

* SITE POSITION



Title Stimney Farm, Bronington

Scale 1:50000

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www.localagent.co.uk

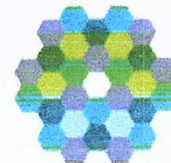
Rob Gates
Your Local Agent

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Open House, Stimney Farm Estates, Ellesmere Road
Bronington, Whitchurch, Shropshire, SY13 3HX

HM Land Registry

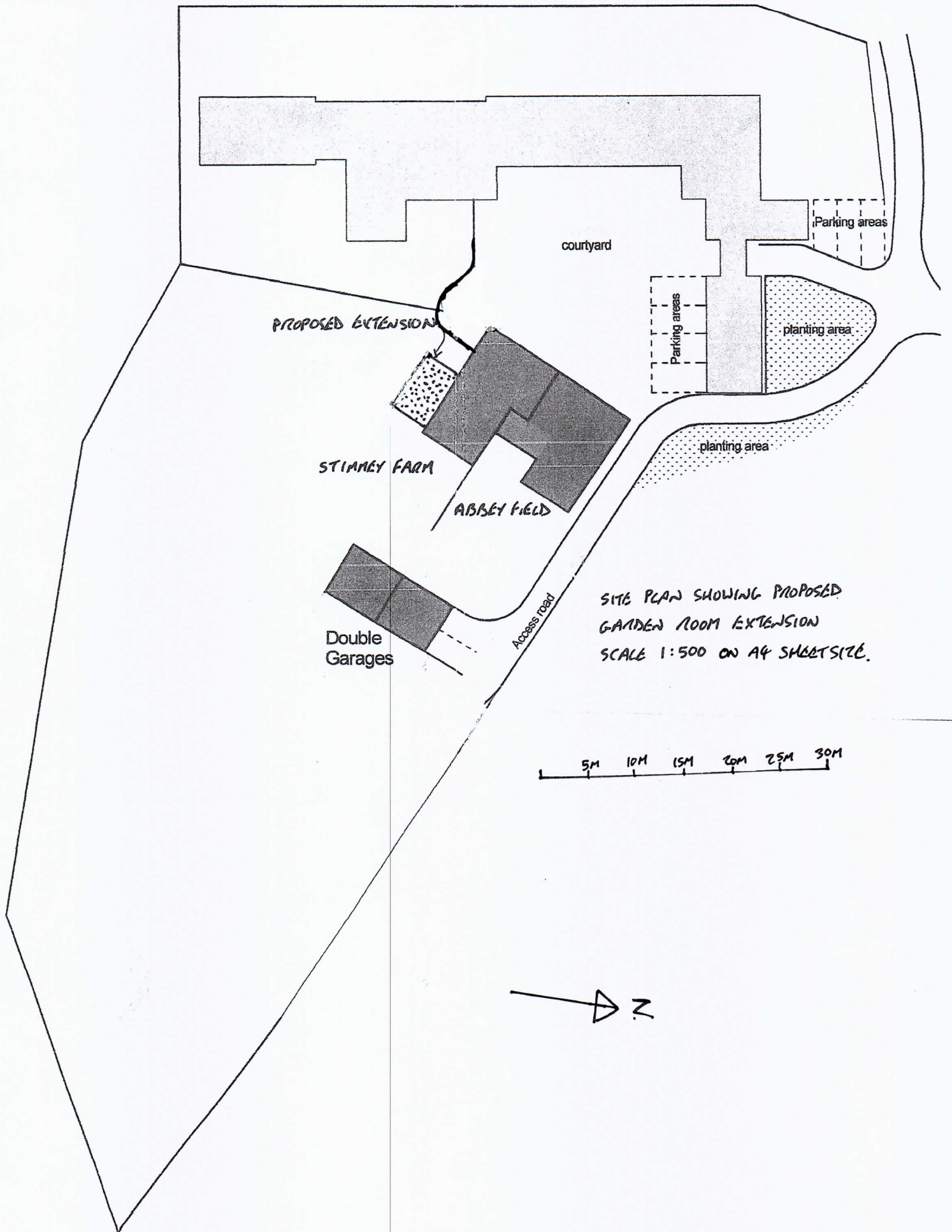
Official copy of title plan

Title number **CYM403391**
Ordnance Survey map reference **SJ4738SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wrexham / Wrecsam**



