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Planning Statement



Statement prepared for:

Peter and Pauline McKenzie

Llainwen,
Berse Road,
Caego,
Wrexham,
LL11 6TS.

Statement required for:

Proposed conversion of garage and box house to form annexe at Llainwen, Berse Road, Caego, Wrexham, LL11 6TS.

1. Introduction

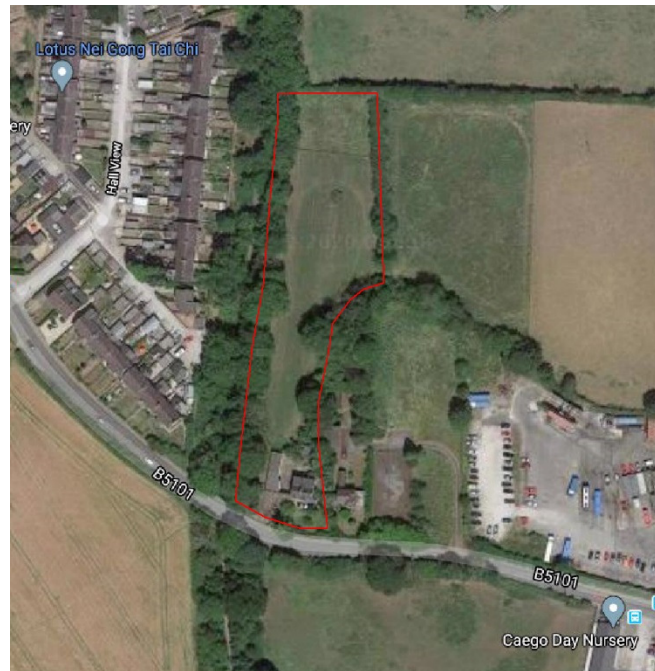
- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of the client to support the application at Llainwen.
- 1.2** The garage and box house are currently used for storage. Since the structure is currently unattractive and in poor condition, it is the client's intention to convert it into an annexe and make positive use of the space.
- 1.3** As seen from the image, the property is looking dated. The conversion from garage and storage to annexe will provide a much more aesthetically pleasing sight.

2.0 Assessment

- 2.1** Blueprint's initial task was to gather information regarding the site and structure. A survey was conducted by the Blueprint team to gain accurate measurements of the proposed structure.
- 2.2** As seen from Planning: Site and Location Plan (M114/004), the site consists of a vast amount of land.
- 2.3** Additional accommodation provided at the property, by converting the existing structure, will enhance the property.

3.0 Access, including movement to and from the site

- 3.1** The site is facing and accessed off Berse Road. The access will remain unchanged for this proposal.
- 3.2** The site is situated in Caego, within the town of Wrexham. Being within proximity to the A483, there are excellent road links to Wrexham's Town Centre and further places such as Chester and Oswestry.
- 3.3** Regular bus services are available close to the site. The Bus 12A Sapphire travels from Caego to Wrexham Town Centre and Wrexham Bus Station. From here bus 1 Sapphire is available to travel from Wrexham to Chester via the Chester road. This regular bus service provides excellent links from Wrexham's town centre to Chester and a variety of locations between.



1. Existing Site

4.0 Appearance

- 4.1 The proposed elevation, as seen from the main road, closely resembles the existing. The removal of the existing garage door and installation of two new windows will make the front of the structure look more aesthetically pleasing.
- 4.2 It is the client's intention to use render and facing brick to match the existing materials.
- 4.3 We are proposing a gable roof structure to replace the existing flat roof. The existing flat roof construction is in poor condition (see figure 2) and is unsuitable for the proposed annex. This will make the annex more attractive, ensure that it is structurally sound and provide further head height.
- 4.4 Large Bi-fold doors have been proposed to the rear of the structure. The doors will provide natural light within the living area and give the client a view into the rear amenity.



2. Damaged Roof

5.0 Community Safety

- 5.1** According to information available to the general public, there has been 46 crimes reported in the vicinity for the month of May 2020. This information has been obtained from the Police website (www.police.co.uk).
- 5.2** There is very little reason to suggest why the conversion of the annexe would see an increase in these figures.
- 5.3** Additional natural surveillance is provided with the occupation of an Existing structure.

6.0 Environmental Sustainability

- 6.1** The unit will be fully insulated to meet the requirements of current building regulations, thus ensuring the unit will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout, and an energy efficient system will be installed to heat the unit.
- 6.3** The unit will be fitted with lighting outlets which will take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fitting.

7.0 Conclusion

- 7.1** We feel this application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 7.2** The scale and aesthetics are similar to the existing building, ensuring there is minimal effects on the site.

*Document prepare by:
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On behalf of Blueprint Architectural Services Ltd*