and erection of four two-storey, detached dwellings with associated access. The approved layout for the scheme granted is shown below.



Further to this permission, a non-material amendment was granted for scheme permitted on 25 September 2020. The amendments comprised of the removal of the single garage serving Plot 2 and the re-configuration of the garden area to serve the dwelling approved for Plot 1. In line within these amendments, the latest layout approved for the site is shown below.



The current applications (ref: P/2020/0781 and P/2020/0780) seek to provide an additional two dwellings on the plot as a whole, through the subdivision of Plots 1 and 4 that were previously approved. The images below demonstrate the new layouts proposed for both applications.



This letter sets out the main considerations for the developments proposed under both applications, taking into account the site context and the relevant planning policy.

The adopted development plan consists of the Wrexham Unitary Development Plan (UDP) 1996-2011, which was adopted on 14th February 2005. Its replacement, the Wrexham Local Development Plan (LDP) has been through the examination process.

Principle and impact on the character of the area

Policy PS1 of the UDP states that new housing development will be directed to within the defined settlement limits. Both sites are located within the settlement boundary of Rossett, and therefore the principle of the provision of residential development in this location is acceptable.

The previously approved scheme for four dwellings under P/2016/0303 equated to a development density of approximately 27 housing units per hectare. This is calculated based on the site as whole (all four plots included) measuring approximately 0.15 hectares in area.

The dwellings previously approved for Plots 1 and 4 were the larger dwellings approved for the scheme, both of which were designed with large garden areas. For practicality reasons, it is proposed that the plots be subdivided to provide more compact living arrangements that are suited to modern-day living in terms of ease of up-keep and maintenance.

Under the new proposals to subdivide the plots, the housing density would amount to approximately 40 housing units per hectare.

The Wrexham Unitary Development Plan (UDP) does not specify a specific minimum and maximum density for housing sites. Indeed, when referring to allocated sites, the UDP states that the densities of housing vary according to the location, topography and physical constraints of each site. Paragraph 6.9 states that *“attractive tree-lined, and/or low-density residential areas...must not be spoilt by insensitive developments which increase densities; constitute over-development...or detract from the general character of the area”*.

The aerial image below shows the site as a whole (outlined in red) in the context of its surrounding area.



As can be seen from the image above there is a wide range of types and scales of residential properties within the area. There are other examples of semi-detached dwellings in the near vicinity of the site, and therefore the provision of semi-detached dwellings on the plots would be similar in housing density, and would not appear out of character with the area in this respect.

Therefore, we would consider that the proposed housing density and mix would be in keeping with the surrounding area, and would not result in the overdevelopment of the plot. Additionally, the housing mix is expected to appeal to a wider range of occupants through the provision of smaller dwellings.

Design

In regard to the UDP, criterion a) of Policy GDP1 requires all new 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.

The proposed dwellings would be two pairs of four-bedroom, two storey, semi-detached dwellings, with front-facing dormer windows.

As stated previously, there are other examples of two-storey, semi-detached dwellings in the near vicinity of the site, and therefore the proposed dwellings would not appear out of character with the surrounding residential properties.

In regard to the front-facing dormer windows, there would be in-keeping with the residential properties along Darland Lane to the east of the sites, which also have front-facing dormers looking out towards the road.

Each dwelling would be served by a rear garden and front driveway, from which the dwellings would be accessible from the main roads. This would be in keeping generally with the majority of the layout arrangements for the surrounding residential properties within the area.

