

Planning Statement

1 Maes Hyfryd

Lodgevale Park

Chirk

LL14 5AQ

This proposal is to increase the living space of the property by adding a room in the roof. To achieve a useable room in the roof space it will be necessary to increase the roof pitch. The design only involves increasing the roof pitch. The pitch of roofs of nearby properties has been taken into consideration and this design is in keeping with these. The roof windows which will be required have been positioned to the rear and keep changes to the street scene to a minimum. The roof windows do not overlook any properties where they are located at the rear elevation. This design avoids creating additional density to the area which would occur if a ground level extension was constructed and should have minimal impact to the aesthetics of the dwelling and overall surrounding area.

The decision to add additional space to the property has come about due to an increasing family along with needing more space to work from home. My family has strong connections with family and friends in the immediate vicinity of their home, including being well established within the community, schools and careers.

During the current pandemic, both my partner and I are now working from home for the foreseeable future, possibly indefinite. This along with three young children and a future growing family, we have now taken in the care of my partners mother. Thus requiring the additional space for work and family life.

This design has been discussed with neighbours and has been well received with a lot of support.

Mr Andrew Sheil