

Planning Application P/2023/0163

**PLN SUPPORTING INFORMATION - Web - Supporting Statement Dog Day Care -
17 Rhos Berse Road, Coedpoeth, Wrexham,
LL113BT
Listed building consent for alterations to boundary wall**

Date 8th August 2023

As the applicant, I feel important information has been missed from the justification statement.

The current entrance is 4m wide (previously there was no entrance as the house was built preconstruction of wall). Planning was granted approx. 20 years ago for this entrance by the previous owner.

Cars and agricultural vehicles/machinery were somewhat smaller back then, and additional land has been purchased with the property since planning had been granted.

We own a pickup truck and 2 vans, these naturally have a longer wheel span than a car, so they need a greater turning circle. The road is narrow and to get the turning circle, we have to go over to the opposite side of the road to drive into the property. We have had many issues gaining access into our property due to parked cars opposite our entrance, they block the turning circle we desperately need to drive or reverse in. I was a hgv driving instructor for a number of years, and I can assure you that larger vehicles cannot safely enter or exit through the existing entrance.

I also require access with my van for my dog day care business, to bring them to and from the customers home, to mine.

Additional to the home, we have 4.5 acres of land which we are struggling to cut with our mower. We cannot get a tractor and grass cutting machinery in, to maintain this land. We are unable to use the land to its full potential, or add livestock or horses because we cannot get livestock trailers/horseboxes safely in and out of a 4m entrance. We have had a couple of near misses already with just a tractor and small trailer.

We currently own a large trailer, which my partner uses for his work and agricultural purposes daily. He cannot get the turning circle to drive in, so he has to reverse into the entrance, and often taking numerous shunts because the current entrance is too small.

We do not want to park our vehicles and trailer outside on the road because we struggle to get in, when we have secure parking on our property.

Widening the entrance would mitigate all of the problems we are encountering.

It's important to note, the wrong stone has been used when the previous owner gained planning for the entrance. Please see pictures attached.

If planning is granted, we would make good the adjustment using original material stone that we would remove from the wall.

Existing Entrance. I have Marked the incorrect imported “red sandstone”. This is not original material of the listed boundary wall.





Picture shows the incorrect stone, marked with X