



Appeal Statement

The Planning Inspectorate
Crown Buildings
Cathway Park
Cardiff
CF10 3NQ

Proposal: Erection of one detached dwelling (P/2019/0735)

Location: 32 Sandringham Road, Wrexham, LL11 2RE

Description: Erection of Proposed Bungalow on land to the rear of 32 Sandringham Road

1.0 INTRODUCTION

'32 Sandringham Road' is a spacious detached house benefitting with a large garden area to the rear. '34 Sandringham Road' is a semi detached bungalow with a modest sized garden. Both properties are owned by the appellants.

The planning application submitted was a development of one detached bungalow, situated to the rear of 32 Sandringham Road.

In terms of the layout of the proposed dwelling; it will be well set back from the road, a new driveway is proposed to serve the proposed property.

As can be seen by the proposed site plans, the scheme demonstrates that access and services are capable of satisfactory provision, particularly for off-street car parking areas and adequate vehicular access.

The site can be well screened, there are no issues in terms of overlooking from neighboring properties.

We strongly believe that this proposal fits well with the character of the surrounding area and provides housing in an established and popular residential area. The scheme will sit well within the context of the site and complies with Local and National Planning Policies.

The proposed dwelling offers good accessibility to existing local shops, community facilities, schools and public transport links.

STATEMENT

RE: Planning appeal against the refusal by Wrexham Borough Council for the erection of a detached bungalow as well as a new vehicular access point at 32 Sandringham Road.

The planning application was submitted to Wrexham Borough Council on the 25th of September. Unfortunately, the applicant did not receive any correspondence from the council once the application was validated.

The full planning application was refused by the Local Planning Authority on the 31/10/2019.

The grounds for objection

The LPA's grounds for objection are concerned with the following matters;

- 1. The proposal, by virtue of its siting to the rear of the existing dwelling, would be at odds with the general character and pattern of the development in the area, conflicting with UDP policy GDP1 (a)*
- 2. The proposal, by virtue of its siting of the private driveway would result in increased noise and disturbance to the neighbouring properties, adversely impacting on existing levels of residential amenities of occupiers. The proposal would conflict with UDP policy GDP1.*

The application site is situated towards the center of Sandringham Road, which is located within the development boundary.

The proposal is to erect a detached bungalow to the rear of 32 Sandringham Road. A proposed driveway would run parallel between 32 & 34 Sandringham Road, as previously mentioned, both properties are owned by the applicants.

As can be seen from the plans, additional planting and screening is proposed to the south of the new driveway, it is also our client's intention to propose additional screening to the north point of the new driveway.

The only vehicles passing along the driveway would be the future occupants of the proposed 2 bedroomed bungalow, in our opinion, this would not result in undue noise or other nuisance to the neighbouring properties or cause an uncomfortable sense of confinement, in fact, the proposal would be of a similar nature to the property situated on 'Haytor Road', which is situated some 90m from the application site..



Figure 1 – Haytor Road

We believe it is clear that the proposed development would not unacceptably affect the amenity of local residents, including the future occupiers, and in this regard would not be contrary to GDP1.

The proposed development has been carefully designed to ensure it remains in keeping with the local character. There are a mix detached houses and bungalows within the vicinity of the site.

The application site can comfortably accommodate the proposed dwelling, and ample space can be maintained around the property. This would meet current residential development design guide standards.

A domestic garden has been provided for the proposed dwelling, and an excess of the minimum requirement of private amenity space has been achieved.

The design of the dwelling is sympathetic and in keeping with to the surrounding area, and efficient in terms of energy conservation. The design principles are aimed at minimizing any impact on the environment.

SUMMARY

The site lies within the Local Development Plan boundary, as such the proposed development is located within an area where the LPA wishes to encourage development. We note that in 2011, a planning appeal was granted for the construction of two detached dwellings to the rear of 10 Acton Gate (P/2010/0937), which is situated some 250m from the site.

Vehicular access for the proposed dwelling is gained via Sandringham Road. The proposed drive way will be surfaced with tarmac.

The site is accessible to jobs, shops, and services and is served by public transport. There is sufficient capacity in existing facilities and infrastructure to support a single residential development in this location.

This proposal can make a valuable contribution to supporting local services and facilities.

We strongly believe that adequate justification has been submitted to demonstrate that the the siting, form and design of the proposed dwelling itself would not damage the character

and appearance of the surrounding area, or be detrimental to the living conditions of future occupiers

The council's reasons for refusals are not justified and the inspector is respectfully requested to allow this appeal and grant full planning permission.

Yours faithfully,



Gethin Jones – Director of **The Building Plot**

