

Design and access statement – Bank Cottage, Waterloo Place, Wrexham

1.0 Introduction

This planning statement considers the issues surrounding the proposed conversion of the existing building and contains information to form the Design and Access statement. The statement considers the issues surrounding the proposed development and includes information as set out by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and Design Technical Advice Note 12 (Design and Access Statement) 2014.

2.0 Planning History

Previous planning permission was issued for a new build 3 bedroom detached dwelling with associated parking on the land to the rear of the property. Approval was given to demolish the existing garage to create the new build property under application P2018/01004 on 04/11/2019.

3.0 Planning Policies

In Preparing this submission full cognisance of the following Policies of the Wrexham Unitary Development plan have been acknowledged.

- EC7 Conservation Areas
- GDP1 Development objectives
- H2 Residential Developments with settlements
- PS1 Settlement Limits
- PS2 Development and the environment
- T8 Parking

4.0 Proposal

It is proposed to retain the single storey garage and add a flat roof extension to create a bungalow with off road parking, garden and landscaping within the boundaries of the site.

5.0 Layout and Scale

5.1 The site of the proposed dwelling will be such that it will be situated next to the main dwelling in the plot as seen from Waterloo Place.

6.1 Roof

The new roof will comprise of grey GRP flat roof covering. The fascias and guttering will be in white UPVC to match the existing.

6.2 External walls

The walls will be rendered to match the existing render.

6.3 Windows

The windows and French doors will be in grey UPVC.

6.4 Doors

The door will be grey UPVC with glazing panel and a window. To the rear there will be grey French patio doors.

7.0 Landscaping

Landscaping will be carried out to ensure that the dwelling maintains its aesthetic and aligns with the current landscaping of the existing dwelling.

8.0 Accessibility

Access will be through the existing drive entrance on Waterloo Place for pedestrians and vehicles. There is acceptable visibility for vehicles from both directions and the driveway is paved for vehicle and pedestrian access.

9.0 Movements to and from the dwelling

As the proposed access is the same as is already in place for the existing dwelling, there will be no additional movements to and from the dwelling.

10.0 Refuse and Recycling Storage

This will be in line with the Council's requirements and is assumed that the proposed dwelling will align with the current waste and recyclable waste collections in place for the properties in the surrounding area. The proposed dwelling will have storage for bins / recycling boxes/ etc. with easy access for collection.

11.0 Conclusion

The proposed dwelling is the part conversion of an existing domestic garage with the addition of an extension to form a bungalow. As the building is already part of the current dwelling, there will be no impact visually to the surrounding area. The proposal will create a more aesthetically pleasing dwelling whilst keeping to the appearance of existing dwellings and the surrounding area.

There will be no changes to the access to and from the property and the landscaping again, will be in line with the current dwelling and those in the surrounding area.

The conversion of the existing domestic garage will also provide further accommodation within the area and the development will adhere to development policies of Wrexham County Borough Council.