

PLANNING STATEMENT

REFERENCE: PROPOSED BEDROOM EXTENSION OVER EXISTING INTEGRAL GARAGE AT 3 WILLOW COURT, BANGOR ON DEE, WREXHAM. LL13 0BT

BACKGROUND.

The property is a modern 4 bedroom detached property located on an established estate situated on the North Eastern side of Bangor on Dee. The property is one of a number of individual larger detached properties. The property is two storeys in height with an integral garage. Currently the Bedroom over the integral garage has a floor space compromised by virtue of the large dormer window set into the roof with the sloping roof on either side. The effective floor area of that room is greatly restricted in respect of headroom. Since their period of ownership the applicant had elected to use that room as a Study. The facebrick used on the property resembles a London Brick, Dapple Light Grey. The roof tile covering is Redland Stonewold concrete interlocking tiles, Tudor Brown in colour.

There will be no loss of parking area or access to the property as a result of this proposal.

PROPOSAL.

The applicant has a young family and now requires the full effective use of Bedroom 4 by utilising the full floor area of that room. The removal of the dormer and sloping roof will allow the construction of a gable end, an increase in height of the side walls and a duo pitch roof over. In effect the revised Elevation will be comparable to a property extended in a similar format elsewhere on the development.

The new roof will sit lower than the existing ridge height and to some extent look less imposing. Facebrick and roof tiling to match the existing finishes.

There has been no formal consultation with neighbours. Given the layout of the development and no overlooking issues from the front elevation there will be no loss of amenity to neighbouring properties.

The applicant feels that the proposal as submitted will best suit the family needs for the future

In the preparation of this application consideration has been given the Wrexham Unitary Development Plan, GDp1 Development Objectives and PS2 Development and the Environment.

M.A. Clark
Building Surveyor