

PLANNING STATEMENT

(including Design and Access Statement)

Renewal Of Unexpired Permission: Erection Of 2 No. 3 Bed Semi-Detached Dwellings And 1 No. 2 Bed Detached Dwelling And Single Garages And Alterations To Existing Vehicular And Pedestrian Access (Variation Of Condition 1 Of P/2010/0011 - Time Limit if Permission Expires 2nd March 2015)

Land adjoining 1 Maelor View, Penycae, Wrexham LL14 2DF

Prepared for Castlemead Homes Ltd by
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Document 1 – Local Planning Guidance Notes - Space Around Dwellings (revised March 2001) – used in the determination of application P/2004/1297

Document 2 – Local Planning Guidance Notes - Space Around Dwellings revised in January 2007 – current guidance

1. Introduction

This Statement considers the issues surrounding the proposed development, and includes the information necessary to form the required Design and Access Statement.

The planning application is submitted by the Castlemead Homes Ltd, and relates to Land adjoining 1 Maelor View, Penrycae, Wrexham LL14 2DF

The planning application seeks to extend the life of the following planning permission:

Application P/2004/1297

Description: Erection of 2 No.3 bedroom semi detached dwellings and 1 No. 2 bedroom detached dwelling and single garages and alterations to existing vehicular and pedestrian access

Date: 10th January 2005

2. Site Description and Environs

The site lies within the settlement of Penrycae to the west of Afoneitha Road (B5097) which runs from the village to Rhos in the north.

Photographs of the site are shown below taken from Afoneitha Road



The area is characterised by terraced and semi detached dwellings, and the site is surrounded by residential development.

3. Planning Policy Context

The Development Plan for the area is the Wrexham County Borough Unitary Development Plan 1996 – 2011 which was adopted in February 2005.

Wrexham County Borough Unitary Development Plan 2011

The UDP shows the whole of the application site situated within the settlement boundary of Penrycae (Map 4 Inset No.6).

The following policies are particularly relevant to the current planning application:

Part 1: Strategic Policies

Policy PS1 - New development for housing, employment and community services will be directed to within defined settlement limits/employment areas

Policy PS3 - Development should use previously developed brownfield land comprising vacant derelict or underused land in preference to the use of greenfield land wherever possible

Part 2: Specific Policies

Policy GDP1 – Development Objectives

Policy H2 – Residential Development (of Unannotated Land) within Settlements

Local Planning Guidance Notes

The following Local Planning Guidance Notes are also relevant

- No 7 - Landscape and Development (Nov 2003)
- No 16 - Parking Standards (Nov 2000, revised Apr 2005)
- No 21 - Space Around Dwellings (Jan 2007)
- No 24 - Designing out Crime (May 2003)

All LPGNs noted above were approved and in use before the planning permission was granted on the 10th January 2004.

The only Note which has been subsequently updated is No21 - Space Around Dwellings. The scheme was based on the version revised in March 2001 (attached as Document 1), and this has subsequently been revised in January 2007 (attached as Document 2).

Other material considerations will include Planning Policy (Wales) (2002) which is referred to throughout this report where applicable.

4. Design & Access Issues

The Design and Access Statement should explain the design principles and concepts that have been applied to particular aspects of the proposal and these are discussed below.

4.1. Accessibility

The proposal provides for a residential redevelopment of the site which is accessible in the following ways:

a. Village Facilities of Penycae

The site lies within walking distance of the centre of the village and its services and facilities, including shops, school, public houses and doctors surgery,

b. Village Facilities of Rhos

The site lies around 0.8kms (within walking distance) from the centre of Rhos which has a wider range of services and facilities including shops, banks, schools, chemist, public houses,

c. Wrexham

The site lies around 7kms from the centre of Wrexham which supports a wide range of services and facilities

d. Bus Service

There is a regular bus service which runs past the site, and this links to a wider range of bus and train services in Rhos and Wrexham and beyond,

The site is highly accessible to the village centre and the wider area.

4.2. Environmental sustainability

The following sustainability issues have been considered:

- The buildings have been positioned and orientated in order to maximise the use of natural daylight and solar energy (where possible and within the confines of the pattern of the surrounding development), and so maximising the potential for solar gain and reducing the need for energy consumption,
- The buildings will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer

- glazing will be sealed double glazing with a 12mm air space and 'low E glass' to reduce heat loss,
- wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,
- the scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources,
- The dwellings would include high efficiency condensing boilers (more than 90% efficient) which will reduce CO² emissions and also reduce energy consumption,
- The site is serviced by mains water, electricity, gas and foul drainage
- Sustainable Urban Drainage Solutions (SUDS) will also be used within the development,
- The development of this land will contribute to the aim of sustainability through the productive use of this vacant and underused previously developed land,

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy.

