

New Bungalow at Lane End, Penley, Wrexham

Design and Access Statement

December 2020



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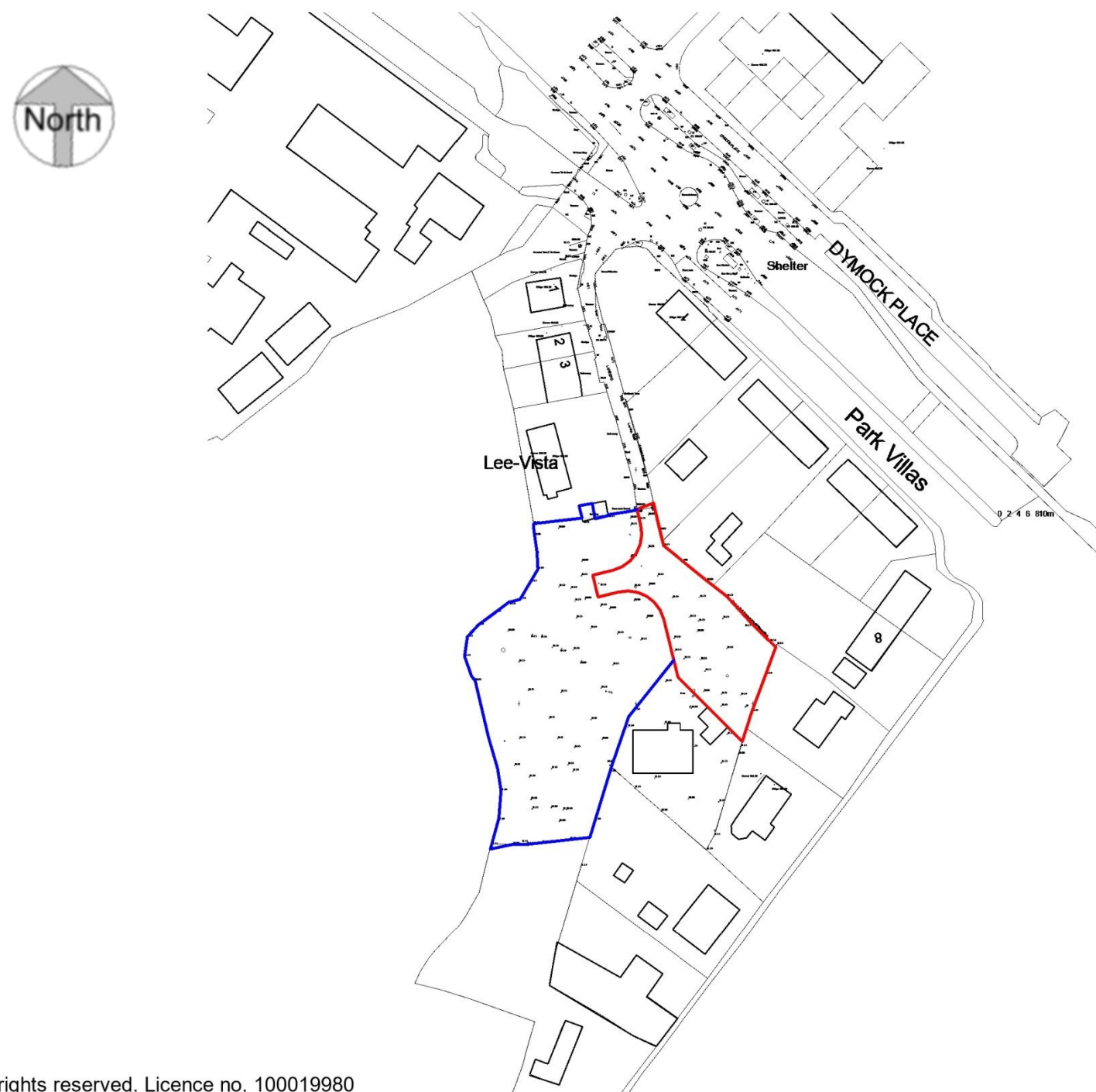
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Introduction

This submission has been prepared by Greenspace Architects Ltd on behalf of landowner Mr Peter Jones, in support of a Full Planning Application for a new detached bungalow on land designated as garden on an ongoing development at Lane End Penley.

