

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

Design@blueprintarchitectural.com

www.blueprintarchitectural.com

Planning Statement



Statement prepared for:

Statement required for:

Proposal to convert existing double garage at Ennisdale, Bangor On Dee to annex.

12th January 2022

1. Introduction

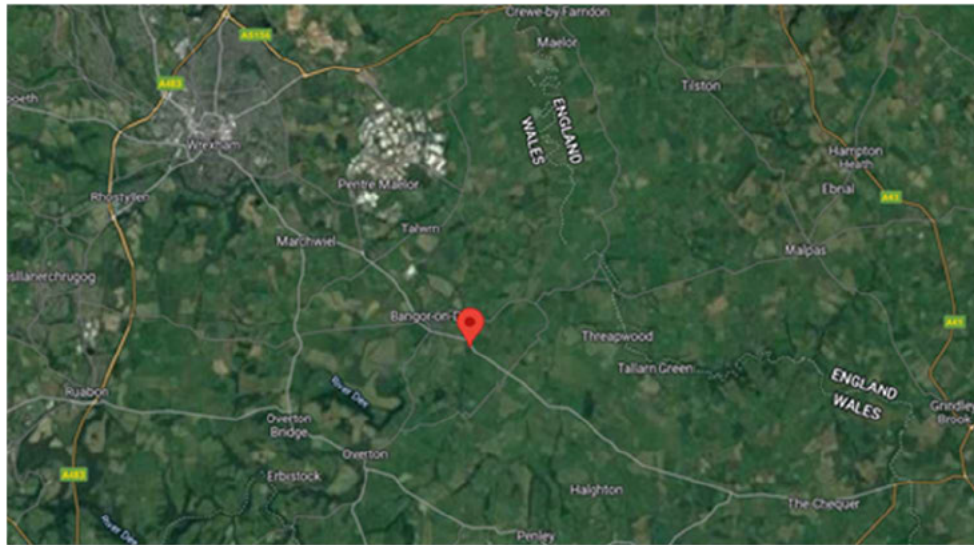
- 1.1** This planning statement has been produced by Blueprint Architectural Services on Behalf of our client, _____, to support the application at the property.
- 1.2** Our client has approached us to prepare and submit a planning application to convert existing double garage into annex.
- 1.3** The garage is currently used for storage. It is the client's intention create the annex as a link to the house for her to reside within.
- 1.4** The intention of this document is to outline the purpose of the proposed annex.

2.0 Assessment

- 2.1** Blueprint's initial task was to gather information regarding the site and structure. A survey was conducted by the Blueprint team to gain accurate measurements of the proposed structure.
- 2.2** As seen from Planning: Site and Location Plan (G093/004), the site consists of a vast amount of land.
- 2.3** Additional accommodation provided at Ennisdale, by converting the existing structure, will enhance the property.

3.0 Access, including movement to and from the site

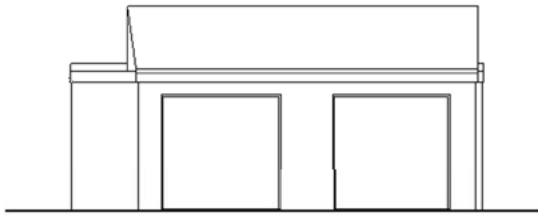
- 3.1** Ennisdale is accessed off Raggs Hill on the A525 towards Bangor on Dee. Entry into the site is through timber gates located at the top of the driveway, from here there is a slight slope down towards the dwelling and existing double garage.
- 3.2** Access into the site and existing parking (indicated on plan Ref:G093/004) is to remain unaltered.
- 3.3** The A525 is a major going from Rhyl into Wales and Newcastle-under-Lyme. The road passes though Denbigh, Ruthin, Wrexham and Whitchurch.
- 3.4** There is a bus stop which is a 13-minute walk from the site which provides non car users with a public transport service accessing the City of Wrexham, the City of Chester and the surrounding villages.