4.3. Character

There is a clear and consistent house style along Afoneitha Road, and the scheme has been designed to create a high quality traditionally-based architectural style to complement the existing development

The design ensures that the development has a unified 'feel' and includes the following details:

- Red brick walling and render to LPA agreement,
- Roof tiles to LPA agreement with matching ridge tiles,
- Arched brick heads
- Reconstituted buff coloured cills,
- White windows,
- Roof pitches at 30°
- Black guttering and downpipes,
- Canopies over doorways,

Good design, local distinctiveness and the integration of the development into the existing built development will ensure that there will be a positive impact upon the character and appearance of the locality.

4.4. Community safety

The properties will have clear and defensible boundaries to ensure that members of the public do not inadvertently stray onto the private garden areas. The adjoining public footpaths are clearly marked to ensure that the public are aware of its route and line alongside the site.

The building site, completed site and the completed dwellings will comply with all relevant public safety legislation.

4.5. Movement to, from and within the development

The application site is bounded by Afoneitha Road (B5097) to the east, and the access drive serving the adjoining 5 properties to the south.

The properties provide for vehicular and pedestrian movement directly to and from the adjoining footpaths and into the wider settlement and environs.

It is the aim of the scheme to ensure that all users of the site will have equal and convenient access on to and through the site. Where relevant the scheme will comply with current best practice in relation to pedestrian access which includes:

- BS8300: 2001 Design of buildings and their approaches to meet the needs of disabled people, and
- Building Regulations Approved Document Part M (2004 edition)

The movement to, from and within the site is convenient and safe.

5. Other Planning Issues

The following issues are material to the determination of the application:

5.1 Renewal of the Planning Permission

The current application seeks to renew the planning application reference P/2004/1297, which proposed the 'Erection of 2 No.3 bedroom semi detached dwellings and 1 No. 2 bedroom detached dwelling and single garages and alterations to existing vehicular and pedestrian access'

Guidance suggests that the application should be determined in line with the extant planning permission, unless there is a material change in circumstances which justifies an alternative decision.

The Council's Unitary Development Plan was adopted in February 2005 (before the determination of the planning application) and remains the development plan for the area. The site remains as a unused area of land adjacent to a recently completed development of 5 houses, and no new development has been erected which prejudices the development of the site.

On the basis of the assessment of the scheme there would appear to be no material change in circumstances since the previous planning permission, and in accordance with Guidance the planning permission should be renewed.

5.2 Principle of Development

The site lies within the development limits of the settlement of Wrexham Town (see page 2 above) where policy H2 of the UDP suggests that 'Residential development on unannotated land within settlement limits will be permitted subject to compliance with the objectives of the Plan'.

5.3 Parking

Local Planning Guidance Note No 16 - Parking Standards. This sets out the guidance for levels of parking provision and layouts within new developments. The amended and approved layout shows 3 spaces per dwelling and meets the required layout provisions within the policy document.

5.4 Impact Upon Neighbouring Properties

At the time of the previous application the Local Planning Guidance Note 21 – Space Around Dwellings used in the determination of the scheme was that version revised in March 2001.

Since the planning permission on the 10th January 2005, the only material change to the scheme, is the adoption of an updated Local Planning Guidance Note 21 – Space Around Dwellings which was adopted in January 2007.

The bulk of the Guidance Note remains unchanged, and the key points relating to the scheme which remain the same are:

- *Where two habitable rooms face each other such that direct overlooking is physically possible, the windows should be 22 metres*
- *Where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of **13 metres** between them.*
- *For dwellings designed to accommodate 3 or more people, the minimum private garden area is **50 sq.m***
- *For dwellings accommodating up to 2 people, the minimum private garden area is **30 sq.m***

The Officer's report to the Planning Committee dated 6th December 2004 explains the circumstances of the scheme in relation to overlooking and this states that:

Overlooking

The position of plots 7 and 8 will be in-line with Afoneitha Road properties, and therefore any overlooking to 1 Maelor View is not direct. The position of upstairs windows for plot 6 and 7 would have more potential to cause privacy issues, and the submitted plan indicates that no upstairs windows will directly face the garden of 1 Maelor View. A planning condition is required to ensure that this remains, and 'permitted development rights' should be removed for plot 6, to protect the amenities of the adjacent property

The physical constraints around the site along with the fixed positions of the existing and proposed dwellings, have not changed, and so the acceptance of the scheme in 2004/5 (in accordance with these key principles within the Local Planning Guidance Note 21 – Space Around Dwellings) determines that this aspect of the scheme is acceptable.

