

Stella Wilde

From: Philip Forster
Sent: 10 February 2011 11:11
To: ajones540@btinternet.com
Subject: 30 Ansell Road
Attachments: 30 Ansell Rd, Wxm-Proposed Plans.pdf; Proposed Plans A4.pdf

Importance: Low

Spencer,

I've had a look at these amendments to the scheme. Due to the extent of the changes a further application for planning permission will be required. Whilst I cannot see a problem with increasing the width of the extension, the 1 metre projection increase will be something which could potentially impact upon the neighbouring occupiers. For this reason, a formal application will be required to allow them to comment on the design if they so wish.

Bear in mind that LPG20 - House Extensions reads:

"Any extensions within one metre of the boundary will normally be limited to a maximum of 3.5 metres in length. For every additional metre from the boundary this can be increased by one metre".

Any application that may be submitted will need to justify why the design is not in accordance with this guidance. As you are aware, any amendments will also need to be addressed in your Building Regulations application.

Please do not hesitate to contact me if you wish to discuss this further (292570).

Phil

From: ajones540@btinternet.com [ajones540@btinternet.com]
Sent: 09 February 2011 15:27
To: Philip Forster
Subject: 30 Ansell Road

RE: 30 ANSELL ROAD, WREXHAM

Hi Phil

The client has asked if they can make the Garden Room bigger.

I have adjusted the floor plan to see what you think.

Regards

Spencer