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Date: 14th April 2020

Our ref: 19.2109
Your ref:

Oak Tree Tavern
45 – 47 Ruabon Road
WREXHAM
LL13 7PL

Dear Planning,

CONVERSION OF OUTBUILDING TO FORM 2No NEW DWELLINGS AMENDED FROM 3No DWELLINGS INCLUDING EXTENSION TO EXISTING OUTBUILDING AS APPROVED ON PREVIOUS APPLICATION No: WRO P/2019/0348

PLANNING STATEMENT

The new planning application has been prepared following an economic decision by the developer to convert the outbuilding in to 2No dwellings instead of 3No dwellings and exclude the extension of the existing outbuilding. The cost of construction versus the sale price was not compatible so the decision has been taken to reduce the number of dwellings and just concentrate on the conversion of the outbuilding alone.

The use of the same materials and keeping the general architectural style in accordance with the current approval (App No: WRO P/2019/0348) has been maintained so the main change from the current approval is the number of dwellings from three down to two and the extension to the gable of the outbuilding has been omitted.

The materials to be used externally, which were to be agreed within the discharge of conditions application from approval WRO P/2019/0348 are documented below.

External Materials.

Roof:



New roofing material to be Welsh Slate - to match existing.

Walls:

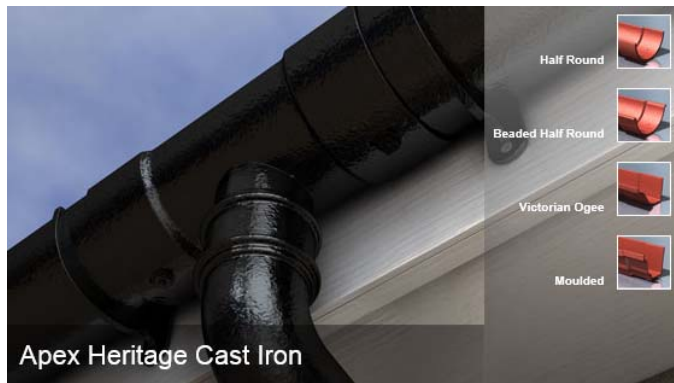


Cheshire Pre War Common Brick – to match existing. To be used where new facing brickwork is required for patching up and building up existing openings (these bricks match the existing bricks on the current outbuilding).

Timber Cladding:



Rainwater Goods:



Black Finished Cast Iron Half Round Guttering



Black Finish Cast Iron Round Section Rwp's