

SHEILA WRIGHT
SHEILA WRIGHT PLANNING LIMITED
THE STUDIO
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LIVERPOOL
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By email to
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Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

ENQ/2020 /0219
15/01/2021
Simon Greenland
01978 298783
simon.greenland@wrexham.gov.uk

Dear Madam,

Town and Country Planning Act 1990

EXTENSION, ALTERATIONS AND REFURBISHMENT
CARTREF BEDWELL ROAD, CROSS LANES, WREXHAM.

I refer to the enquiry for this proposal.

I would accept the factual statements in the supporting planning statement.

Whilst the extent of additions to the property is significant, the design including the setting back of the two storey extension from the front elevation, the fact that development is within the main footprint of the dwelling, and the use of the existing outbuilding, would mean that the proposal would not be detrimental to visual amenity and would be in proportion to the existing dwelling. There are no affected nearby dwellings and the context of the nearby agricultural and food processing uses would be taken into account.

Overall it is considered that the proposal would comply with adopted policies and guidance as a householder application.

These comments are made without prejudice to any formal decisions of the Local Planning Authority.

Yours faithfully,



Prif Swyddog Cynllunio a Rheoleiddio/Chief Officer Planning and Regulatory