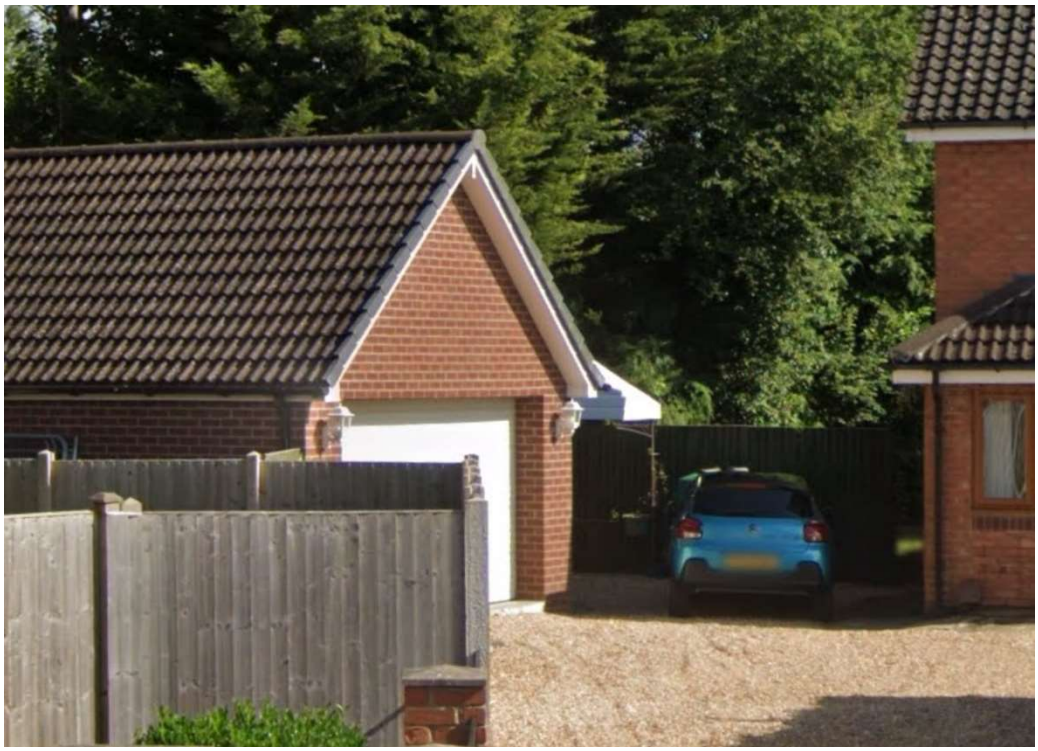
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Planning Statement



Statement prepared for:

Mr James Fenolen
4 Plas Acton Close,
Wrexham.
LL12 8ED

Statement required for:

Proposed conversion of garage with extension to form annex at 4 Plas Acton Close.

12th December 2024

1. Introduction

1.1 This planning statement was produced by Blueprint Architectural Services on behalf of the client to support the application at 4 Plas Acton.

1.2 The outbuilding is currently used for storage to the main house. The existing unit appears to be in a good state of repair and appears to be a modern addition to the dwelling which is thought to date back to the 1970s.

2.0 Assessment

2.1 Blueprint's initial task was to gather information regarding the site and structure. A survey was conducted by the Blueprint team to gain accurate measurements of the proposed structure.

2.2 As seen from Planning: Site and Location Plan (F056/004), the site consists of a vast amount of land.

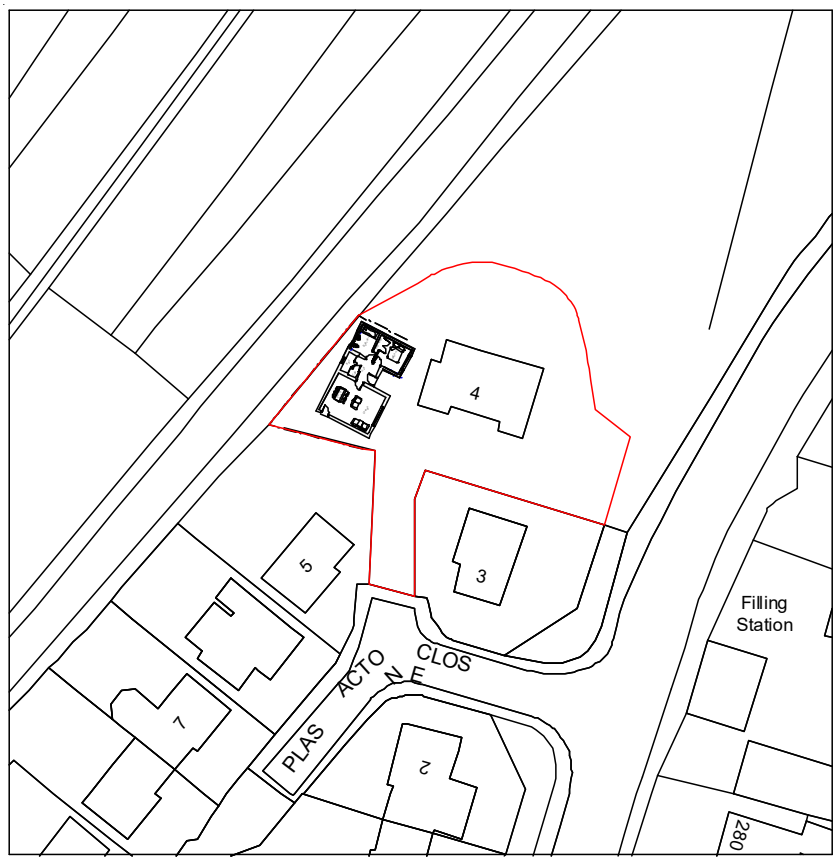
2.3 Additional accommodation provided at the property, by converting and extending the existing structure it will enhance the property and allow relatives to reside within the annex.

