

BA1164 - PRE-APPLICATION ADVICE:



**Land at Willington Grange, Horsemans Green,
Whitchurch, SY13 3BZ**

Local Authority

Wrexham County Council

Site Location

The proposed site is located just on an unnamed road, southeast of the A525.

OS Plan

For proposed OS plan please see drawing PRE-001

Proposed Block Plan of Site

For proposed block plan of the site please see drawings PRE-002

Description of Existing Site

The proposed site is part of a 7 acre site, Willington Grange owned and occupied solely by our client. There are presently two gated access points to the site from the unnamed road.

The site is enclosed by hedgerows, post and rail fencing and brick walls.

Description of Proposed Use

Our client is looking to downsize due to maintenance of the existing house and ground at Willington Grange. Our client has been local to the area for a long period of time and has strong links in the community that they would like to retain.

With this in mind the proposal is to divide the current site and create a new domestic four bedroom dwelling with its own double garage and a small workshop. There will be provision for a garden and driveway with ample parking.

We plan on utilising one of the existing entrances to Willington Grange so access to and from the highway will to existing and proposed can be facilitated with ease.

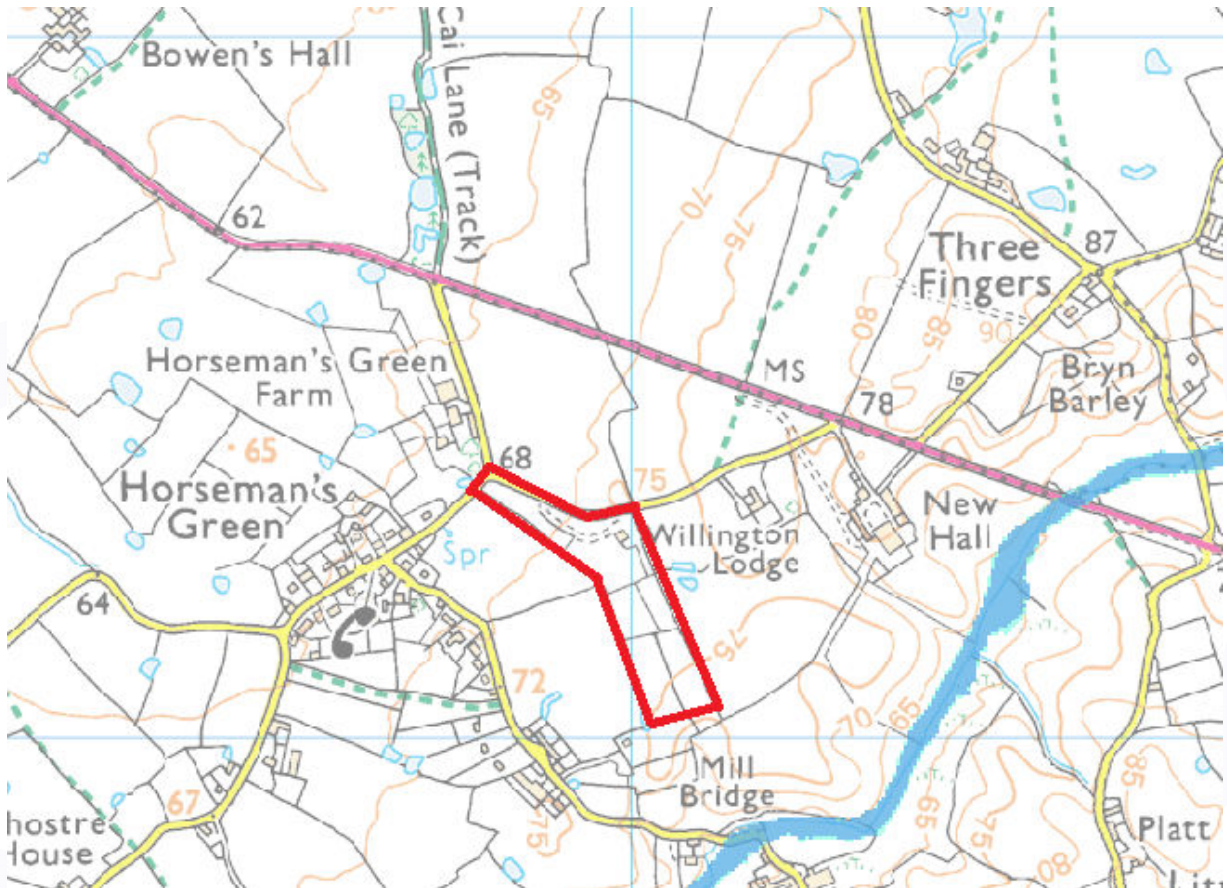
Our client has provided us the brief of creating a sustainable and eco-friendly dwelling primarily concentrating on its energy usage and thermal efficiency. Renewable energies through solar and ground source will all be considered.

It is envisaged that the elevation treatment to the proposed dwelling will be of traditional architectural merit to blend in with the surrounding vernacular. The use of stone heads and cills to the windows and stone quoins to wall junctions will be considered.

Constraints

There are some trees surrounding the site, however to our knowledge none of these are under preservation orders, nor will they be affected by the proposal.

The site is flat and not at risk of flooding.



Conclusion

We are proposing the construction of a new 4 bedroom dwelling with excellent sustainable credentials for a local residents looking to downsize.

We would appreciate advice on this proposal and the likelihood of it achieving a full planning application following comments from your development and specialist teams.