



DESIGN AND ACCESS STATEMENT

Proposed House on Land Adjacent to
1 Whiteoaks,
Bwlchgwyn, Wrexham
LL11 5UJ

Description of the Site

The site is located within the village of Bwlchgwyn adjacent to the property No. 1 Whiteoaks a residential cul-de-sac. The site is bounded by Brymbo Road to the South, Whiteoaks to the West. The property No. 1 Whiteoaks forms the Northern Boundary and a private lane to the East. The site is well screened on all boundaries with 3m high dense hedgerow. Outside the boundary to Whiteoaks is a well landscaped verge to the cul-de-sac approach. The site is generally level and currently redundant land. It is currently overgrown through lack of maintenance. However, it is not exposed and has no visual prominence. The site is within the built-up frontage and street scene of Brymbo Road.

Planning History

A planning application for the site was made in 2008 which was subsequently refused at Appeal in 2009 (11 years since) but Planning Policy Wales and the housing crisis in Wales together with the natural changes of the site within that period adds weight to my clients application.

Inspectors Report

The Inspectors main concerns/ issues at that time were the *'effect of the proposal on the character and appearance of the proposed dwelling within the area.'*

Proposal

The site is an area of 461 sq.m and although long and narrow is a size to provide adequate accommodation for the proposed three-bedroom house and amenity space without any detrimental visual impact on its surroundings (see plan No. 71195:1003 Proposed Block Plan). The previous planning application was an outline application without detail. Full consideration has been given to the design in accordance with the Unitary Development Plan 2005 in particular GDP19(a) and Planning Policy Wales and the surrounding street scene.

The proposal is not an 'ad-hoc' application and development, should the Council be minded to approve the application, it could be constructed almost immediately and could be conditioned accordingly. The property is a mere three-bedroom detached house with off

street parking which will provide a family occupancy at the lower end of the market, in particular for a first time buyer or self-build within Bwlchgwyn Village and more likely for one of the local villagers. The Council / village will also benefit from a Community Infrastructure Payment (CIL).

Design and Appearance

The proposed plot of land for this small scale development is for a single house with design features of a similar character to houses within the Whiteoaks cul-de-sac and Brymbo Road – see aerial view.



Figure 1: Aerial View Showing Whiteoaks and Surrounding Area

As can be seen from the photograph properties consist of grey slate roofs, white render walls and occasional additional feature dormer windows all of which have been incorporated into the design in order to complement the existing street scene to Whiteoaks and Brymbo Road. The development of Whiteoaks, which contains the plot of land is well screened by natural mature trees to its peripheral. On the opposite side of the road is the local primary school. In all the plot is within the central location of the village and prime access for commuting,

should the need arise. In all the proposed dwelling would sit comfortably within the plot, complement the cul-de-sac and make use of waste land in accordance with the policies Planning Policy Wales and supplement the current housing shortage both locally and within Wrexham as a whole.

Policy

The site is located comfortably and centrally within the village of Bwlchgwyn and the site accords with the circumstances set out in Policy H5 and does not conflict with the now out of date Policy PS1.

It is generally recognised by the Welsh Assembly that Wrexham Council does not have an adopted Local Development Plan and that the adopted Unitary Development Plan (expired 2011) is out of date and outside of the plan period.

It is also recognised that the Council do not have a 5 year housing land supply which all add weight towards my clients planning application.

Infrastructure

The single plot development can easily be accommodated in terms of infrastructure, access and have no adverse visual impact on its surroundings. The village is close to local service centre and key settlements and provides its own amenities to include school, church, post office, public house, bus service, bin collection etc. etc., all the needs for day to day living. In all the site is consistent with para 4.1.12 and para 3.56 of PPW which requires the sustainable transport hierarchy to be applied to reduce the need to travel, prevent car dependent developments in unsustainable locations and to prioritise access and movement by active and sustainable transport i.e. walking, cycling and public transport ahead of private motor cars. In all the site is well serviced by the settlement of Bwlchgwyn village.

Access

The plot is located immediately adjacent to Brymbo Road which has a maximum 20mph speed limit to include controlled public parking along the carriageway. There is an existing vehicular access off the lane at this location to the plot (see aerial photo – *page 2*). However, the

proposed scheme would be to close this entrance and provide an alternative access to the plot off the cul-de-sac, all in accordance with Manual for Streets 2 and the highway authorities recommendations. Electrical vehicular charging points will be provided to assist the governments aim at reducing carbon emissions and promoting electric and hybrid cars.

Ecology

The site is generally a small plot within the centre of the village which is simply overgrown and not considered to be a location for foraging protected Great Crested Newts. Also, as there are no trees on the plot there is no provision for roosting bats. It is therefore considered an Ecology Survey would be pointless in this location.

Conclusion

It is recognised that the site was the subject of a negative planning appeal in 2009 at which time the Councils UDP was a critical factor in the decision making along with the openness of the site. The UDP expired in 2011 and there is currently a housing crisis well documented within Planning Policy Wales and recent Technical Advice Notes.

The site has matured in that time with dense boundary hedging on all sides which will soften the visual impact and provide screening, reducing any openness. The design is therefore an aesthetic contribution to its location. The proposal is for a single marketable dwelling well within the financial reach of first time buyers and will assist, although only small, towards the current lack of housing within the Borough. The site falls adequately within Policies PS1 (out of date), GDP1 and H5 and is not isolated. It is therefore in a very sustainable and viable location for residential development.