

PLANNING, DESIGN & ACCESS STATEMENT

4.3.2024 (V.1)

PROPOSED SINGLE STOREY EXTENSION & REFURBISHMENT

Ainsdale, Wrexham Road, Holt, LL13 9YU

1.0 Site description

The residential plot sits on the Northern side of Wrexham Road, in Holt. There doesn't appear to be any planning history, for extensions etc., from the Wrexham planning search page. The site appears to be outside of the main settlement and Holt Conservation area.



Ainsdale, viewed from Wrexham Road.

The dwelling is situated towards the front of a substantial, tree and hedge lined site (c.2235 sq.m) and has slate roofs and brick facing walls. Architectural details and brickwork colour varies around the building, suggesting parts have been constructed and/or modified at different times. The footprint (except for the bay projection to the front living room) appears on the OS map dating from 1841 to 1952. The original site was previously divided up, allowing for the neighbouring dwelling (White Rose Cottage) to be constructed. White Rose Cottage also has a slate roof and brick facing walls.

2.0 Proposal

The existing Kitchen has limited natural light and views out to the garden, and is disconnected from the dining and living rooms. The owners have a growing family and the reconfiguration of this part of the dwelling, in conjunction with a new single storey extension to the rear, would provide them with a contemporary living arrangement that would benefit their current and future needs. The proposed single storey extension, to the rear of the dwelling, has a brick facade and flat roof - with roof lights incorporated for additional natural light. The additional insulation provided within the floor, walls and roof would enhance the sustainability of the dwelling.

The current dwelling GIFA is 221.5m². The proposed extension would increase the GIFA to 250.3m² - a 13% increase. The depth of the proposed extension is under 4m.

3.0 Parking and access

The existing access, vehicle turning space and parking areas will be retained.

4.0 Flood risk

The site is not within a flood risk zone (information obtained from: <https://flood-map-for-planning.naturalresources.wales/>).



5.0 Relevant planning history

None / unknown. The advice given from a Duty officer on 29th March 2023 (2.30pm) was to submit a house-holder planning application for this proposal.

6.0 Relevant planning policies

LPG Note 20

National Planning Policy

7.0 Additional site photographs



Ainsdale, side elevation (West).



Ainsdale, side elevation (East).



Ainsdale, rear elevation.



Ainsdale, rear / side elevation.