

DESIGN AND ACCESS STATEMENT AND PLANNING REPORT

MODEST EXTENSION TO FACILITATE ALTERATION OF INTERNAL LAYOUT
INCLUDING THE STAIRS AT LODGE COTTAGE, DRURY LANE, TYBROUGHTON,
WHITCHURCH, SY13 3BE



APPLICANT: MRS S GOODALL

DATE: FEBUARY 2020

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Prepared by: Holly Walker MRICS

Peter Richards & Co. Ltd

Crabtree Farm

Prees Heath

Whitchurch

Shropshire

SY13 3JY

Tel: 01948 840309

Email: info@peterrichardsonline.co.uk

1.0 INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mrs S Goodall to resubmit a householder planning application for the extension to the front elevation to facilitate the reconfiguring of the internal layout including the stairs in Lodge Cottage, Drury Lane.

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

The applicant Susie Goodall, unfortunately recently suffered from a severe fall down the stairs of the Lodge Cottage, fracturing her skull and inflicting a brain injury.

As a result of this incidence the applicant is now on a long route of recovery and suffers from several health impairments effecting her co-ordination and mobility. The applicant needs to reconfigure the internal layout of Lodge Cottage to afford more space to create and downstairs bedroom and principally reconfigure the dangerously steep stairs which she cannot negotiate.

The previous application was submitted in December 2020 and withdrawn in early February as the client understood that she could instal a chair lift to resolve the issues, however since the withdrawal the applicant has received confirmation this is not viable.

2.0 THE SITE AND CONTEXT

The proposed site is located within the domestic curtilage Lodge Cottage, Drury Lane, Whitchurch.

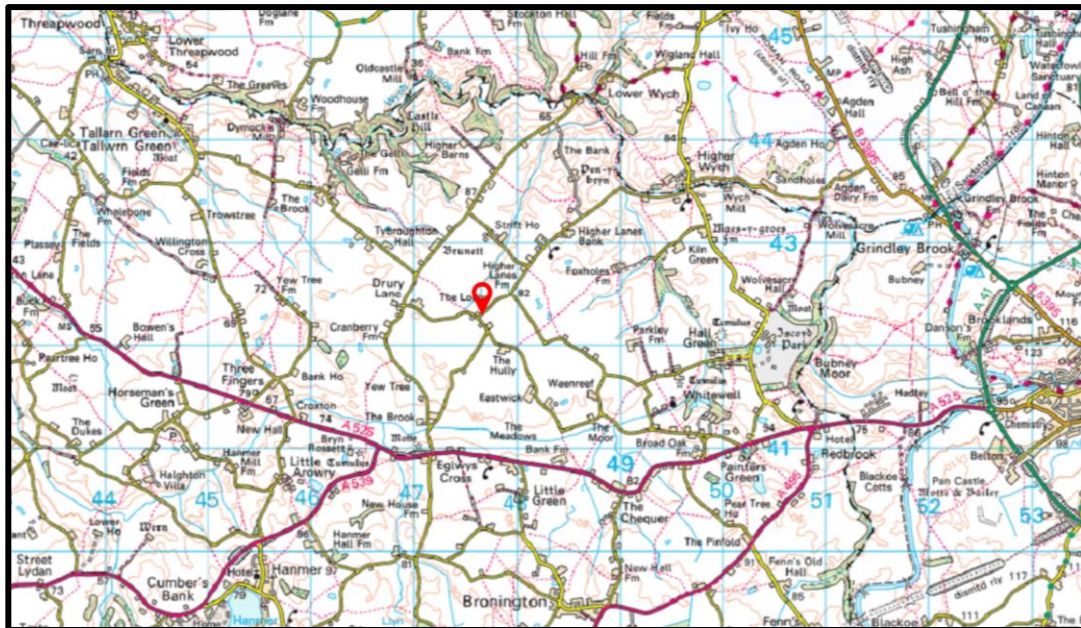


Figure 1: OS Context Plan

An aerial image of the site is shown below:



Figure 2: Aerial Image

3.0 THE PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

The proposal will see a modest single storey extension to the front of the property, which will afford subtle enlargement of the existing snug and dining room to the front of the house. In addition, the reconfiguration will allow a longer staircase to be accommodated which will be much less steep than the existing staircase.