The changes to the Local Planning Guidance Note 21 – Space Around Dwellings are as follows

- Where the ground slopes, an increased distance will be required, so that for every half metre difference in height, the distance in the standard is increased by one metre. Developers will be required to indicate on their plans the finished floor level(s) of their building(s) in relation to a fixed datum point and, where there are windows on adjacent existing properties, the levels of these properties.

Note – the site is on flat ground and this standard is not relevant

- Separation Distances On Sloping Ground In the case of three or more storey developments adjacent to single or two storey development, the 13m/22m standard shall be increased by 2 metres for each additional storey (in addition to any increase due to differences in ground levels).

Note – the site is on flat ground and this standard is not relevant

- Bins – Provision must be made on site for the storage of waste/recycling bins. This should be suitably screened

Note – the bins storage for each dwelling is as follows

Unit 6 – within its back garden (via the gate adjacent to its respective parking spaces)

Unit 7 – To the rear of the garage via the personnel door in the garage

Unit 8 – within its back garden (via the gate adjacent to its respective parking spaces)

Given the location and provision for bin stores, this part of the updated policy is complied with.

The principal parts of the Local Planning Guidance Note 21 – Space Around Dwellings remain unchanged. The scheme was considered acceptable in relation to these key principles in 2004/5 and so there are no material change in circumstances which would justify a refusal of planning permission for the current application.

Those parts of the Local Planning Guidance Note 21 – Space Around Dwellings which have changed, are either not relevant, or catered for within the new development.

The scheme is the same as that approved on the 10th January 2005, and the change in the Local Planning Guidance Note 21 – Space Around Dwellings has no material impact upon the circumstances of the planning permission.

6. Conclusions

The planning application is submitted by the Castlemead Group Ltd, and relates to Land adjoining 1 Maelor View, Penycae, Wrexham LL14 2DF. The planning application seeks to extend the life of the planning permission P/2004/1297 which proposed the 'Erection of 2 No.3 bedroom semi detached dwellings and 1 No. 2 bedroom detached dwelling and single garages and alterations to existing vehicular and pedestrian access' and was granted on the 10th January 2005.

The site lies within the development limits of the settlement of Wrexham Town (see page 2 above) where policy H2 of the UDP suggests that 'residential development on unannotated land within settlement limits will be permitted subject to compliance with the objectives of the Plan'.

The site is highly accessible to the village centre and the wider area, and the properties are 'sustainable' in terms of its building design and the supply and use of energy.

Good design, local distinctiveness and the integration of the development into the existing built development will ensure that there will be a positive impact upon the character and appearance of the locality.

The building site, completed site and the completed dwellings will comply with all relevant public safety legislation and the movement to, from and within the site is convenient and safe.

The principal parts of the Local Planning Guidance Note 21 – Space Around Dwellings remain unchanged. The scheme was considered acceptable in relation to these key principles in 2004/5 and so there are no material change in circumstances which would justify a refusal of planning permission for the current application. Those parts of the Local Planning Guidance Note 21 – Space Around Dwellings which have changed, are either not relevant, or catered for within the new development. The scheme is the same as that approved on the 10th January 2005, and the change in the Local Planning Guidance Note 21 – Space Around Dwellings has no material impact upon the circumstances of the planning permission.

On the basis of the assessment of the scheme there would not appear to be any material change in circumstances since the previous planning permission, and in accordance with Guidance the planning permission should be renewed.

Local Planning Guidance Notes - Space Around Dwellings (revised March 2001)

Used in the determination of application P/2004/1297



Space around Dwellings

This guidance note amplifies policies in development plans on residential amenity. It applies to the construction and conversion of new houses and will form a material consideration in the determination of all relevant planning applications.

It is desirable to make the best possible use of land by increasing housing densities. However, residents are entitled to enjoy a reasonable degree of space, privacy and daylighting in and around their homes - factors that are usually termed 'residential amenities'. This note sets out a series of guidelines, to ensure that new development protects residential amenity.

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*Available in
alternative formats*

Distances between dwellings

New houses should benefit from a satisfactory degree of privacy and daylight. The residents of existing houses should also not be unduly affected by the development.

