Proposed Single Storey Rear and Side Extension
71 The Meadows
Gwersyllt
Wrexham
LL11 4TJ

# Planning Statement

1. Introduction

This planning statement supports a householder application for a single-storey side and rear extension at 71 The Meadows, Gwersyllt, LL11 4TJ. The proposal seeks to construct an extension to provide an additional bedroom, a wet room, and to reconfigure the existing ground floor into a more open plan living space. These alterations are essential to meet the applicant's mobility needs following a recent hip replacement and degenerative disc disease of the lower spine, which has resulted in ongoing challenges that require accessible living accommodations. The purpose of this statement is to outline the proposal, its context, and its compliance with relevant planning policies, demonstrating why planning permission should be granted.

2. Site and Surroundings

The property at 71 The Meadows, Gwersyllt, is a residential dwelling situated within a well-established residential area in the Wrexham County Borough Gwersyllt is a village known for its mix of housing types, predominantly featuring detached, semi-detached, and terraced homes with private gardens. The Meadows is a typical residential street, and is neither within a conservation area nor a listed building. The surrounding area comprises similar residential properties, creating a cohesive neighbourhood character. The existing dwelling is suitable for an extension, with adequate space to the side and rear to accommodate the proposed development without compromising the site's functionality or the amenity of neighbouring properties.

3. The Proposal

The proposed development involves a single-storey extension to the side and rear of 71 The Meadows.
The extension will include: -

- An additional bedroom on the ground floor to eliminate the need for stair use. -
- A wet room designed for accessibility, featuring level flooring and appropriate fixtures to support the applicant's mobility challenges.
- Reconfiguration of the existing ground floor to create a more open plan living space, improving movement and usability for the applicant. The extension will be designed to integrate seamlessly with the existing dwelling.

The extension will be set back from boundary lines to minimize impact on neighbours. Materials will match the existing dwelling, brick walls and a pitched roof with tiles and flat roof to ensure visual continuity. Windows and doors will be positioned to enhance natural light and ventilation while avoiding overlooking neighbouring properties.

4. Planning Policy In Wales

Householder planning applications are assessed against national and local planning policies. The key frameworks include: -

- Planning Policy Wales (PPW) (Edition 11, 2021): This provides overarching guidance, emphasizing sustainable development, good design, and meeting community needs, including accessibility for individuals with disabilities.
- Wrexham Local Development Plan (LDP) 2013-2028: Adopted by Wrexham County Borough Council, this plan governs development in Gwersyllt. Relevant policies typically include: - Policy SP1: Promoting sustainable development. - Policy H2: Allowing householder extensions that respect residential amenity and character. - Policy DM1: Requiring developments to avoid unacceptable impacts on neighbours (e.g., loss of light, privacy) and to achieve high-quality design. Additionally, PPW encourages inclusive design, supporting adaptations that enable residents to live independently. The applicant's mobility needs align with these principles, making this a material consideration under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5. Design and Character

- The extension respects the character of 71 The Meadows and the wider Gwersyllt area
- Matching materials and a single-storey design ensure it blends with the existing dwelling.
- The scale is modest and subordinate to the original house, preserving the streetscapes visual harmony. This aligns with LDP Policy H2 and PPW's emphasis on high-quality, context-sensitive design. Accessibility and Need The applicant's recent hip replacement and resulting mobility challenges necessitate this development:
- The ground-floor bedroom and wet room eliminate reliance on stairs, critical for safe and independent living.
- The open plan layout enhances manoeuvrability, addressing the applicant's specific needs. PPW explicitly supports developments that promote inclusivity and accessibility, and this personal circumstance is a significant material consideration in favour of approval.

6. Sustainability

The extension will comply with current building regulations, incorporating energy-efficient materials and insulation. The open plan design may enhance natural light and ventilation, reducing energy use. This supports PPW's sustainability objectives. No significant adverse impacts (e.g., parking, drainage, or heritage) are anticipated, though detailed plans will address technical requirements as needed.

7. Conclusion

The proposed single-storey side and rear extension at 71 The Meadows, is a carefully considered development essential to meet the applicant's mobility needs following a hip replacement. It provides an accessible bedroom, wet room, and open plan living space, significantly enhancing the applicant's quality of life and independence. The design complies with the Wrexham Local Development Plan and Planning Policy Wales, respecting

residential amenity, local character, and sustainability principles. Given the absence of adverse impacts and the compelling need for this adaptation, I respectfully request that Wrexham County Borough Council grant planning permission for this householder application.

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February 2025