Supplementary Planning Statement

APPLICATION FOR PROPOSED NEW TWO STOREY REAR EXTENSION.

AT PARKSIDE, CLARKE STREET, PONCIAU, WREXHAM, LL14 1RT

1.0 Introduction.

This statement supports the application for a two storey rear extension to the property located at 'Parkside', Clarke Street, Ponciau, Wrexham, LL14 1RT. This application seeks planning permission to extend the existing property in order to meet modern family accommodation needs.

1.1 Type of Application.

- Householder Planning Application.

1.2 Location of Proposed Development.

- Parkside, Clarke Street, Ponciau, Wrexham, LL14 1RT

1.3 Description of Proposed Development

- The main proposal is to remove the existing single-storey lean to rear and construct a new two-storey high and 5meter deep extension to the rear. The walls are proposed to be finished render. A pitched roof with concrete roof tiles would be proposed to match existing.
- It is also proposed to remove an existing brick wall to the front of the property to provide access for a parking area for the property.

2.0 Site Description

- The site is located in a developed residential area with a main highway to the south, which faces the front of the dwelling. The dwelling is located on a larger plot of garden space with space to the rear and side elevation. There is a garage on the site and outbuildings to the rear. A low high brick wall separates the front garden from the highway.

4.0 Policy Considerations and Land Designations

- We believe this application complies with both National and Local Planning Policies, and the policies set out in the adopted Local Development Plan:
  - Wrexham Local Development Plan 2 (2013 - 2028).
  - The National Planning Policy Framework.
- The proposed new rear extension would not dominate or have a negative effect the existing levels of sunlight or privacy to the neighbouring properties and complies with the 45degree rule.
- Neighbouring properties also feature rear extensions, some larger than that as proposed for this application.
- The proposal is set over 2.6m away from the nearest boundary.
- The proposal would not result in the loss of parking spaces, nor result in the significant loss of garden space.

7.0 Design Evaluation & Conclusion

- Careful consideration has been given to this proposal to ensure high quality design which will contribute positively to the area.
- For the reasons outlined in this statement, we believe the Council should support this application and make a recommendation for approval.