The land is currently under development following the planning approval under MAE P/2015/0027, however, the clients are seeking to make a more sustainable use for the site by altering the vehicle turning head and in doing so, giving use to currently over-sized garden space through the introduction of a new detached bungalow.

Under MAE P/2015/0027 one of the dwellings is now built and this ownership forms part of the red line site boundary and the land which remains in the applicant ownership shown in blue.



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Location Plan

1 : 1250



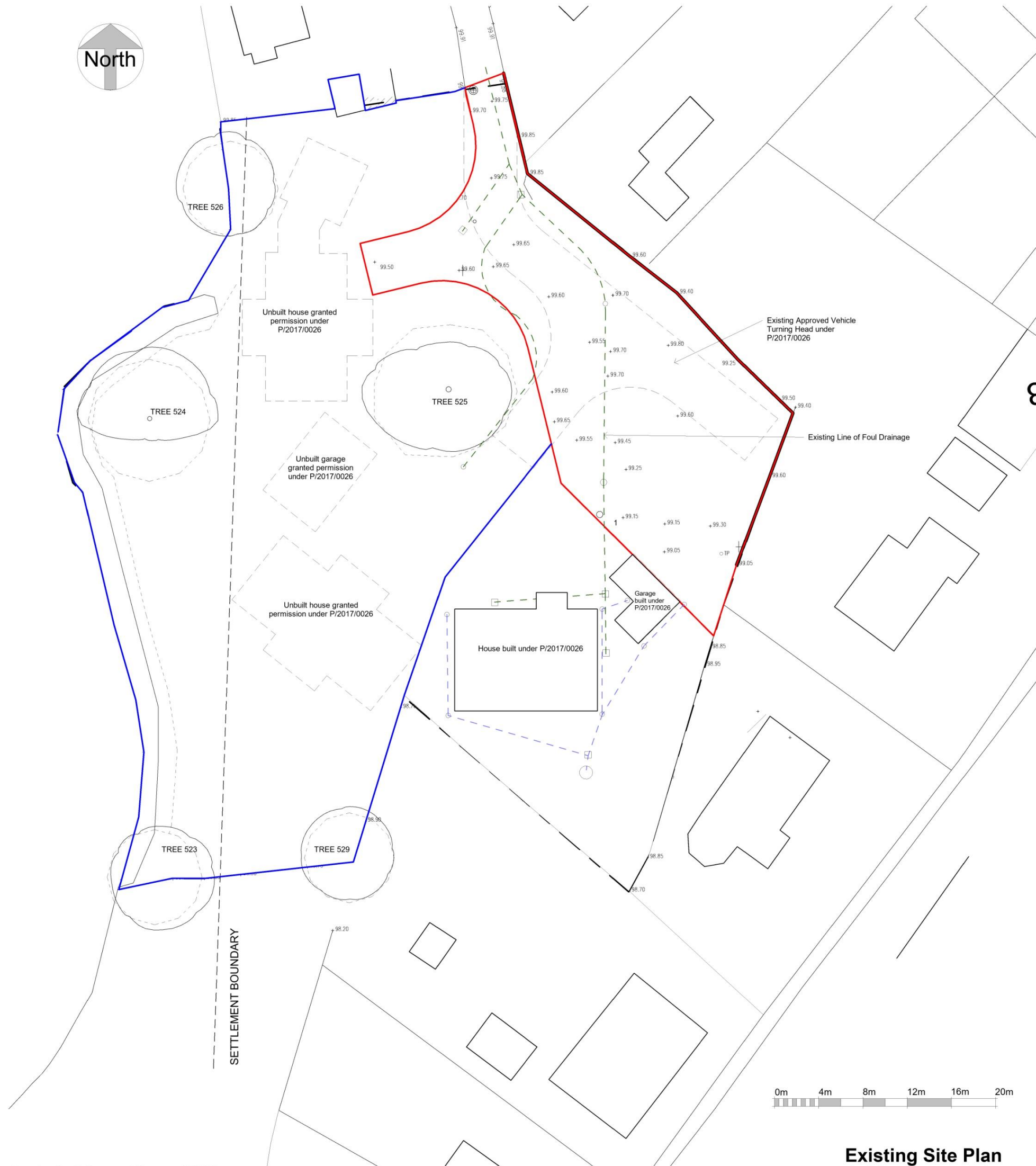
Context

- Existing Site Plan

The existing site is relatively flat and is clear of any planting or trees. Currently on the adjacent existing site plan we have identified the current turning head approved under MAE P/2015/0027. The size of this was later increased under condition to accommodate turning for a refuse vehicle. This work has not yet been carried out.