3.0 Access, including movement to and from the site

3.1 The site is facing and accessed off Plas Acton Close. The access will remain unchanged for this proposal.

3.2 The site is situated in Acton, on the outskirts of the City of Wrexham. Being within close proximity to the A483, there are excellent road links to Chester City Centre and surrounding villages and hamlets within the County Borough.

3.3 Regular bus services are available close to the site. The no 1 Bus travels from Wrexham to Chester. This regular bus service provides excellent links from Wrexham's city centre to Chester and a variety of locations between, such as Gresford and Rossett.



1. Proposed Site Layout.

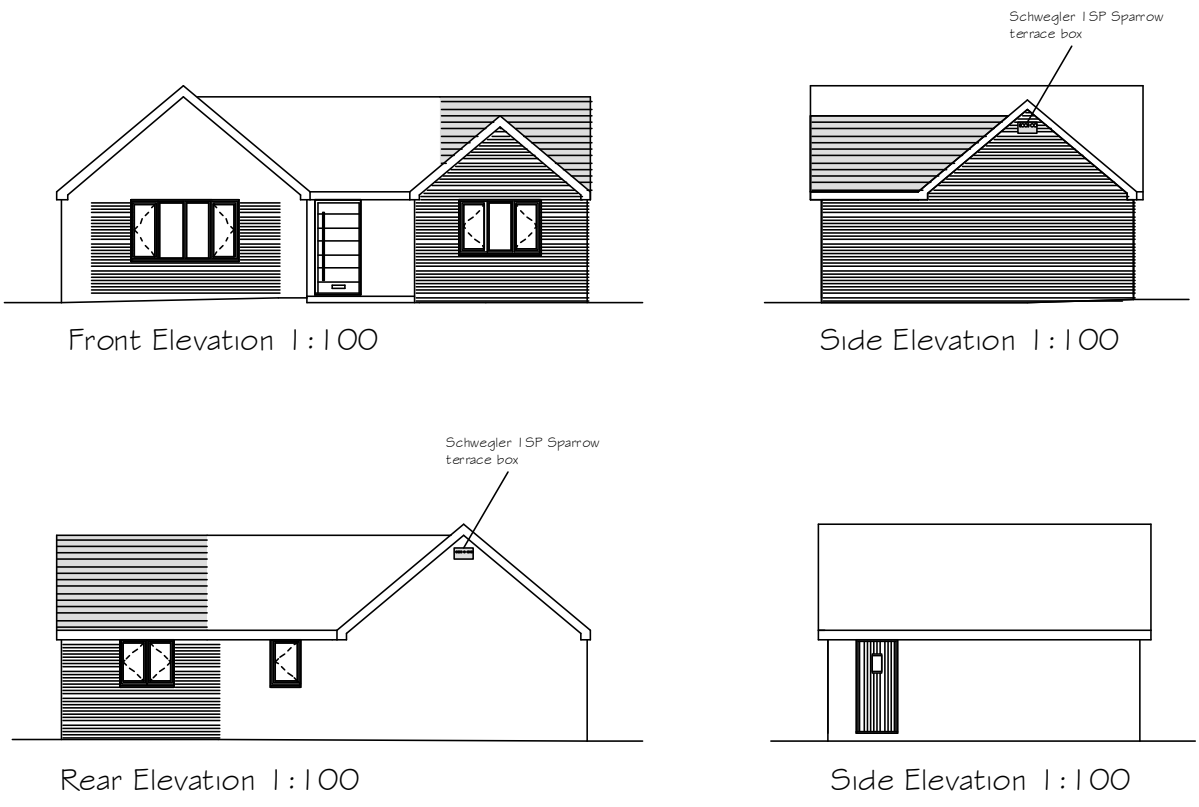
4.0 Appearance

4.1 The dwelling and annex are not seen from the main highway, located within a small cul-de-sac the dwelling is screened by the surrounding dwellings and vegetation from Chester Road.

4.2 The additions to the structure are located to the Northern side of the building which is screened by the main dwelling. It is the client's intention to use facing brick to match the existing materials to provide the unit with continuity.

4.3 Gable roof structures are to be provided on the extended element of the structure to respect and enhance the units appearance. Although flat roofs were considered it was thought the use of this design would have a detrimental effect to the appearance of the original building. Gable roofs and projections are more in keeping with the existing garage and will enhance the appearance further.

4.4 Fenestration will consist of simple window openings to provide natural light into the accommodation. The previous garage door is to be reduced in size with brickwork allowing a window opening formed to be formed to serve the proposed habitable area.



2. Proposed elevations.

5.0 Community Safety

5.1 According to information available to the general public, there has been 7 crimes reported in the vicinity for the month of October 2024. This information has been obtained from the Police website (www.police.co.uk).

5.2 There is very little reason to suggest a conversion to form an annexe would see an increase in these figures.

5.3 Additional natural surveillance is provided with the occupation of an existing structure, removing possible blind spots from the site.

6.0 Environmental Sustainability

6.1 The unit will be fully insulated to meet the requirements of current building regulations, thus ensuring the unit will be thermally and acoustically efficient.

6.2 Double glazed units will be used throughout, and an energy efficient system will be installed to heat the unit.

6.3 The unit will be fitted with lighting outlets which will take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fitting.

7.0 Conclusion

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

7.2 The scale and aesthetics are similar to the existing building, the additions proposed will have no detrimental effect on neighbouring properties, the proposal is subordinate to the original structure & main dwelling.

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On behalf of Blueprint Architectural Services Ltd