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Planning Statement



Statement prepared for:

New Bungalow, Coed Efa Lane,
New Broughton, Wrexham,
LL11 6YW

Statement required for:

Proposed Garage conversion to Annex to create extra bedroom and washing facilities for a family member of the client.

1.0 Brief

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of [redacted], to support the application at New Bungalow, New Broughton, Wrexham, LL11 6YW.
- 1.2** Firstly, Blueprints team conducted a site survey to obtain dimensions relating to the existing site. This then provided an excellent basis for the design brief to be developed.
- 1.3** The purpose of this document is to highlight the benefits the proposed conversion will provide to the client.

2.0 Assessment

- 2.1** We are proposing to convert the existing garage into an annex to provide the client with an extra bedroom with dressing area, shower room and a sitting area. The client has expressed the importance of this conversion as it will create a separate bedroom for a family member to help with the onsite care of a relative.
- 2.2** The existing garage is currently used as general house storage. Conversion of garage to annex will allow private amenity for the relative allowing their own personal bedroom and washing facility while also providing them with easy access into the main dwelling.



1. Site Plan

3.0 Access, including movement to and from the site

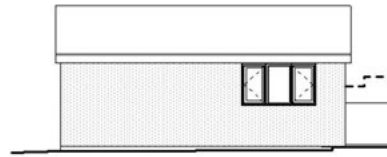
- 3.1** The site is accessed off Coed Efa Lane from Wrexham Road within New Broughton, which is to remain as existing.
- 3.2** New Broughton is a small village located within Wrexham, North Wales and is approximately 3 miles from Wrexham City Centre and 13 miles from Chester City Centre.
- 3.3** Regular buses are available to New Broughton. Bus service no.12 travels from Wrexham bus station through villages such as New Broughton, Brynteg, Pentre Broughton and Brymbo.
- 3.4** The closest working train station to the property is Gwersyllt railway station which is approximately 1.5 miles away. Trains run on an hourly basis from Gwersyllt station to Wrexham General Station.
- 3.5** From Wrexham General Station, further locations such as Chester, Manchester and Liverpool can be easily accessed.

4.0 Appearance

- 4.1** Whilst developing the scheme with the client, the proposed layout of the annex was closely considered to ensure it could provide the client's needs.
- 4.2** It is the client's intention to convert the garage with materials sympathetic to the existing dwelling. The incorporation of render and cladding will improve the appearance of the annex while maintaining its existing character.
- 4.3** The existing garage door is to be removed and partly blocked up with the addition of an entrance door and windows to the front and windows to the side and rear to allow plenty of natural lighting and ventilation.
- 4.4** Internally, a sitting area and utility have been indicated with shower room, bedroom, and dress room. The layout provides the relative with their personal privacy and day to day requirements.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

2. Elevations

5.0 Community Safety

5.1 According to information available to the general public, there has been 16 crimes reported in the vicinity for the month of December 2022. This information has been obtained from the Police website (www.police.co.uk).

5.2 There is very little reason to suggest the alterations would see an increase in these figures.

6.0 Conclusion

6.1 We feel this application to site should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

6.2 The proposed application will greatly benefit the family and help easing their day-to-day life.

*Document prepared by:
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On behalf of Blueprint Architectural Services*