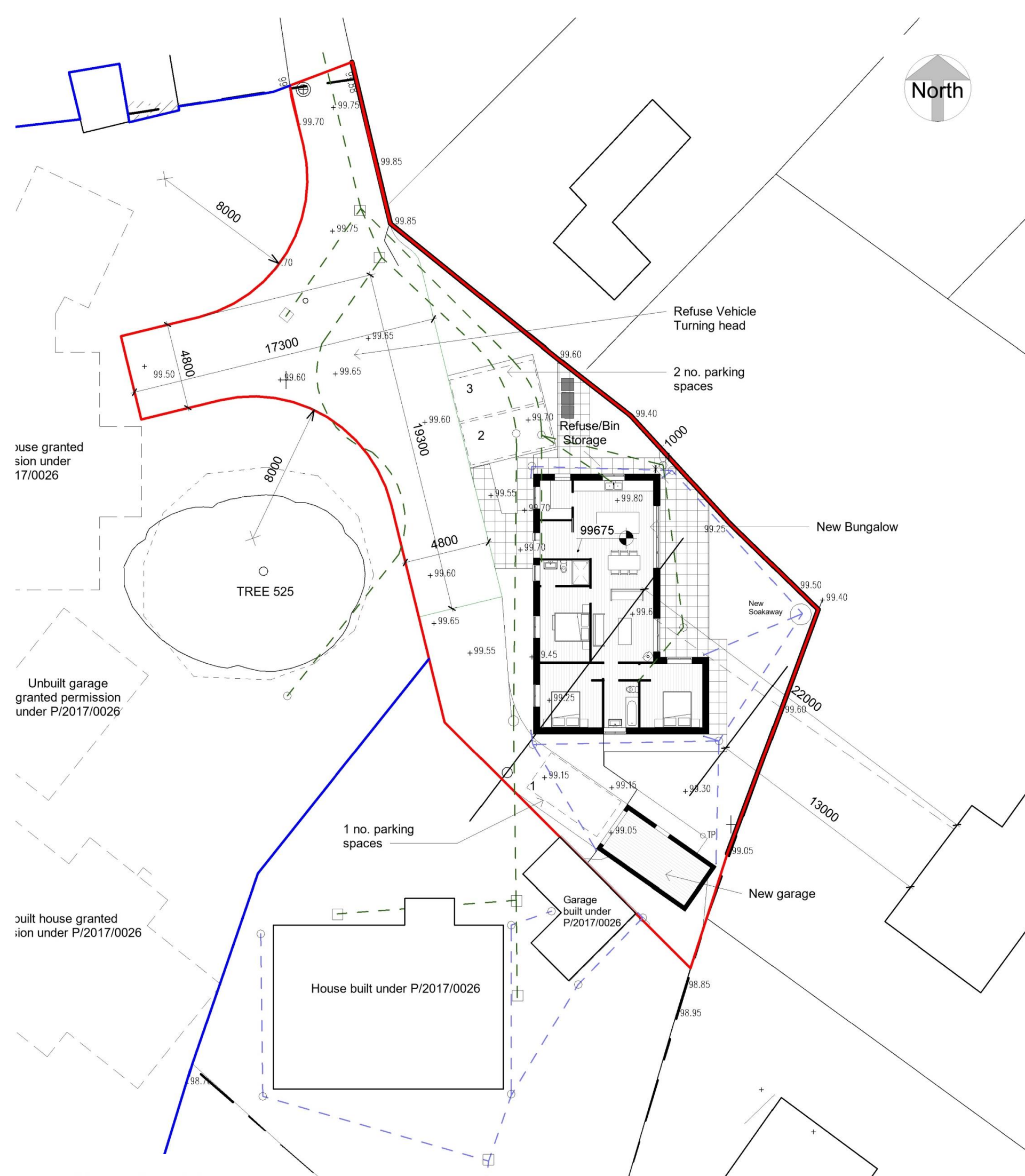
Following a review of the project it was found that this layout is not making the most sustainable use of the site. The purpose of this application is for an additional dwelling and to alter the proposed turning head to accommodate it

There is one property to the south east of the site which has been considered against when determining separation distances, and this will be evident in our proposals.