To achieve this, minimum separation distances should be maintained between houses, and in particular, between windows lighting habitable rooms. Habitable rooms include living rooms, bedrooms, studies and dining kitchens. They do not include halls, stair landings, passageways and utility rooms.

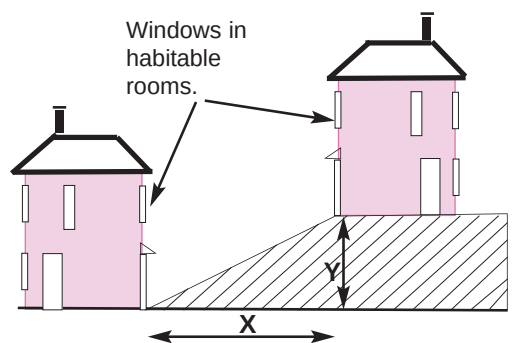
- Where two habitable rooms face each other such that direct overlooking is physically possible, the windows should be **22 metres** apart.

- Where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of **13 metres** between them.

These standards apply on **flat ground**. Where the ground slopes, an increased distance will be required, so that for every **metre difference in height** (or part thereof), the distance in the standard is increased by **two metres**.

Developers will be required to indicate on their plans the finished floor level(s) of their building(s) and, where there are windows on adjacent existing properties, the levels of these properties.

Separation Distances On Sloping Ground



e.g. if level difference (y) is 3m, separation distance (x) must be increased by 6m



Garden areas

All new dwellings should benefit from private garden space, for drying clothes, accommodating pets, children's play, quiet enjoyment, etc. Front gardens do not constitute private garden space. The following standards should be followed, to ensure that the garden space reflects the size and function of the proposed house. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens.

- For dwellings designed to accommodate 3 or more people, the minimum private garden area is **50 sq.m**
- For dwellings accommodating up to 2 people, the minimum private garden area is **30 sq.m**
- For flats/maisonettes, a balcony or private space at ground level is desirable, adequately screened and measuring a minimum of **10 sq.m** in area.

The above are minimum standards. Larger garden plots will be encouraged, as they can support sustainable development by enabling residents to grow some of their own food and to compost domestic waste.



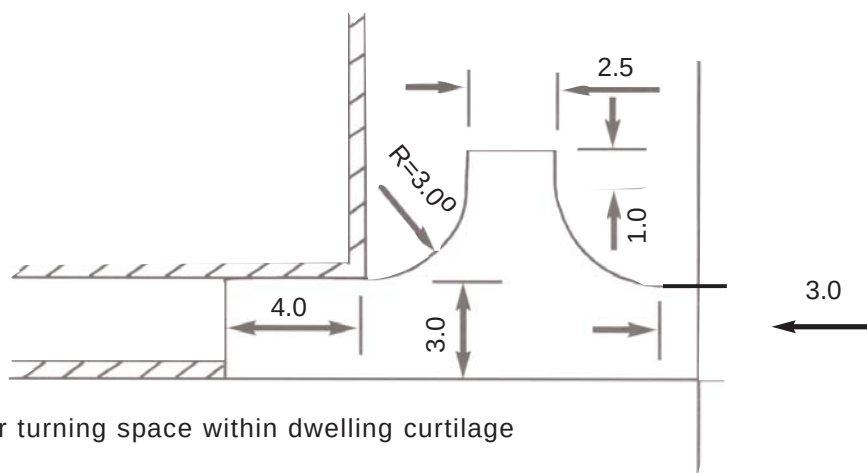
Car parking

Where on-site car parking is being provided, parked vehicles should not project into, and interfere with the use of the road or pavement. To achieve this, all new driveways should measure at least **5.5 m in length**. Garages should be set far enough back from the road to enable the garage door to be opened and closed whilst a car is parked within the driveway.

Planning permission is required to construct a vehicular or pedestrian access into the grounds of a dwelling

from a classified or trunk road. Where access proposals are deemed acceptable on highway safety and visual grounds, a vehicle turning space will also be required. This is to ensure that cars are not forced to reverse into the road or pavement. The turning space should follow the example set out in the diagram below.

However, large expanses of tarmac or concrete at the front of properties are usually unsightly. Appropriate planting and the use of different materials can break up the parking area and also minimise the impact of parked cars from the road and from the property.



For further information contact:

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Revised March 2001

Local Planning Guidance Notes - Space Around Dwellings revised in January 2007

current guidance



Space around Dwellings

This guidance note amplifies policies in development plans on residential amenity. It applies to the construction and conversion of new houses and will form a material consideration in the determination of all relevant planning applications.

