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Planning Statement



Statement prepared for:

C/O Andrew Newcombe

Tree Tops
Pikey Lane,
Gresford,
Wrexham,
LL12 8TU

Statement required for:

Proposed Annexe to replace existing pool house at Tree Tops, Pikey Lane, Gresford, Wrexham, LL12 8TU.

5th August 2020

1. Introduction

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of the client to support the application at Tree Tops.
- 1.2** The site was occupied by an existing pool house structure which has been used in tandem with the swimming pool for a number of years. Since the pool is now out of use, it is the clients intention to replace the structure with a new timber framed annexe.
- 1.3** As seen from the image, the existing structure was looking dated. With the addition of the new structure it will provide a much more aesthetically pleasing sight in the garden of 'Tree Tops'.

2.0 Assessment

- 2.1** Blueprint's initial task was to gather information regarding the site. A survey was conducted by the Blueprint team to gain accurate measurements of the proposed site.
- 2.2** The site boasts a large footprint, with a newly developed rear garden with patio slabs and artificial grassed areas. The existing pool room had remained unused for a number of years so the client decided to demolish the structure. It is the client's intention to provide the annexe to complement the existing dwelling.
- 2.3** With the addition of the annexe it will provide less maintenance for the client, as the existing pool room suffers with mould due to the condensation from the swimming pool when in use.
- 2.4** It was noted the noise generated from the pump within the existing pool room proved a nuisance for the neighbouring properties. It is thought the noise generation from the annexe will be considerably lower than that of the pool room.

3.0 Access, including movement to and from the site

- 3.1** The site is situated within a small cluster of homes accessed off Pikey Lane. The properties surround the cul-de-sac, each of which boast a large footprint.
- 3.2** The existing access into the site is located off an unnamed road via Pikey Lane. The access will remain unchanged for this proposal.
- 3.3** The site is situated in Gresford, within the town of Wrexham. Being within close proximity to the A483, there are excellent road links to Wrexham's Town Centre and further places such as Chester and Oswestry.
- 3.4** Regular bus services are available close to the site. The Bus 1 Sapphire travel from Wrexham to Chester via the Chester road. This regular bus service provides excellent links from Wrexham's town centre to Chester and a variety of locations between.



1. Existing Site

4.0 Appearance

- 4.1** Whilst developing the scheme with the client, the proposed layout of the site was closely considered to ensure the unit has a minimal effect on the surrounding environment. The unit has been positioned in place of the existing pool house.
- 4.2** It is the client's intention to construct the annexe with timber effect uPVC cladding which is closely matched to the existing pool house.
- 4.3** We are proposing a gable roof structure with sections of vaulted glass to the front elevation. This will provide the annexe with a comfortable amount of natural light, along with a modern appearance.
- 4.4** A small rooflight is proposed to the North elevation which will provide natural light to the En-suite.
- 4.5** A timber decking and balustrade is proposed to the front of the annexe. This will provide a comfortable area for the client within the garden amenity.

5.0 Community Safety

- 5.1** According to information available to the general public, there has been 14 crime reported in the vicinity for the month of June 2020. This information has been obtained from the Police website (www.police.co.uk).
- 5.2** There is very little reason to suggest why the construction of the annexe would see an increase in these figures.
- 5.3** Due to the nature of the development, it would vastly improve natural surveillance within the area.

6.0 Environmental Sustainability

- 6.1** The unit will be fully insulated to meet the requirements of current building regulations, thus ensuring the unit will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout and an energy efficient system will be installed to heat the unit.
- 6.3** The unit will be fitted with lighting outlets which will take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fitting.

7.0 Conclusion

- 7.1** We feel this application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 7.2** With the demolition of the existing pool house, we feel the annexe will prove to be less disturbance to the neighbouring properties. As noted in 2.4 of this document, the noise generation from the pool house proved to be nuisance for the neighbours.
- 7.3** The scale and aesthetics are similar to the existing building which occupied the site. The proposed annexe has been designed to mimic the old pool house, ensuring there is minimal effects on the site.

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On behalf of Blueprint Architectural Services Ltd