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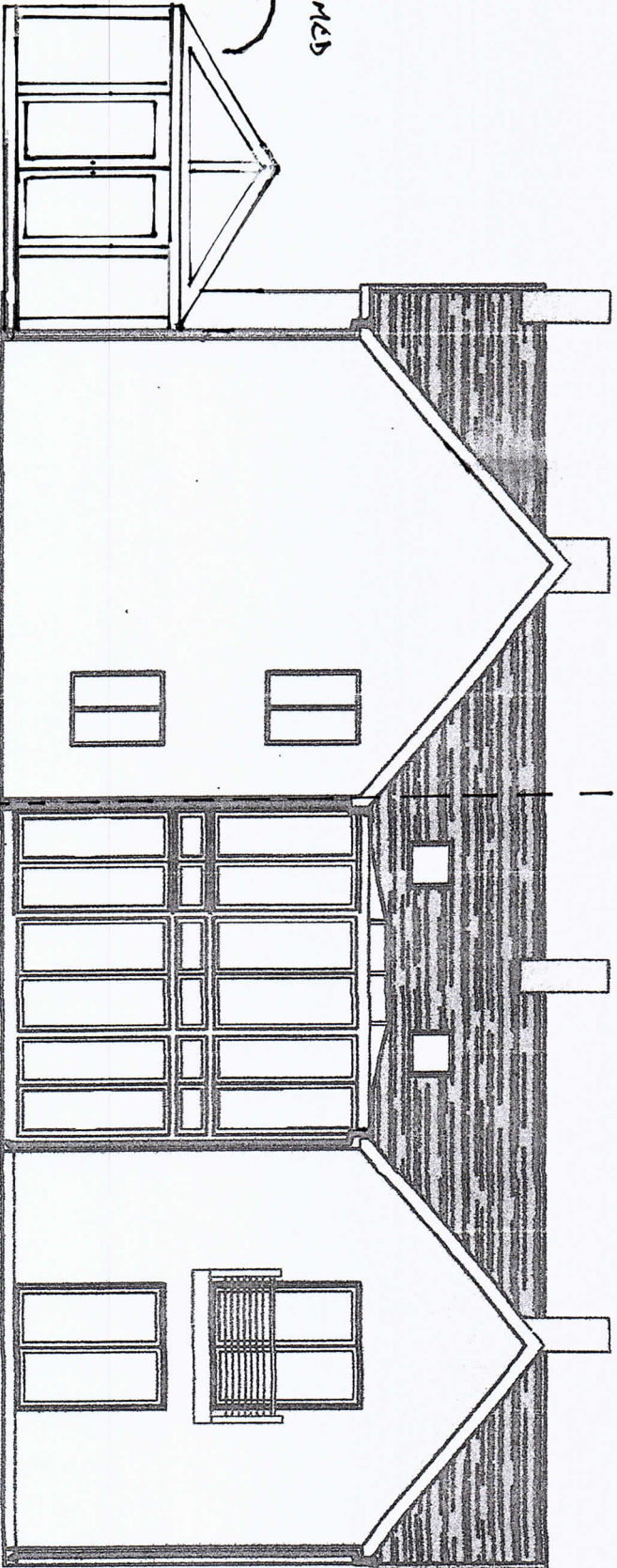
SITE PLAN SHOWING PROPOSED
GARDEN ROOM EXTENSION
SCALE 1:500 ON A4 SHEET SIZE.