Existing Site Plan

1 : 200 @A1 (1:400@A3)



1 - Accessibility

Movement to, from and within the development

Vehicular access to the site will be via the already approved central cul-de-sac road coming into the site from Lane End. In the proposed site plan we have rearranged the vehicle turning head for the site into a more efficient and more sustainable layout which makes the most of the available space on site within the settlement boundary.

therefore residents of, and visitors to, each of the existing approved dwellings will be unaffected buy the introduction of the new bungalow and those who use wheelchairs, or are pushing prams will be able to easily access the existing dwelling and the proposed bungalow.

The size and scale of the new access has already been approved in principal under the current submission, it has simply been altered in order to make a more sustainable use of the site. This has been designed to refuse vehicle standards and therefore provides sufficient clear space in order for vehicles, cyclists and pedestrians to manoeuvre through the site safely.

The new bungalow will be provided with level access to the front door, and each driveway will have a set-down area at a gradient no more than 1:20.

2 – Environmental Sustainability

The new garage provides bike storage to encourage more sustainable transport methods.

Locally sourced materials will be used where possible.

Reducing water use will be enabled by the use of water saving fittings.

The position of the site close to the centre of Penley allows for use of public transport.

Waste management will be required to be done in accordance with Site Waste Management Plans Regulations 2008.

PV panels will be utilised where possible and passive solar principles have been considered from the beginning of the design process.

3 - Character

amount, layout, scale, appearance and landscaping

We have allowed room for 3 no. parking spaces for the new 3 bedroom dwelling as well as a new garage which will also be used for cycle storage.

We have included an area for the storage of bins away from the front of the property.

The amount of private amenity space greatly exceeds the minimum requirements. The rear garden provides 174sqm of private garden and the requirement is only 50sqm. This further indicates that the site is more than adequate to accommodate this new dwelling.

We have identified the separation distances, this highlights that we are outside of the 13m blank gable distance and although the footprint of the new dwelling falls within the 22m separation distance we can demonstrate that the window to window distance can be achieved or is obscured by the proposed building form. This is shown on the floor plans on the next page.



