

Cerys Jones

From: Matthew Phillips
Sent: 05 August 2015 11:22
To: planning_admin
Subject: FW: P/2015/0216 Glenwood, Station Avenue, Chirk, Wrexham.
Attachments: GLENWOOD - GF REVISED.pdf; GLENWOOD - FF REVISED.pdf; GLENWOOD - FRONT REVISED.pdf; GLENWOOD - ROOFSCAPE REVISED.pdf; GLENWOOD - ROOF STRUCTURE REVISED.pdf

Please add email and attachments as agent correspondence for P/2015/0216

From: Andrew Design Service [<mailto:andrewdesignservice@yahoo.com>]
Sent: 26 May 2015 17:04
To: Matthew Phillips
Cc: Anna Irwin; glenwood.chirk@yahoo.com
Subject: P/2015/0216 Glenwood, Station Avenue, Chirk, Wrexham.

Dear Matthew,

Further to your conversations with Mrs Clark and our recent telephone conversation, we have been instructed by her to write to you on her behalf.

We acknowledge the comments of the current Conservation Officer with regard to the previously approved design.

However, we would note that the Planning situation has not changed in any way since the original Approval in 2010.

At that time the property was in the Chirk Conservation Area and noted within the Council's Conservation Area Assessment document.

Although the Conservation Area has been extended and the Assessment updated in the interim period the value of property to the Conservation Area has not changed.

We would therefore respectfully say that, whilst individual Officers may hold their own views on the proposals, the Council have considered the proposals and found them acceptable and granted Consent, and that therefore there is no reason for the Council to Refuse this application, which is solely to extend the commencement date.

We note that Chirk Town Council have no objection to the Application, and neither do the neighbours.

Therefore we would request Approval of the current Application

Without prejudice to our client's position set out above, we attach sketch proposals showing an amended plan and front elevation.

This omits the front bay windows including the feature roof gable above.

These are substituted with a plainer and more subservient appearance than the existing terrace façade; and is reflective of the design of housing built by Castlemead Homes on Station Avenue approved by the Council for the Conservation Area.

These changes impact on the size of the Living Room and Bedroom 1 but they remain of just sufficient space for their intended purpose.

We would ask for your and the Conservation Officer's comments on these suggestions with a view to granting of Approval under Amendment of Condition 1 Commencement Date **and** Condition 2 Approved Plans.

We look forward to hearing from you with regard to these points so that we can discuss with and take our client's instructions

Regards

Malcolm Andrew

ANDREW DESIGN SERVICE

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