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This statement has been prepared in support of the application for Full Planning Permission for the erection of a four bedroom dwelling with integral garage and associated off-road parking

Project address:

The Hollies
New Brighton
Wrexham
LL11 3DT

Applicant:

Mr Richard Craig
Old Tavern, New Brighton
Wrexham
LL11 3DT

WREXHAM COUNTY
BOROUGH COUNCIL

15 MAR 2016

PLANNING DEPARTMENT

Character:

The site has precedent of a former dwelling which was demolished 20+ years ago and has since received planning consent for a 4 bedroom detached dwelling in 2005 (P/2005/0003), which having now lapsed results in the need for this renewed application.

The site is considered to be previously developed land (Brownfield) which provides good precedent for a new development on the site. The key constraints are the slope of the site and the proximity of neighbouring dwellings. The change in level across the site from the bottom road to top road is +12250mm. However, through a carefully considered design approach and with the precedent of existing development on equally sloping terrain either side of the proposal site, this scheme works in harmony with both of these potential development limitations and makes best possible use of this Brownfield site. The site is also traversed by a foul-water drain, which in order to maximise the development potential of the site will be diverted slightly to ensure a 3m easement from the proposed dwelling. All such works will be carried out by a Welsh Water contractor.

The dwelling will be set into the hillside to the south-western side of the site, providing a good level of easement from both Sisial-y-Gwynt and The Nook to alleviate local concerns of overlooking and privacy highlighted with the previous application. Differing from the previous planning application in its orientation, this proposal sits the length of the building along the NE-SW axis to minimise openings overlooking Kevitt to the north-east and maximise views across the landscape to the east. In its scale the proposal provides internal accommodation appropriate to its purpose as a family home. The internal layout offers a clear and ordered arrangement of rooms, with a centrally situated staircase and placement of the kitchen and living space on the 2nd floor where these more frequently occupied spaces can benefit from the elevated aspect views across the landscape. The design has ensured all bedrooms receive a scenic view to the north and east and bathrooms have been kept to the north-western side of the building to optimise privacy. The proposed building will be faced in stone sourced as locally as is viable, with stone window cills and heads and sustainably sourced softwood windows and doors. The dwelling will be roofed in welsh slate to match neighbouring properties. The choice of materials has been selected for their suitability to the character and aesthetic of the area, and to address local concern that the previous proposal for a brick-faced dwelling would have been out of character with surrounding buildings.

Access:

To both the north-east and south-west of the site are single-track illuminated roads. The north east (bottom) road is a council owned public right of way and provides direct access to 5 dwellings whilst the south west (top) road is un-adopted and provides access to 3 dwellings, one being the applicant's address. The development will not lead to any increased traffic over that

which was in place 20 years ago.

Upon entering the site there will be adequate car parking and garage space to provide on site parking so as not to restrict the flow of traffic along the single-track bottom road to the north-east of the site. There will be a flat block paved area from street to door providing separate pedestrian entrance through a gate leading to a bike store and then house and garage. Steps within the correct gradient will lead to terraced garden areas.

Community safety:

The occupation of the site will prevent unauthorized use of the site as a "cut through". There will be additional security through natural surveillance of leadworks, park and surrounding areas and add another household to neighbourhood watch scheme. Dry stone boundary walls will define ownership.

Environmental sustainability:

The plans include

- Back Boiler
- Solar panels
- Rainwater harvesting
- Drystone walls and reusing local stone for cladding
- Reclaimed Welsh slate
- Reclaimed block paving
- Planted borders with shrubs and limestone loving plants.
- Extra sheep's wool insulation
- Building waste to be placed behind retaining walls
- Waste management, full recycling area
- Compost bins
- Cycle store

Movement:

The bike store will encourage the use of cycling in an area which is currently very popular with cyclists from all across the UK.

There is no public transport within ¼ mile but there are several well defined public footpaths within 50 m of the site.