

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Simon Greenland
Our Ref:	ET/DC/MZ/P/2024/0168	Your Ref:	P/2024/0168
Date:	30/04/2024		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD CEFN DEULAWR AC ADDASIADAU I'R DRYCHIAD BLAEN (ÔL-WEITHREDOL) / TWO STOREY REAR EXTENSION AND ALTERATIONS TO FRONT ELEVATION (IN RETROSPECT)

BRIDGEWATER CHURCH STREET HOLT WREXHAM

Grid Ref: E 341142 N 354051

I refer to your consultation dated 21/03/2024 in respect of the above.

It is my understanding that the proposals are for a two storey extension and alterations to the front elevation in retrospect.

The existing dwelling is a three bedroom dwelling and the proposed dwelling is a three bedroom dwelling, however there is a reconfiguration and an extension of the existing floorspace proposed. The front elevation is also proposed to be amended to flip the pedestrian access point from the north end of the property to the south end.

To meet the Councils car parking standards set out within the Local Planning Guidance Note No 16, the provision of three car parking spaces per residential unit are required and 2 secure cycle parking spaces per dwelling. The proposals do not amend the existing vehicular or pedestrian access arrangements and therefore it is considered that on parking grounds the proposals are like for like.

The proposed parking arrangement is approximately 6.5m wide which is considered adequate to allow a pedestrian to pass the parked cars shown on the submitted location plan.

There are no objections on highways grounds to the proposals.

Chief Officer, Environment & Technical