

TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

**PLANNING APPLICATION ON
BEHALF**

OF:

SHARON PRITCHARD

**1 ROSEWOOD AVENUE
WREXHAM
LL13 9HE**

**Application for a single storey
garage extension and
hardstanding**

**SUPPORTING PLANNING
STATEMENT**



Holmcroft

Townfield Lane

Tarvin

Cheshire

CH3 8EG

PAL Reference: PAL/1002 January 2021

CONTENTS

1	INTRODUCTION	3
1.1	PREAMBLE	3
2	SITE CONTEXT.....	4
2.1	THE SITE.....	4
2.2	BUILT FORM OF THE SURROUNDING AREA	Error! Bookmark not defined.
3	PLANNING HISTORY & POLICY	Error! Bookmark not defined.
3.1	SUMMARY	Error! Bookmark not defined.
3.2	PLANNING POLICY WALES (PPW)	Error! Bookmark not defined.
3.3	UNITARY DEVELOPMENT PLAN (UDP)	Error! Bookmark not defined.
3.4	LOCAL PLANNING GUIDANCE NOTE No.20 – HOUSE EXTENSIONS.....	Error! Bookmark not defined.
4	PLANNING CONSIDERATIONS	Error! Bookmark not defined.
4.1	INTRODUCTION.....	Error! Bookmark not defined.
4.2	USE.....	Error! Bookmark not defined.
4.3	LAYOUT, SCALE AND APPEARANCE	Error! Bookmark not defined.
4.4	AMENITY.....	Error! Bookmark not defined.
5	CONCLUSIONS	Error! Bookmark not defined.
5.1	SUMMARY	Error! Bookmark not defined.

1 INTRODUCTION

1.1 PREAMBLE

- 1.1.1 Planning Angel Ltd (PAL) have been commissioned by Sharon Pritchard to prepare a supporting Planning Statement for the planning application for a single storey garage extension and hardstanding at I Rosewood Avenue, Wrexham LL13 9HE.
- 1.1.2 This statement has been produced to explain the design rationale of the proposal and to set out the main planning considerations.
- 1.1.3 The alterations proposed to the property are to provide the applicant with a secure covered garage, extending the house on the existing side garden area, with an alteration to the existing access (permitted development) and laying hardstanding in front of the garage. The garage will be accessed via the existing driveway off Rosewood Avenue.
- 1.1.4 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Unitary Development Plan (UDP) 1996 - 2011 & Emerging Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; Local Planning Guidance Note no.20 – House Extensions.

2 SITE CONTEXT

2.1 THE SITE

2.1.1 The application property is an end terrace, modern two-storey dwelling, located on Rosewood Avenue in Wrexham.

2.1.2 The property is a corner plot and is situated so that it fronts directly onto Rosewood Avenue. There is an existing side porch that allows access to the dwelling via a side door, the extension to the property will join at the porch and extend over the side garden.



2.1.3 The existing side lawn garden is open. A combination of timber fence panelling and brick wall encloses the garden on all sides. Neighbouring properties overlook this and many other nearby gardens and beyond, which is the norm in an urban setting.