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Distances between dwellings

New houses should benefit from a satisfactory degree of privacy and daylight. The residents of existing houses should also not be unduly affected by the development.

To achieve this, minimum separation distances should be maintained between houses, and in particular, between windows lighting habitable rooms. Habitable rooms include living rooms, bedrooms, studies and kitchens. They do not include halls, stair landings, passageways and utility rooms.

- Where two habitable rooms face each other such that direct overlooking is physically possible, the windows should be **22 metres** apart.

- Where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of **13 metres** between them.

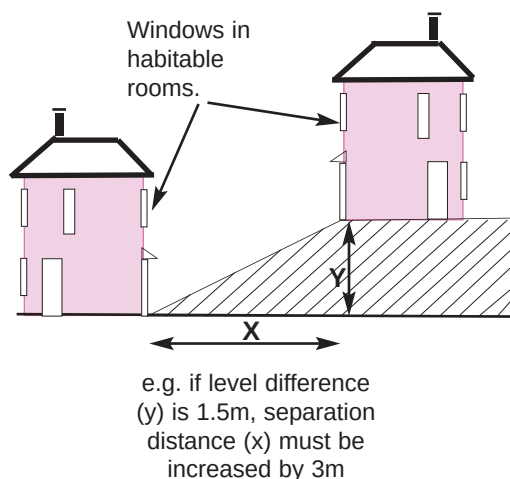
In the case of a kitchen window, these standards may be relaxed provided suitable screening is in place.

These standards apply on flat ground.

Where the ground slopes, an increased distance will be required, so that for every **half metre difference in height**, the distance in the standard is increased by **one metre**. Developers will be required to indicate on their plans the finished floor level(s) of their building(s) in relation to a fixed datum point and, where there are windows on adjacent existing properties, the levels of these properties.

Separation Distances On Sloping Ground
In the case of three or more storey developments adjacent to single or two storey development, the **13m/22m** standard shall be increased by **2 metres** for each additional storey (in addition to any increase due to differences in ground levels).

Separation Distances On Sloping Ground



This leaflet is available in alternative formats

Garden areas

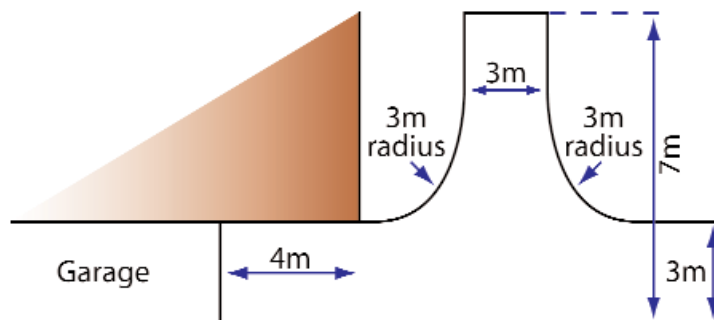
All new houses should benefit from private garden space, for drying clothes, accommodating pets, children's play, quiet enjoyment, etc. Front gardens do not constitute private garden space. The following standards should be followed, to ensure that the garden space reflects the size and function of the proposed house. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens. Private spaces must be designed so that residents have a reasonable amount of sun/daylight. They should not be closely bounded by high wall or buildings.

- For dwellings designed to accommodate 3 or more people, the minimum private garden area is **50 sq.m.**
- For dwellings accommodating up to 2 people, the minimum private garden area is **30 sq.m**
- For flats/maisonettes, a balcony or private space at ground level is desirable, adequately screened and measuring a minimum of **10 sq.m** in area.

The above are minimum standards. Larger garden plots will be encouraged, as they can support sustainable development by enabling residents to grow some of their own food and to compost domestic waste.

Bins

Provision must be made on site for the storage of waste/recycling bins. This should be suitably screened



Car turning space within dwelling curtilage

Car parking

Where on-site car parking is being provided, parked vehicles should not project into, and interfere with the use of the road or pavement. To achieve this, all new driveways should measure at least **5.5m in length**. Garages should be set far enough back from the road to enable the garage door to be opened and closed whilst a car is parked within the driveway.

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Where access proposals are deemed acceptable on highway safety and visual grounds, a vehicle turning space will also be required. This is to ensure that cars are not forced to reverse into the road or pavement. The turning space should follow the example set out in the diagram below.

However, large expanses of tarmac or concrete at the front of properties are usually unsightly and it is better to locate them behind the line of the building. Appropriate planting and the use of different materials can break up the parking area and also minimise the impact of parked cars from the road and from the property.



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