Proposed Block Plan

3 - Character

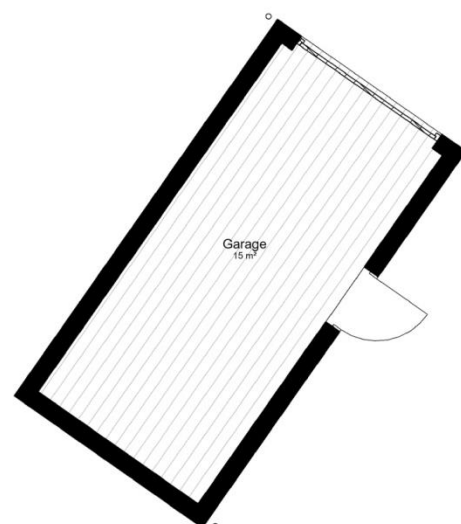
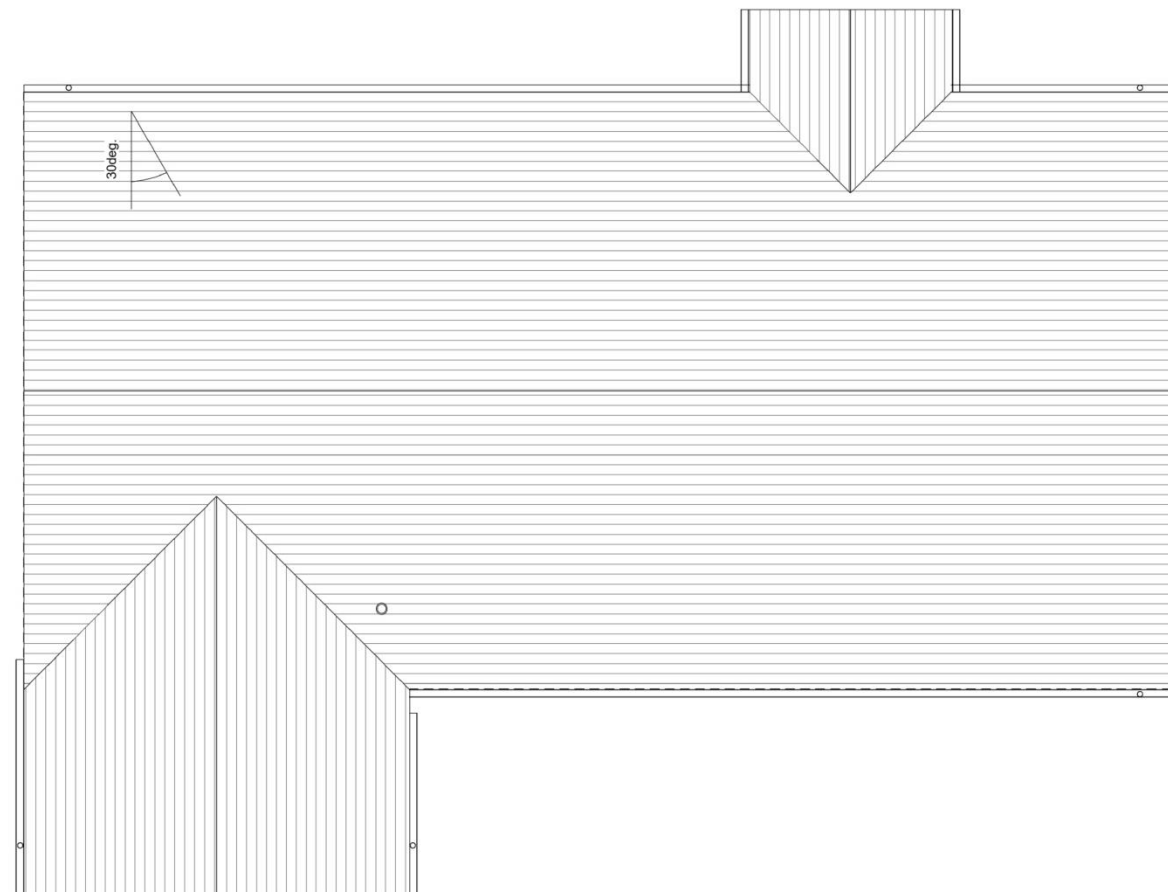
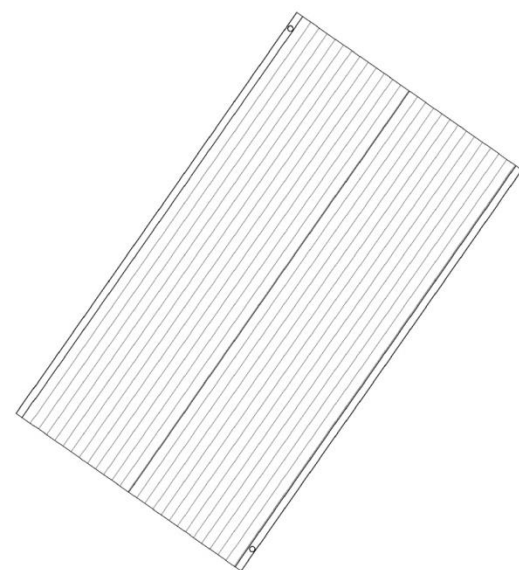
amount, layout, scale, appearance and landscaping

The proposed floor plan shows the proposed layout of the 100sqm bungalow

Windows have been strategically placed and the layout of the bungalow has been designed in careful consideration to the separation distances identified on the previous page

We have clearly identified that both windows to the rear of the property are unaffected by the separation distances. The one to the left is obscured from view by the rear wing of bedroom 3 and the large opening to the kitchen / dining area is outside of the 22m window to window separation requirement.

The layout provides a large kitchen / living / dining space which opens up onto the private rear garden, there are three good sized double bedrooms, one includes an en-suite. There is also a utility room with a side door and a separate detached garage.