5M 10M 15M 20M 25M 30M



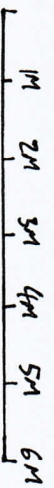
NEXT DOORS PROPERTY

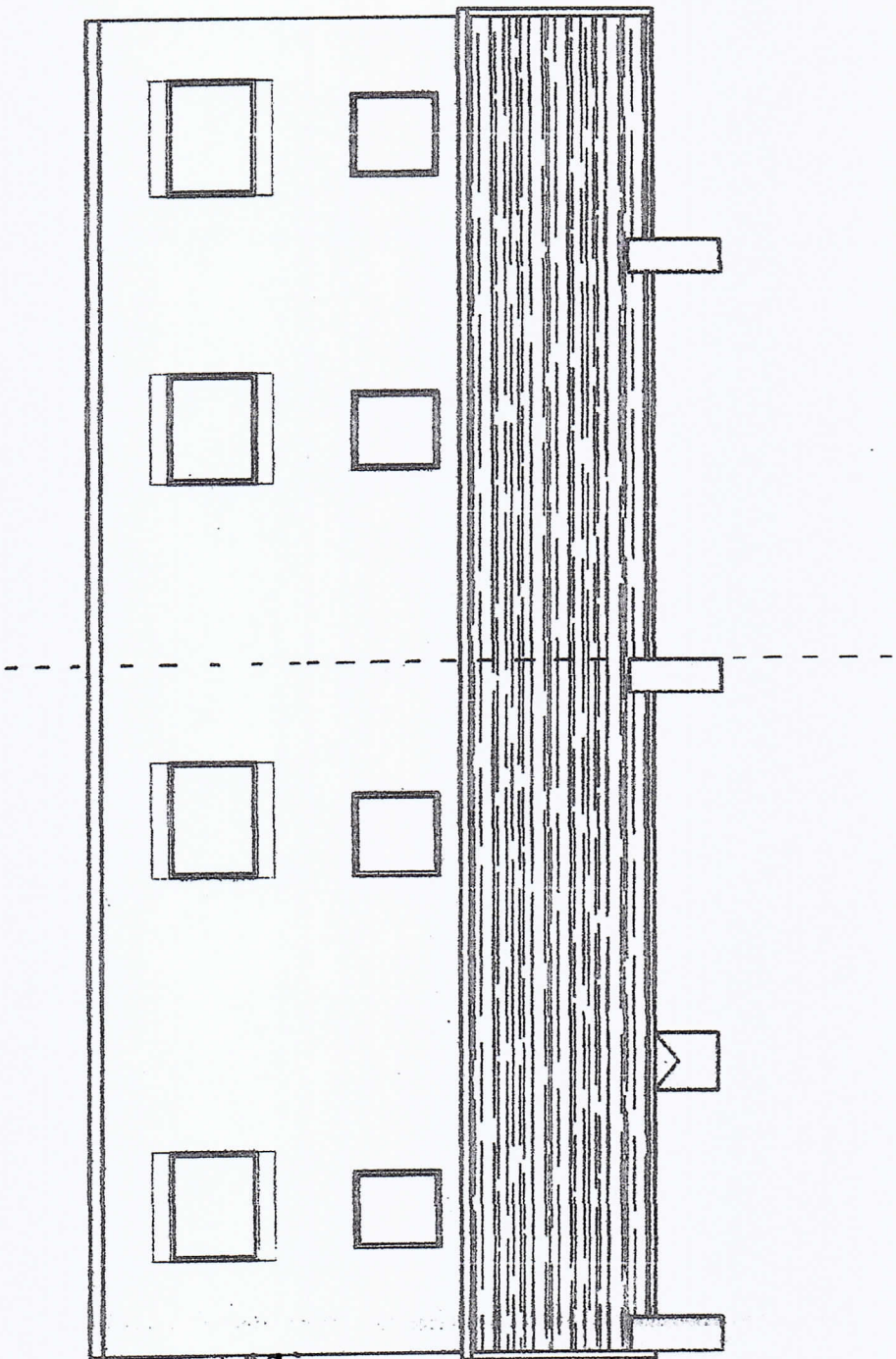
PROPOSED OAK FRAMED
EXTENSION



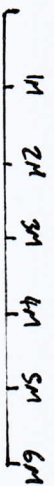
West Elevation
(GARDENS - REAR
OF HOUSE)