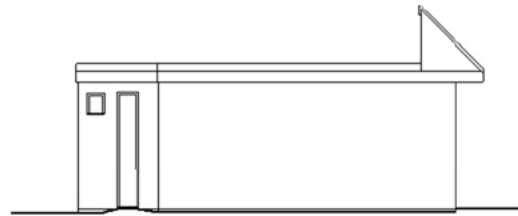
1. Road Links

4.0 Appearance

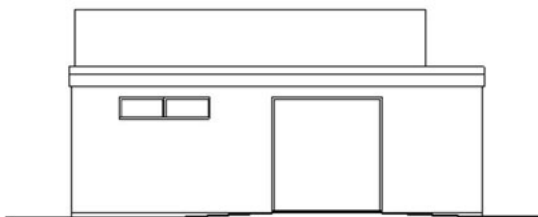
- 4.1** As existing the Garage comprises two large garage doors to the front elevation and garage door and window to the rear elevation. The existing facing material comprises render with flat roof and section of tiled pitched roof to the front elevation.
- 4.2** Our proposal includes insulating the building externally which will require new render to match existing, this is to ensure the client benefits from as much space as possible internally. We are also proposing re-roofing the structure to ensure the annex has suitable internal head space, which also improves the overall appearance of the structure.
- 4.3** Internally we have altered the layout of the existing double garage to provide bedroom, ensuite, sitting and breakfast area and lobby. We have indicated an additional front extension to provide the client with a porch area and WC for guests. The addition of this extension vastly improves the front elevation while also improving the aesthetics of the elevation, ensuring it looks more like an annex and less like a garage.
- 4.4** To the rear we have provided bi-fold doors and window to ensure there is plenty of natural lighting and ventilation within the annex while also allowing the client to benefit from the views of the private amenity space.



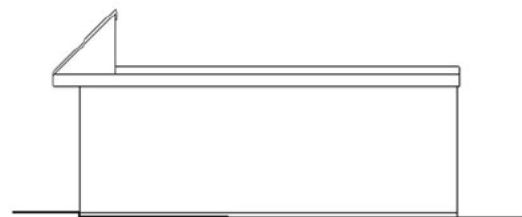
Front Elevation 1:100



Side Elevation 1:100

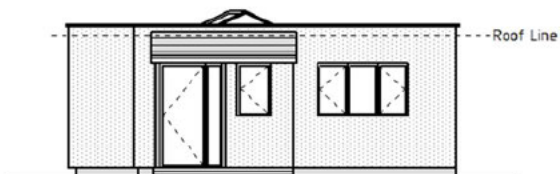


Rear Elevation 1:100

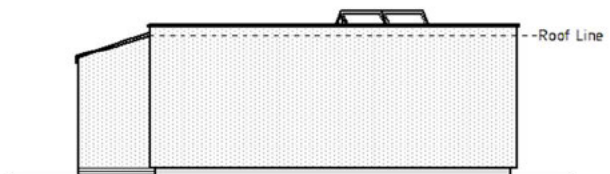


Side Elevation 1:100

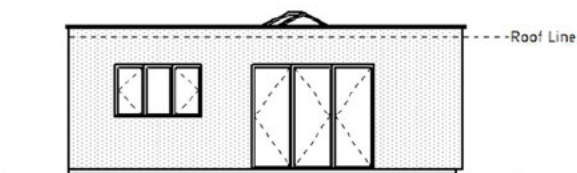
2. Existing Elevations



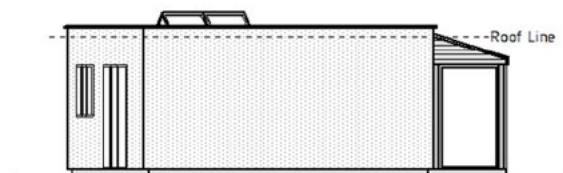
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

3. Proposed Elevations

5.0 Community Safety

- 5.1** According to information available to the general public, there has been 4 crimes reported in the vicinity for the month of November 2022. This information has been obtained from the Police website (www.police.co.uk).
- 5.2** There is very little reason to suggest why the conversion of the annexe would see an increase in these figures.
- 5.3** Additional natural surveillance is provided with the occupation of an Existing structure.

6.0 Environmental Sustainability

- 6.1** The unit will be fully insulated to meet the requirements of current building regulations, thus ensuring the unit will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout, and an energy efficient system will be installed to heat the unit.
- 6.3** The unit will be fitted with lighting outlets which will take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fitting.

7.0 Conclusion

- 7.1** We feel this application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 7.2** The scale is similar to the existing building, ensuring there is minimal effects on the site.

*Document prepare by:
Emily Megan Jackson
Architectural Technician
On behalf of Blueprint Architectural Services Ltd*