

Cerys Jones

From: Mared Rees-Jones
Sent: 13 October 2020 10:11
To: planning_admin
Subject: FW: P/2020/0399 - 25 Charles Street, Chirk
Attachments: Proposed Rear Elevation 75.pdf

Can the attached additional elevations plan be added to the above please as well as the email below thanks

From: Andrew Design Service [<mailto:andrewdesignservice@yahoo.com>]
Sent: 08 October 2020 18:26
To: Mared Rees-Jones
Subject: Re: P/2020/0399 - 25 Charles Street, Chirk

Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway. The original attachments were not modified.

Dear Mared

I'm confused by your reference to measuring our drawings?

The submitted drawings have **written** dimensions on them confirming:-
distance from back of pavement **minimum 5.0m**
frontage width **existing 8250** new extension width **max 4125**

We hadn't drawn the rear elevation as we didn't see that it was relevant to the LDC query on the PD rights, but attached for you now

Regards

Malcolm Andrew
ANDREW DESIGN SERVICE
Architectural, Surveying and Planning Consultants

4A STATION AVENUE, CHIRK, WREXHAM. LL14 5LS
Phone / Fax: 01691 777025

On Thursday, 8 October 2020, 17:22:43 GMT+1, Mared Rees-Jones <mared.rees-jones@wrexham.gov.uk> wrote:

Hi Malcolm

Can you please submit a proposed rear elevation for the above application.

I've also undertaken an assessment, and the extension at its closest point, would measure approximately 4.9m away from the boundary to the highway – this falls 0.1m short of the 5m guidance in the legislation.

Furthermore, I have measured your elevations plans and site layout and the existing dwelling appears to measure approximately 8m in width with the proposed extension measuring approximately 4.3m in width – which again falls just short of what is allowed in the guidance.

I don't want to be picky, but the application is either lawful or not when assessed against the legislation - it might be worth checking to make sure the drawings are accurate and if they are, would it be possible to slightly alter the measurements so that they essentially meet the legislation.

Thanks

Mared

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

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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

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