

THEODORE SPEAKS
6A MIDDLE ROAD
COEDPOETH
WREXHAM
LL11 3TN

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

ENQ/2021 /0115
19/04/2021
Simon Greenland
01978 298783
simon.greenland@wrexham.gov.uk

Dear Sir,

Town and Country Planning Act 1990

**NEW DETACHED GARAGE WITHIN GROUNDS OF SEMI-DETACHED HOUSE
6 BRYN YR ONNEN, SOUTHSEA, WREXHAM.**

I refer to the enquiry for this proposal.

The proposed garage would require planning permission as it is in front of the dwelling.

The garage would be a large structure of nearly 40m² in a prominent location in the street scene and would be detrimental to the character of the area. It may also restrict parking and turning space for the dwelling.

Action has been taken recently with regard to an unauthorised structure at 1 Cynlas.

A proposal for a smaller single garage located close to the boundary with 1 Cynlas may be acceptable.

The entrance to the garage would need to face north to allow for vehicle access, parking and turning.

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

Approval under the Building Regulations may also be required, and further information is available on our website:

<https://www.wrexham.gov.uk/service/building-control>

Yours faithfully,

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*



Prif Swyddog Cynllunio a Rheoleiddio/Chief Officer Planning and Regulatory

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