3 - Character

amount, layout, scale, appearance and landscaping)

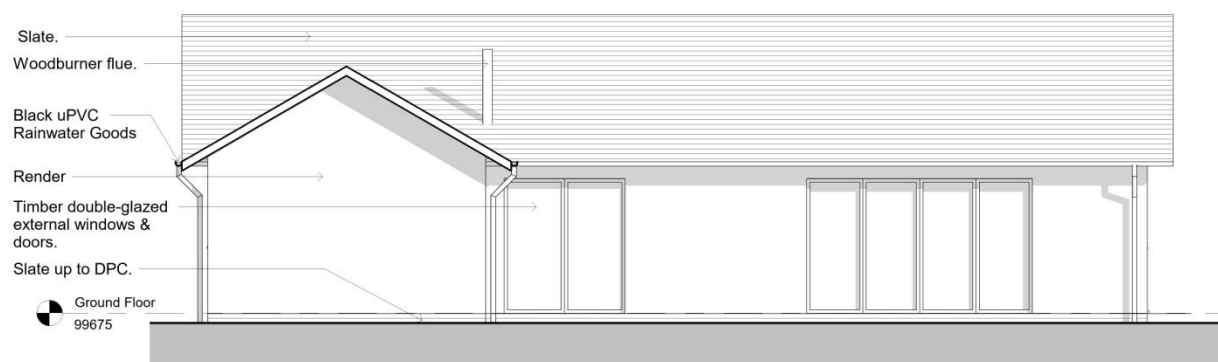
All of the materials are to match those already approved under MAE P/2015/0027 and are identified on the elevation drawings below.



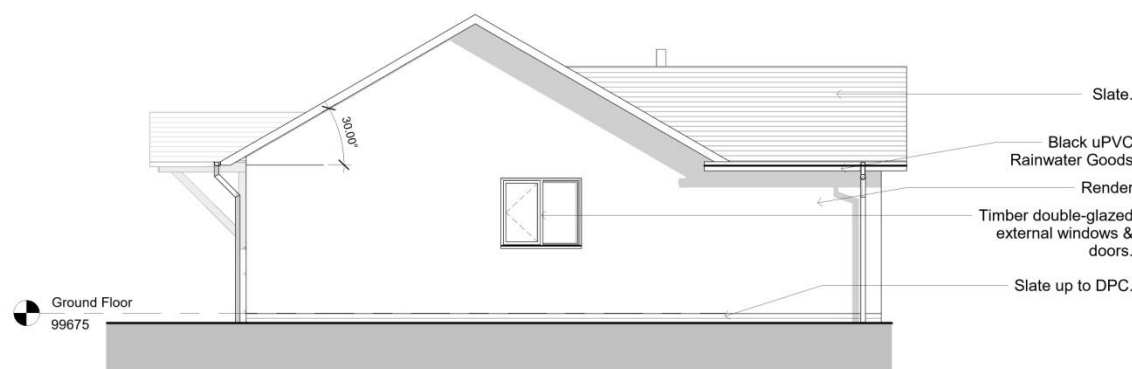
Proposed East Elevation
1 : 50 @A1 (1:100 @A3)



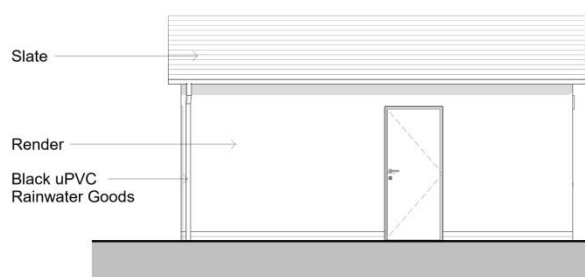
Proposed North Elevation
1 : 50 @A1 (1:100 @A3)



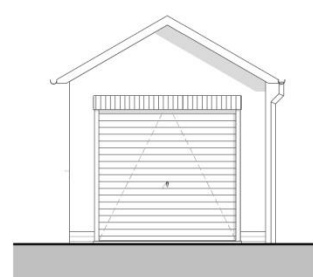
Proposed West Elevation
1 : 50 @A1 (1:100 @A3)



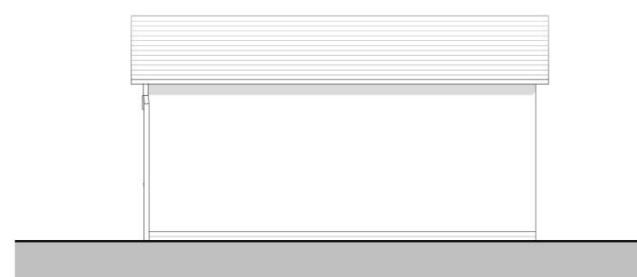
Proposed South Elevation
1 : 50 @A1 (1:100 @A3)



