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Planning Statement



Statement prepared for:

Mr Julian Davies
Bridgewater,
Church Street,
Holt,
Wrexham,
LL13 9JP

Statement required for:
Proposed rear extension and alterations to an existing dwelling.

1.0 Brief

1.1 This planning statement was produced by Blueprint Architectural Services on behalf of Mr. Davies to support the application at the property.

1.2 Firstly, Blueprints team conducted a site survey to obtain dimensions relating to the existing site. This then provided an excellent basis for the design brief to be developed.

1.3 The purpose of this document is to highlight the benefits the proposed extensions provide to the client and to the appearance of the dwelling.

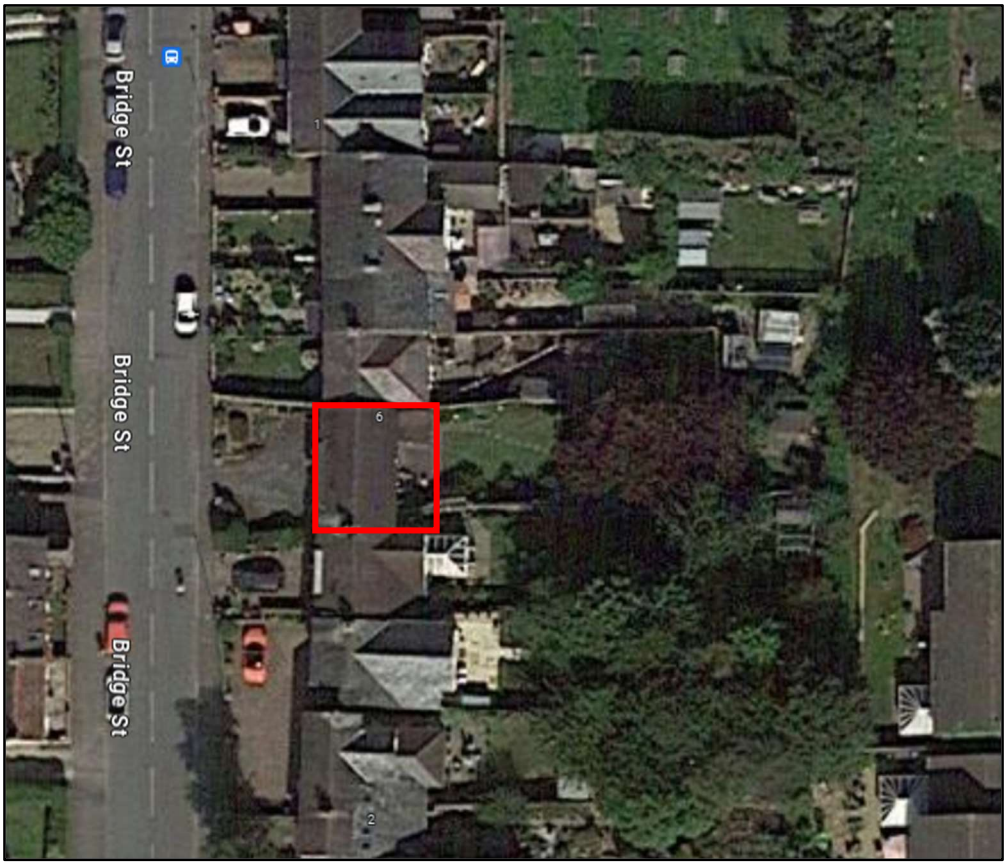
2.0 Assessment

2.1 The site boasts a large footprint with a generous rear amenity.

2.2 The site is located within the conservation area of Holt, a medieval market town on the border of England and Wales. According to (Wrexham.Gov 2021), the conservation area covers most of the settlement taking in the medieval core of the village as well as extending outwards along the main routes into the village centre.

2.3 The Holt conservation area was designated in August 1975 and its boundary was amended and enlarged in March 1999. The Holt conservation area assessment was adopted in November 1990.

2.4 Several properties within the conservation area, including surrounding properties have rear extensions similar to that which has been proposed. The below image highlights the application site and shows several properties in the vicinity that have extended to the rear of the properties, similar to our proposal.



1.0 Application Site and Surrounding Properties

3.0 Access, including movement to and from the site

3.1 The dwelling forms a mews located off Church Street. The access will change slightly with the door changing position, however this will have very little impact on the accessibility of the property.

3.2 Line 5 bus travels from Wrexham to Holt which runs several times per day. The short bus route provides an excellent mode of transport for non-car users in the village.

4.0 Appearance

4.1 Whilst developing the scheme with the client, the proposed layout of the site was closely considered to ensure the unit has a minimal effect on the surrounding environment.

4.2 To ensure the development remains aesthetically pleasing, and there is the lowest impact on the adjacent properties, we have incorporated a two storey rear extension which steps down to single storey to provide a kitchen/sitting area at ground floor with a master bedroom above.

4.3 It is the client's intention to construct the extensions with materials sympathetic to the existing dwelling. The incorporation of a render finish can be seen on both the existing dwelling, and several houses in the vicinity.

5.0 Community Safety

5.1 According to information available to the general public, there has been 26 crimes reported in the vicinity for the month of February 2024. This information has been obtained from the Police website (www.police.co.uk).

5.2 There is very little reason to suggest why the alterations would see an increase in these figures.

6.0 Conclusion

6.1 We feel this application to site should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

Document prepared by:
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On behalf of Blueprint Architectural Services