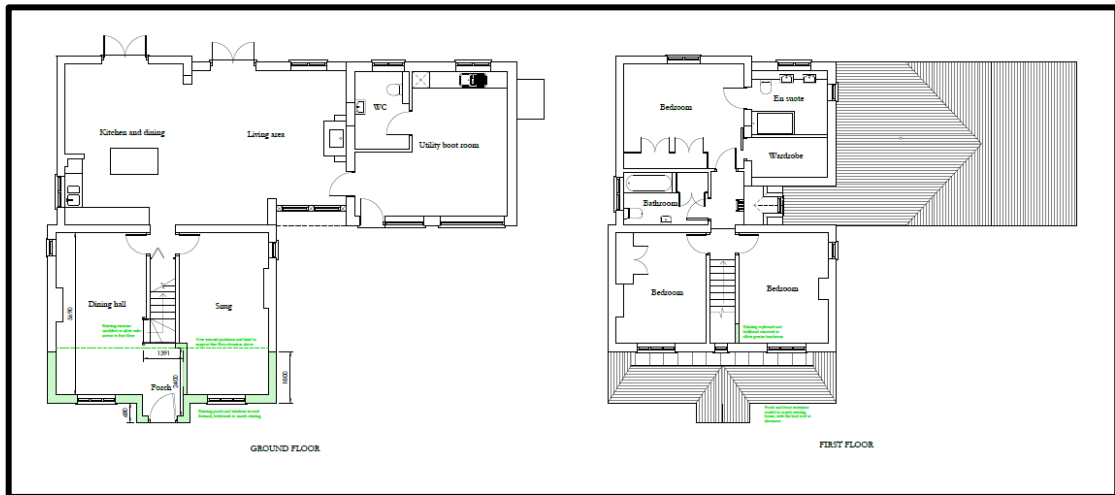


Figure 3; Proposed Floor Plans

3.2 THE DEVELOPMENT

Care has been taken to design a subservient extension which respects the character and charm of Lodge Cottage.

The materials proposed will match the existing property and with the inclusion of a 'hipped' roof is considered will help knit the new addition to the existing property.



Existing Front Elevation



Proposed Elevation

Figure 4; Existing and Proposed Front Elevation

4.0 PLANNING POLICY CONTEXT

4.1 CONTEXT

Wrexham's authority Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”

4.2 LOCAL PLAN

The Local Development Plan (LDP) for the application site, located in Wrexham's County Borough Council's jurisdiction, is currently subject to examination and if adopted and will replace the current Unitary Development Plan (UDP). Within the UDP reference is made to the local authorities 'Local Planning Guidance Note' No. 20 Housing Extensions.

4.3 OTHER GUIDANCE

Wrexham Local Planning Guidance No.20 'House Extensions' does provide guidance on front extensions;

- be simple in design and respectful of the original lines of the house;
- incorporate matching materials and design features;
- provide a pitched roof;
- not exceed the sill height of the first-floor windows.

5.0 PLANNING APPRAISAL

5.1 PLANNING APPRAISAL

In designing the proposed extension care has been taken to follow the local authorities Guidance Notes, thus ensuring a sympathetic extension to Lodge Cottage.

The extension reflects a sustainable proposal in that it allows the applicant to make full use of her home following her unfortunate accident.

5.2 PLANNING HISTORY

In 2015 planning consent was granted for an extension to Lodge Cottage;

Ref: P/2015/0819 Alterations and Extensions to Existing Two-Storey Dwelling Validated Date: 28/10/2015 Status: Granted

Please note, after considering various options to reconfigure the stairs, the proposed modest front extension is the most efficient way.

6.0 CONCLUSION

This application seeks to afford a modest front extension which will allow the internal layout of the property to be reconfigured and critically allow the staircase to be improved thus allowing the applicant, the ability to move round the property with greater ease.

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