Blueprint Architectural Services Ltd
Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT
Tel: 01978 356500
design@blueprintarchitectural.com
www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr T Irwin
The Cottage,
Green Lane,
Halton,
Chirk,
Wrexham

Statement required for:

Outline Application for a Detached Bungalow at Green Lane, Halton, Chirk, Wrexham.

1. Brief

This Design and Planning Statement supports an Outline Planning Application for the construction of a single-storey detached bungalow on land off Green Lane, Halton, Chirk, Wrexham. The land has previously been granted planning permission by Wrexham Council and is a brown-field site. The purpose of this application is to establish the principle of residential development on this site, with all matters except access reserved for future determination.

The proposal is for a modest, well-designed bungalow that responds positively to its semi-rural context and meets identified local housing needs, particularly for accessible, single-storey homes.

---

2. Site Description

The site comprises a parcel of land situated off Green Lane in the small settlement of Halton, approximately 1.5 miles south of Chirk, within the Wrexham County Borough. The site lies on the edge of the built form of existing fencing.

The surrounding area is characterised by a mix of detached dwellings, traditional cottages, and agricultural land, reflecting a typical rural settlement pattern. The site benefits from good access to local amenities in Chirk, including shops, schools, medical services, and public transport links, including a railway station.

---

3. The Proposal

The proposed development seeks outline permission for:

- A detached, single-storey bungalow with private garden space and off-road parking;
- Access to be taken directly from Green Lane;
- Provision of sustainable drainage, appropriate landscaping, and boundary treatments.

All matters relating to layout, scale, appearance, and landscaping will be submitted at Reserved Matters stage. However, indicative plans show that the site can comfortably accommodate a dwelling while maintaining appropriate separation distances and respecting the rural character.

4. Design Principles and Objectives

The proposed development adheres to the following design principles:

- **Contextual Design**: A bungalow form aligns with the rural character and existing built form in Halton;
- **Low Impact**: Single-storey development ensures visual impact is minimal and maintains views across the surrounding countryside;
- **Sustainability**: The proposed bungalow will be designed to meet modern energy efficiency standards, with the potential for renewable energy integration (e.g., solar panels);
- **Accessibility**: The bungalow would be designed with level access and internal arrangements suitable for the elderly or those with mobility impairments;
- **Landscape Integration**: Existing hedgerows and boundaries will be retained where possible, with new native planting to enhance biodiversity and visual quality.

---

5. Planning Policy Context

The proposal is considered to be compliant with the relevant policies of the Wrexham Local Development Plan (LDP), including:

- **Policy H1** – Sustainable Housing Development
- **Policy GDP1** – General Development Principles
- **Policy EC4** – Biodiversity and Landscape Protection
- **T8** – Parking Standards

The site is located close to a depfined settlement limit where small-scale infill development is generally supported, particularly when it contributes to meeting local housing needs in a sustainable manner.

While in-fill is considered as a row of 5 dwellings, a visit to the site will demonstrate that this small vacant site is clearly a building plot. With low level dwellings either side, the proposal will not encourage urban sprawl or set a precedent for further development as there are no other small games bordered with dwellings.

National planning policy, including Planning Policy Wales (PPW) Edition 12, also encourages the development of small windfall sites within or adjacent to existing settlements, particularly where it contributes to rural vitality and delivers housing choice.

The land previously benefited from planning permission for a dwelling in 1990. At this time the previous UDP would have been used. However the latest UDP which has now expired does not detail any reason why the previous approval could not be supported again and should not have planning re-established.

6. Access and Highways

Vehicular and pedestrian access is proposed via an altered access point from Green Lane, a lightly trafficked rural road. The site is currently served by an opening in the boundary treatment at the right hand side of the plot when viewed from Green Lane. By re-locating this to the left this will enable improved visilbility from the existing access. Visibility splays can be achieved, and adequate parking and turning space will be provided in accordance with Wrexham's parking standards. This has all been detailed on the site and location plans which accompany this application.

7. Environmental Sustainability

The site is capable of being connected to existing utility networks, including water, electricity, and telecommunications. Foul drainage will connect to a new bio-disc which will be a joint new facility with the owners of the plot and adjacent property to replace their existing septic tank. This will provide an improved to the drainage solutions and discharge from the existing property.

A sustainable surface water drainage solution will be explored in accordance with SuDS principles, as the property and hard landscaping are expected to exceed 100m^2.

8. Conclusion

This outline application seeks to re-establish the principle of a sensitively designed single-storey dwelling on land at Green Lane, Halton. The proposed bungalow is appropriate in scale and character, responds to the local context, and makes a positive contribution to local housing supply.

The development is consistent with local and national planning policy objectives and demonstrates a sustainable and responsible approach to rural development. We respectfully request that the Local Planning Authority supports this application in principle.

By utilising brown-field sites the council can continue to allow much needed dwellings in these locations without the pressure of needing to use greenfield sounds.

Document Prepared by:
Stuart Hatherall
on behalf of Blueprint Architectural