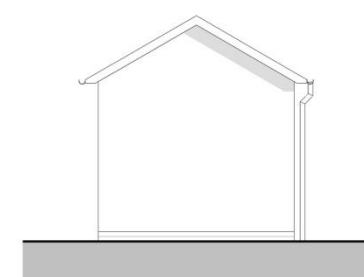
Garage North East Elevation
1 : 50 @A1 (1:100 @A3)



Garage North West Elevation
1 : 50 @A1 (1:100 @A3)



Garage South West Elevation
1 : 50 @A1 (1:100 @A3)



Garage South East Elevation
1 : 50 @A1 (1:100 @A3)



4 Community Safety

The proposed dwelling has been designed in consideration to the Local Planning Guidance Note.24 – Designing out Crime. A 1.8m tall fence will separate the private rear garden to provide a ‘defensible space that is clearly identifiable as private.

The house will provide additional natural surveillance for the safety for the residents of the other houses approved under MAE P/2015/0027 by providing improved natural surveillance.

5 Planning Policies

Development Plan Policies:

Policy PS1

This policy supports our application in that new development should be directed to within defined settlement limits and our proposed site is within the settlement boundary and can even be considered as an ‘in-fill plot’

Policy PS2 - We believe the development will enhance the character and quality of the site.

Policy PS3 - The development looks enhance an already approved development and make better and more sustainable use of land.

Policy PS4

This policy also supports our application in that the proposed dwelling follows the pattern of development provided by the already approved scheme under MAE P/2015/0027. The materials are to match those of the already approved dwellings so that the proposed bungalow maintains the existing settlement character. The new bungalow is of a similar size and scale to the other approved dwellings and is therefore appropriate for this site and this locality in general.

Policy GDP1

The proposed dwelling also satisfies this policy across all of its points, from scale, design, layout, materiality and this ensures it makes a positive impact upon the nearby locality.

By submitting this application we are now making the ‘best use of design techniques’ in order to accommodate the proposed dwelling in order to conserve energy and water resources. The energy and material required for the existing access road and drainage system approved under MAE P/2015/0027 will instead be shared by 4 dwellings rather than 3, therefore making better use of resources. This is simply achieved by reorganising the site in a more carefully considered way.

We have incorporated community safety into the new proposal by continuing to evaluate the essential need for safe and convenient pedestrian and vehicular access.

Policy H2

This policy further supports this application in that consideration should be given to annotated land within settlement limits. This proposal contributes to the economic use of land and avoids pressure on the countryside and will ensure the land is maintained and is not ‘neglected’.

Policy PS12

This policy states that proposals for the generation of energy from renewable sources will be supported and the proposed dwelling incorporates a south facing PV array in order to maximise the generation of energy on site.

Policy EC4

Our proposal does not result in the loss of any hedgerows or trees and has been specifically designed to allow existing planning on site to be retained and enhanced.

Policy EC13

Surface water from the site is retained through the incorporation of a new soakaway in the garden.

Local Planning Guidance Notes:

Policy LPGN 30 Design

The proposed dwelling enhances the natural surveillance for the already approved dwelling and we have demonstrated that we can achieve a ‘good standard of privacy’ through attention to detail, orientation of the dwelling and with the careful positioning of windows and doors.

We have maximised the number of windows which face the path of the sun, on the east, south and west elevations.

The proposed dwelling does not overshadow any neighbouring properties and also protects the separation distances required for all neighbouring houses.

We have incorporated space for storage of refuse bins. Recycled materials and compost areas in the proposed development.

We have successfully demonstrated that the site will not be overdeveloped by demonstrating that we have achieved more than three times the amount of private amenity space required.

Policy LPGN 16 Parking

Whilst the site is located close to town centre amenities, schools and services and with easy access to public transport, the new bungalow will be provided with 3 parking spaces as well as additional cycle storage in the garage.

Policy LPGN 21 Space Around Dwellings

Window to window distances exceed 22m in all cases, and window to gable distances exceed 13m. Each garden is above the 50sqm minimum area.