SCALE 1:100





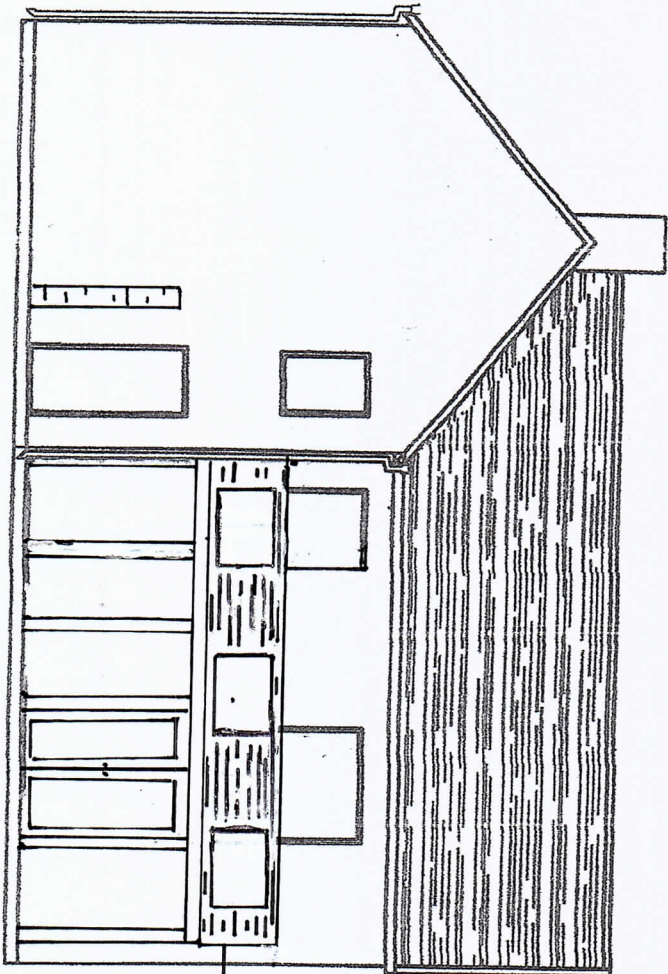
EAST ELEVATION SCALE 1:100 ON A4 SHEET SIZE
 FRONT OF HOUSE



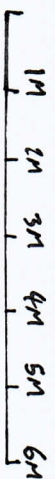
PROPOSED EXTENSION
 CIRCULAR WINDOW NO KEEPING
 WITH SEVERAL ON SITE.

MAINTAIN ASYLUM
 TO CARLE END

BACK
 EXISTING GARAGE WALL



NORTH ELEVATION SIDE OF PROPERTY
SCALE 1:100



Neighbours Garden

↑ FURTHER PARKING TO REAR OF PROPERTY

PLAN SHOWING INTERNAL ROOM LAYOUT.

Applicants Garden

Neighbouring House

Kitchen
4.21m x 5.80m

Cloakroom
1.94m x 0.67m

Hall
1.94m x 5.03m

Proposed GARDEN ROOM Extension
6.45m x 4.54

Reception Room Two
4.94m x 3.49m

Reception Room One
4.94m x 5.06m

CURRENT PEDESTALIAN ACCESS TO PROPERTY

APPLICANT OWNED COURTYARD

CURRENT PARKING

NEIGHBOURS FLOWER BED

NEIGHBOURS COURTYARD



CURRENT

PUBLIC SIDEWALK

THROUGH COURTYARD.

UNAFFECTED + UNALTERED BY PROPOSED EXTENSION.

Robert Gates
By email

Your Ref/Eich Cyf	ENQ/2021 /0066
Our Ref/Ein Cyf	09/03/2021
Date/Dyddiad	Simon Greenland
Ask for/Gofynner am	01978 298783
Direct Dial/Rhif Union	simon.greenland@wrexham.gov.uk
E-mail/E-bost	

Dear Sir,

Town and Country Planning Act 1990

SINGLE STOREY OAK FRAMED SIDE EXTENSION
STIMMEY FARM ELLESMERE ROAD, BRONINGTON, WHITCHURCH.

I refer to the enquiry for this proposal.

Firstly, I can confirm that planning permission is required for the proposed extension as permitted development rights were removed by the planning permission for division of the property into 2 dwellings P/2007/1384. So an application for householder planning permission will be required.

Secondly, the works proposed would appear to be in-keeping with the character of the building and adjoining development and are not considered to cause harm to residential amenity, under the terms of policy GDP1 of the Wrexham Unitary Development Plan and adopted local planning guidance notes 13, 20 and 21

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

Approval under the Building Regulations is likely to be required. Further information is available here:

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

Yours faithfully,



Prif Swyddog Cynllunio a Rheoleiddio/Chief Officer Planning and Regulatory

*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.*