

1 THE ELMS TALLARN GREEN MALPAS SY14 7HY

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OUTLINE PLANNING APPLICATION FOR A SINGLE RESIDENTIAL DWELLING ON LAND WITHIN THE CURTILAGE OF 1, THE ELMS, TALLARN GREEN, SY14 7HY

Grid Reference: SJ 44839 44027

On behalf of M Paton



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Introduction

1.1. Carter Jonas have been instructed to prepare this statement in order to accompany an ***Outline planning application for the construction of a single residential dwelling on land at 1 The Elms, Tallarn Green, SY14 7HY.*** This statement extends to the site outlined in red in the accompanying site plans.

1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 36 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

2. Location and Description

2.1. The Site lies within the development boundary of Tallarn Green and is accessed from an existing gateway off The Elms.

2.2. In terms of local facilities, Tallarn Green has a range of services including a Public House, Glass Workshop, Car Garage, small industrial estate, Chapel, Village Hall, School and Bus Service.

3. The Proposed Development

3.1. The identified site forms part of the garden of 1, The Elms.

3.2. This application is outline, with all matters reserved except access. It is however considered that a well-designed modest family home would be well located on this parcel of land and serve to improve the existing visual appearance of The Site and surrounding environment.

4. Design Statement

4.1. Movement to, from and within the development – It is proposed that the development is served from the existing access off the The Elms.

4.2. Character – Amount – It is proposed that the development will accommodate a single dwelling of circa 3-4 bedrooms, although this is to be defined at the detailed design stage.

4.3. Character - Layout & Scale – As this is an outline application, an indicative site plan has been submitted in order to demonstrate that the proposed dwelling can comfortably be accommodated on site. It can be advised in accordance with regulations that the minimum lower limits of the dwelling will be 2.5m and the maximum upper limit will be 7.5m in height from the existing ground level. The width and height of the dwelling is detailed on the Proposed Block Plan as 7m x 13m width.

4.4. Character – Appearance & Landscaping – The Site has distinct boundaries which would lead to minimal impact upon the surrounding countryside. In terms of the surrounding residential properties they vary in appearance and building design, reflecting several different building periods. The mix consists of bungalows, two to three bedroom dwellings, to more substantial family homes. The majority of properties are of traditional red brick finish, although there are also a limited number of rendered properties. It was felt that the type of house suitable for the proposed site should adhere to the surrounding design principles.

4.5. Community Safety - The proposal will have no negative impact upon Community Safety and should only add to the sense of community already present.

4.6. Environmental Sustainability – Is it considered that the development will not have a detrimental impact upon environmental sustainability.

4.7. Physical, Social, Economic & Policy Context

4.7.1. The proposal has been considered in accordance with the following policies of the Wrexham Unitary Development Plan:

- 4.7.1.1. Policy PS1 – Settlement Limits
- 4.7.1.2. Policy GDP1 – Development Objectives
- 4.7.1.3. Policy EC4 – Hedgerows, Trees and Woodland
- 4.7.1.4. Policy H2 – Residential Development
- 4.7.1.5. Policy T8 – Parking
- 4.7.1.6. Local Planning Guidance Note 16 – Parking
- 4.7.1.7. Local Planning Guidance Note 21 – Space around dwellings

4.7.2. The principle of the development is in accordance with Policy H2 as the site lies within the settlement boundary of Tallarn Green and therefore, residential development is supported. Policy H2 states *'Residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1'*.

4.7.3. The proposal is in accordance with Policy GDP1 as it:

- 4.7.3.1. Will make a positive contribution to the appearance of the nearby locality through its scale, design and layout, and use of materials and landscaping.
- 4.7.3.2. It will take account of personal and community safety and security in the design and layout of development and public / private spaces.
- 4.7.3.3. It will make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- 4.7.3.4. It will ensure safe and convenient pedestrian and vehicular access to and from the site.
- 4.7.3.5. It has convenient access to public transport facilities.
- 4.7.3.6. It will not result in adverse effects on pollution of water, land or air, hazards from industry and quarrying, and associated noise, or odour.

4.7.3.7. It will not have a detrimental impact on any safeguarded environmental sites.

4.7.3.8. It will not result in, or is subject to, flooding, soil erosion, landslides or contamination

4.7.3.9. It will assist in securing the development of a sustainable community, through the promotion of the economic, social and environmental well-being of the area.

4.7.4. The indicative siting of the proposed dwelling has been considered in accordance with the Local Planning Guidance Note 21 – Space around dwellings. It is considered that the proposal can meet all requirements set by this.

4.7.5. In terms of National Planning Policy, the proposal has is considered to be in accordance with the relevant Technical Advice Notes.

4.7.6. TAN 1 was released in January 2015 in response to the Welsh Assembly's concerns over the difficult economic climate leading to a detrimental impact on the viability of housing development. In 2014, only 9 out of 25 Local Planning Authorities throughout Wales had a positive 5 year land supply. Carl Sargeant (March 2014) sent out a clear political statement to support housing development throughout Wales. He stated: *'I have been clear since taking over the housing and regeneration portfolio that my priority is to increase the supply of much-needed homes – both affordable homes and market homes. There is an acute need for more homes across Wales. I recognise this shortage and am taking action across my portfolio'*.

4.7.7. The proposal is in accordance with TAN1 Para 6.2 which states that: 'The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement...the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies.'

4.7.8. In addition 'Positive Planning' and the presumption in favour of sustainable development in Planning Policy Wales (2014) has been examined in relation to this proposal and it is considered that The Site is a sustainable location for development as detailed below.

4.7.9. The site meets a number of suitable criteria for site selection cited in PPW, including:

- The relative lack of previously developed land
- Accessibility to jobs, shops and services,
- The capacity of existing infrastructure
- The scope to build sustainable communities
- The lack of significant physical or environmental constraints
- Compatibility with neighbouring land uses
- The potential to reduce carbon emissions

4.7.10. The proposal is considered to be in accordance with both national and local planning policies. With regards to Planning Policy Wales (2014), the proposal is in keeping with the Sustainable Development and Housing objectives. A variety of services are easily accessible from the site. There is good access to public transport and the site will be a safe environment for walking and cycling. The proposed development will offer a range of housing choices and the scale of the development will not have a detrimental effect on its surroundings.

4.8. Accessibility – The site affords direct access onto The Elms, which in turn provides adequate access onto the classified road 'The Lane'. It is not considered that the proposed single dwelling will have any major negative impact on the amount of traffic movement in and around the settlement of Tallarn Green.