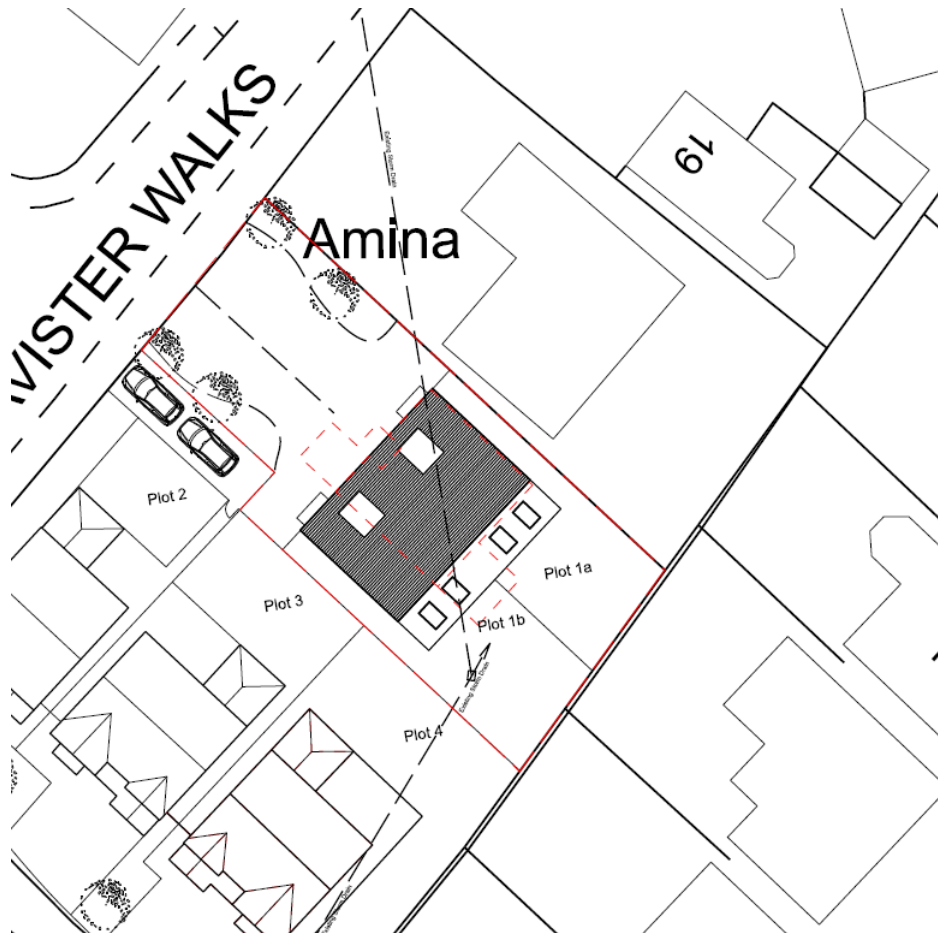
Wrexham Council Local Planning Guidance Note 21 (Space around Dwellings) provides design guidance with minimum and maximum sizes for private gardens serving new housing. For dwellings for 3 or more people, the minimum private garden area should be 50 square metres. All dwellings proposed would be served by garden areas with 50 square metres or more, in accordance with this guidance.

Therefore, we consider that the design of the proposed developments would be appropriate and in keeping with the surrounding residential properties within the near vicinity. As such, the developments would integrate harmoniously with the existing residential properties within the surrounding area.

Residential amenity

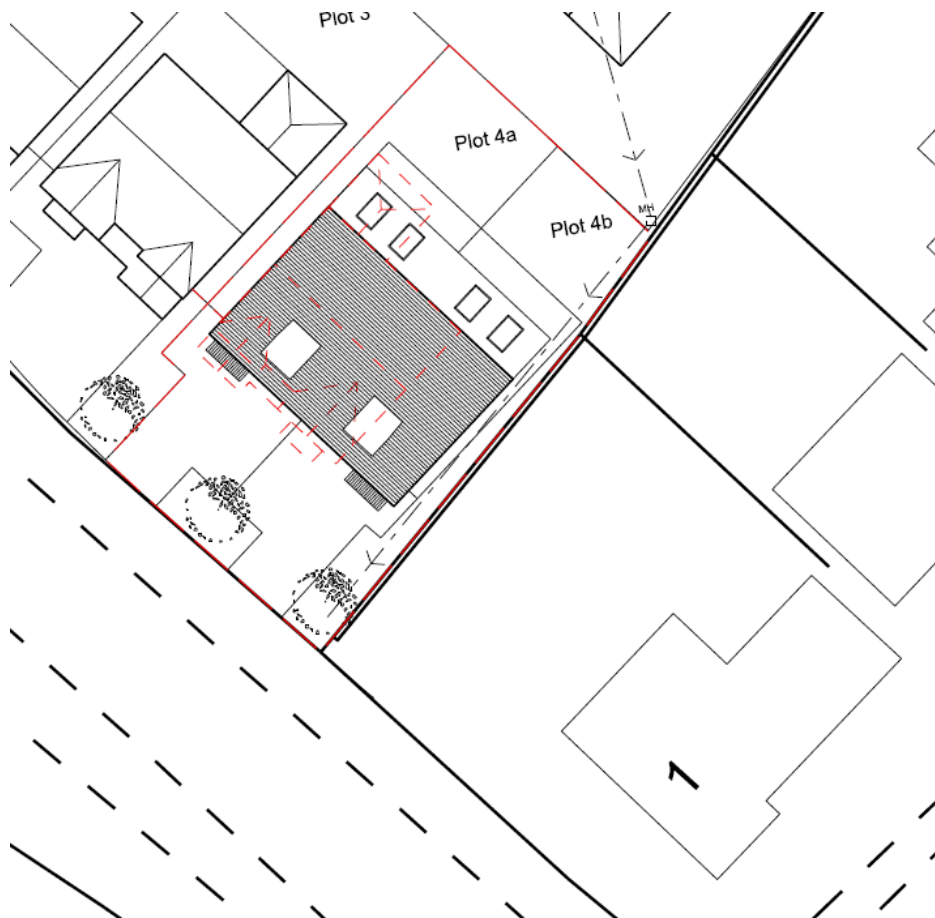
The subdivision of the plots would result mean result in an amendment to the previously approved relationships with neighbouring properties to the sites. However, it is not considered that the impacts on these neighbours would be adverse.

