

Justification Statement

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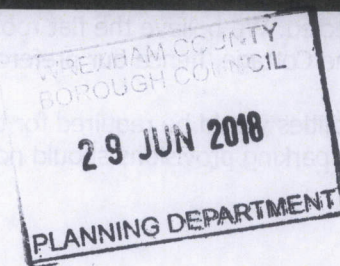
Justification Statement



Statement prepared for:

Mr Tim Edwards

Court Hey, 3 Hillcrest Cottage,
Mold Road,
Cefn Y Bedd,
Wrexham,
LL12 9US.



Statement required for:

Proposed two storey extension to incorporate 2no. additional bedrooms, bathroom and lounge at Court Hey, 3 Hillcrest Cottage, Mold Road, Cefn Y Bedd, Wrexham, LL12 9US.

Justification Statement

Our client's main objective with this project is to provide superior living accommodation to the dwelling. The current two bedroomed home is proving to be difficult for the occupiers due to the lack of space currently available.

The additional space our client requires can be achieved under permitted development. We have indicated a single storey wrap around extension which will incorporate 2no. bedrooms and a larger kitchen Ref:E058/002. This single storey extension will be a flat roof structure, which is not in keeping with the existing cottage. Also, no flat roof structures can be seen within close vicinity to the application site, fronting Mold Road.

Due to the fact that this proposal can be achieved without planning permission; there would no need to provide any additional parking facilities to the dwelling.

However, our intention is to construct a two storey extension, which can provide the additional space our client requires, whilst being more in keeping with the features of the existing cottage. The two story extension is a continuation in the existing building with a gable projection to the rear; maintaining the character of the existing dwelling. The additional 2no. bedrooms will be incorporated at first floor level with a lounge, boot room and bathroom at ground floor.

The existing building has a rendered façade and stone cills below the windows. These features boast the characteristics of the typical building style found within this area. We have incorporated stone cills below the windows and arches above the doors to ensure continuity between existing and new.

This two storey extension will require planning permission and local planning guidance requires parking facilities to be provided due to the additional bedrooms. However, we feel as we can provide the additional bedrooms without the need to seek planning permission; the two storey extension can be seen as an equivalent to the single storey wrap around and parking facilities are not a requirement.

Conclusion

As we are able to obtain the proposal with no involvement of the Local Planning Department, we feel our application should be looked favourably upon as our two storey design shows an extension which is sympathetic to its surroundings. This will ensure the street scene facing Mold Road is not negatively affected. We believe the flat roof construction would have a detrimental effect on the character of the Cottage, hence our preference of the more in-keeping two storey extension.

No parking facilities would be required for the construction of a single storey wrap around extension. Therefore, the parking provisions should not come into consideration within this application.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*