

Judith Williams

From: Matthew Phillips
Sent: 12 December 2014 10:33
To: planning_admin
Subject: FW: P/201 /0832- 5 Chirk Gardens
Attachments: 14-21 A200 A - Proposed Sections.pdf; 14-21 A300 A - Proposed Elevations.pdf; 14-21 A600 A - Proposed 3d Views.pdf; 14-21 A102 A - Proposed Floor Plans.pdf

Amended Plans P/2014/0832

From: Geraint Edwards [mailto:geraint@greenspacearchitects.co.uk]
Sent: 11 December 2014 14:41
To: Matthew Phillips
Subject: RE: P/201 /0832- 5 Chirk Gardens

Hi Matthew

I have attached the revised drawings for the 5 Chirk Green Gardens application.

The wall along the boundary now goes back 5m as suggested, with a step in at that point and then extends a further 2.2m back set 1m from the boundary. The awkward little space left over has been used for a bike store to be set below the height of the boundary fence.

The front dormer to the garage has been removed and replaced with a small flushglazed rooflight to allow light down the staircase. The rear dormer has been extended slightly to cantilever over the existing rear wall of the garage.

The garage roof height has also been corrected.

Obviously I know you have a hectic workload on at the moment, so just let me know if there is anything else you need once you look at the drawings.

Many thanks.

Geraint Edwards MArch(Hons) BA(Hons)
Architect

greenspace architects ltd
3 Wharf Road
Ellesmere
Shropshire SY12 0EJ
01691623889
geraint@greenspacearchitects.co.uk
www.greenspacearchitects.co.uk
<https://www.facebook.com/greenspacearch>

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 27 November 2014 16:59
To: geraint@greenspacearchitects.co.uk
Subject: RE: P/2014/0832- 5 Chirk Gardens

Geraint,

The support/lack of objection from the neighbour wouldn't change my recommendation, however if I were to recommend refusal it would mean that the decision would have to be made by committee. Whilst noting that the neighbour may build a similar extension, as we don't have an application at the moment I am unable to take that into account.

There are a couple of alternatives:

- i) I would only really be comfortable supporting something that projected 5 metres out as the impacts would be only marginally more than a permitted development extension;
- ii) If the extension we set in from the boundary by 1m then there may be some more flexibility in terms of projection;

There is no concern with the rear dormer, it is the front dormer that I am concerned about. I am not sure that changing the materials will really address them.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Geraint Edwards [<mailto:geraint@greenspacearchitects.co.uk>]
Sent: 27 November 2014 16:41
To: Matthew Phillips
Subject: RE: P/2014/0832- 5 Chirk Gardens

Hi Matthew

Thanks for the comments on Chirk Green Gardens.

You are definitely right about the garage roof height. I will need to look into why we have shown it higher than it is. I will get the correct height and adjust the drawings accordingly.

Our clients have spoken to the neighbours and shown them the plans, and they are happy - even suggesting they have plans to do a similar rear extension. Would a letter from them to say they are happy with the plans help? Or if not, is there a depth you would prefer to see for the rear extension? I have had a quick look at it and would a 1.5m reduction help?

Regarding the dormer roof extensions to the garage - The front dormer is to help with head height for the stair access to the garage loft, so there is scope to reduce the size quite a bit. I have also been looking at the roofing Marley do now, to blend in with the roof, rather than contrast with it as the timber was aimed at doing.

The rear dormer roof is more critical to create a vertical surface for the home cinema screen. I presume there is no problem with the rear dormer - we're not putting in any windows, and again I am happy to look at alternative materials to blend in with the existing roof.

Many thanks.

Geraint Edwards MArch(Hons) BA(Hons)
Architect

greenspace architects ltd

3 Wharf Road

Ellesmere

Shropshire SY12 0EJ

01691623889

geraint@greenspacearchitects.co.uk

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 27 November 2014 15:14

To: geraint@greenspacearchitects.co.uk

Subject: P/2014/0832- 5 Chirk Gardens

Geraint,

Please see attached regarding the above.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham

Telephone/Ffôn: 01978 298780

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