The image below demonstrates the proposed siting of the two dwellings proposed for Plot 1 in comparison to the dwelling previously approved under P/2016/0303. The outline of the dwelling previously approved is provided by a hashed red outline.



As can be seen from the image above, the proposed building line of the development would not protrude beyond that previously approved under P/2016/0303. Therefore, it is expected that proposed dwellings on Plot 1 would have a similar relationship with the neighbouring properties to the north-east and south-east of the site to that of the previously approved dwelling.

The image below demonstrates the proposed siting of the two dwellings proposed for Plot 4 in comparison to the dwelling previously approved under P/2016/0303. As before, the outline of the dwelling previously approved is provided by a hashed red outline.



It is acknowledged that the proposed building line of the development would protrude beyond that previously approved under P/2016/0303, closer towards the neighbouring property to the south-east of the site, 1 Rossett Park.

Notwithstanding this, there are no windows proposed along the elevation of the dwelling facing out towards this neighbour, and therefore, the development would not result in any overlooking impacts on this neighbouring property. Additionally, architectural design details such as the pitched roof and single-storey rear extension would add interest to the building façade when viewed from the neighbouring property, breaking up the building line. This would mitigate any overbearing impacts on this neighbour. Further, due to the orientation of the site, it is not expected that the proposal would have any overshadowing impacts on this neighbour.

Access and parking

Policy T8 of the UDP seeks to support development that provides vehicle parking in line with the Council's parking standards. The policy also states that special regard will be afforded to

the availability of public transport, proximity to local services and facilities, and road safety hazards and amenity considerations that would result from on-street parking.

The Council's Local Planning Guidance Note 16 (Parking Standards) provides that three or four bedroom dwellings should be served by three car parking spaces per unit.

The subdivision of Plot 1 would result in the loss of a car parking space that was previously approved to served Plot 2, resulting in only two spaces to serve this dwelling.

Notwithstanding this, the Planning Officer's Committee report published for the Planning Committee held 6 February 2017 confirmed that even in the instance that Plot 2 would only be served by two car parking spaces, *"the proximity of the site to regular public transport would mean parking provision 1 space below the LPG16 maximum would not provide sustainable grounds to refuse permission in this instance"*.

Each dwelling would be served by a front driveway and a minimum of two off-road parking spaces.

Whilst the parking provision would be one space less per dwelling than the Council's parking standards, it is considered that due to the close proximity of the sites to public transport (bus stops located a two-minute walk away) and local facilities and services (Darland High School, St Peter's School, Co-operative Food, Rossett Pharmacy, etc), the proposed development would be located in a highly sustainable location. Future occupants would be encouraged to walk and/or use public transport to access every-day services and facilities and to travel to work.

Therefore, we would consider the proposed parking provision acceptable, in line with the Council's view on the previous application approved (ref: P/2016/0303).

Drainage

During the course of the planning applications, comments have been received from Dŵr Cymru Welsh Water, highlighting the presence of a public sewer on the sites and that operational development would not be permitted within three metres of this asset.

Discussions have already taken between the applicant and engineers in regard to this matter. The implementation of the scheme approved under planning permission P/2016/0303 would require the diversion regardless of the outcome of the current applications.

The applicant intends to divert the drain to run along Darland Lane and Lavister Walks. A drainage engineer is currently working on this matter and will liaise directly with Welsh Water concerning the matter.

Conclusion

By virtue of the siting, scale and design of the development, the proposal would not result in any adverse impacts upon the character of the surrounding area, residential amenity or highway safety. It is considered that the subdivision of the plots would result in development more in-keeping with the surrounding housing density of the area, and would allow for the provision of a wider range of houses than that previously approved under P/2016/0303.

As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies in the UDP, as well as the overarching principles of the PPW. We therefore consider the proposed development acceptable.

We look forward to hearing from you.

Yours sincerely,

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