



Planning Dept,  
Wrexham County Borough Council  
Lord Street  
Wrexham  
LL11 1LG

08 November 2022

Dear Sir / Madam,

**Proposed Garage & Storage Building at Holly Cottage School Lane Bronington, Whitchurch, SY13 3HN.**

Planning Portal Ref PP-11676742

**SUPPORTING STATEMENT.**

PROPOSAL.

In respect of the above, the applicants would like a larger garage and set it slightly further back from the road.

Due to the narrow road frontage of the site as a whole then a double garage would cramp the space and the site would lose its open feel from the road. Therefore, the applicants have opted for a long narrow garage with a car parking space to the front with storage areas to the rear and in the loft space.

**PERMITTED DEVELOPMENT RIGHTS.**

The application could move the garage 2m away from the side boundary, reduce the height to below 4m and build the garage under permitted development rights. However, for the reasons mentioned above the applicant would prefer to build the garage closer to the side boundary than 2m so when viewing the property as a whole from School Lane it does not appear cramped

**MATERIALS.**

The brick and slates used in the garage will match the existing dwelling.

**IMPACT ON NEIGHBOURING PROPERTIES.**

The garage is a single storey building which in itself limits the impact upon the adjacent properties. In addition, the garage has no side or rear windows facing towards the neighbouring properties.

The garage respects the character and detailing of the existing dwelling and does not impact upon the amenity of any adjacent property.

I hope that this clarifies matters and enables you to look positively on this application, however, if the planning officer requires any further information or assistance, please do not hesitate to contact me.

Yours sincerely,

**G Chesters**

**Gary Chesters BSc MRICS**