

Planning Appeal

Proposal: Outline Application for 1no. Dwelling on Land Associated with 33 Wynnstay Lane.

At

33 Wynnstay Lane, Marford, Wrexham, LL12 8LF.

Introduction

The site is within the existing residential curtilage of 33 Wynnstay Lane. The property is set within a large plot in the village of Marford, with established gardens and boundary treatments. As noted on drawing no: F040/002 the existing dwelling would have adequate sized amenity space following the construction of the proposed dwelling within its grounds.

The private driveway currently serves 2 residential properties with its access point to the main highway on the Pistyll Hill, Wynnstay Lane Road junction. With a maximum of 5 units being able to use a private drive, the additional unit was not seen to have a detrimental effect on the highway with a slight increase in traffic movements from the existing access point.

The proposal is seen as an excellent use of land, resulting in an additional property within the village of Marford.

Planning Application P/2018/0959

As part of the consultation period the planning application only 1 consultee objected to the proposed development, Highways. All other consultees did not raise concerns regarding the proposal, merely stipulating conditions to be attached to any subsequent permission.

Reason for Refusal

1. Due to the width of the driveway that serves the site as well as substandard visibility at the point of access from the driveway onto Wynnstay Lane the development will have a detrimental impact on highway

safety and therefore conflicts with policy GDP1 (d) of the Wrexham Unitary Development Plan.

GDP1 (d)

Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

The current private driveway has provided access for dwellings for a number of years more than likely for in excess of 60 years. From information available to us there doesn't seem to be any record of any accidents or collisions on this part of the highway.

It is a well-known fact that no more than 5 dwellings may be served by a private driveway, our proposal falls within this criteria.

Suitable parking has been provided within the sites curtilage ensuring vehicles have areas to park which are marked out on the proposed site plan, along with a turning area to the front of the dwelling ensuring vehicles are able to enter and vacate the site in a forward motion.

Should any vehicles encounter one another on the private driveway, they would simply reverse to an area where passing is possible on the driveway, a situation which already occurs on this driveway. The increase in traffic generated by a single dwelling is minimal and wouldn't worsen the existing access point.

33 Wynnstay Lane has also been left with a satisfactory area for parking and manoeuvring within the occupiers own boundary again ensuring vehicle will enter and vacate in a forward motion.

Persons with disabilities are provided with a level access point to enter the dwelling and a ground floor WC which are Building Control Regulations that require to be satisfied prior to plans/build is signed off by the local authority.

The existing public footpath which runs alongside the private driveway to remain unaltered as part of the development ensuring pedestrian safety is not affected by the proposed development.

Conclusions

I do believe the local authority have made the wrong decision on this application, the proposed dwelling would enhance the area and provide a more proportionate amenity space to 33 Wynnstay Lane.

The addition of a single dwelling to the access road would see a negligible increase in traffic generation to an area where speeds are slow due to the road geometry. The addition of a new property to the existing access would therefore not affect highways safety.

Therefore I respectfully request that the Inspector grants Planning Permission for this development as I believe this would be in accordance with Flintshire County Councils own development control policies.

Dafydd Edwards

for Blueprint Architectural Services