

Arfryn
4 Jones Cottages
Top Road
New Brighton
Minera
Wrexham
LL11 3DT

22 February 2010

Louise Brennan
Wrexham County Borough Council
Planning Control
Lambpit Street
Wrexham
LL11 1AR

Dear Louise

Re: Two storey extension at Bryn Siriol, New Brighton, Minera, (P/2010/0081)

Following your correspondence dated 4 February 2010 and our recent conversation I wish to formally register my thoughts and comments as to why this application should **not** be granted.

This current application (P/2010/0081) should be read in conjunction with a previous application (P/2006/1256) that was successfully granted and an extension built and has recently been completed at Bryn Siriol.

The original house had a floor area of approximately 50m², the first extension (P/2006/1256) added 36m², this additional new application (P/2010/0081) would add a further 50m² making the total floor area a massive 136m².

This huge increase clearly contravenes the intent detailed within the Local Planning Guidance Note 20 (LPGN 20) on house extensions which states that 'the size and scale of the resulting extension should not over-dominate the existing building'.

The vast majority of extensions in the Borough are restricted to an increase in floor area of approximately 33%, if this application was granted it would represent an increase of 172% which would over-dominate the site, the existing dwelling and surrounding dwellings.

LPGN 20 also makes clear reference that the specific character of the building to be extended should be maintained, it specifically refers to the extension reflecting the original dwelling and that it should retain its character, scale and design, this has clearly been omitted as the original building was a plain fronted design in keeping with the style of the surrounding houses.

Quite clearly the proposed design is a mishmash of varying shapes designed to fit the site and totally inappropriate for its surroundings, we need buildings that are sympathetic and in keeping with local style and tradition, the front elevation looks like a series of town houses totally alien to the original concept of a village house.

As Bryn Siriol is a corner plot and is visible from both the Bottom Road and Mountain Road I draw your attention to the requirements detailed within LPGN 20 regarding the planning requirements for the siting and width restrictions of extensions on such plots:-

- The width of the extension should not be more than half the width of the original frontage of the property.
- The width of the extension should not be more than half the width of the garden/plot between the property and adjacent highway.

On both counts I believe the requirements of the Guidance Note have not been met as the overall width of the extensions is actually greater by 0.5m than the original frontage of the dwelling and aspects of the new build are extremely close to the Mountain Road.

Should you wish to discuss any of the points raised in this letter please do not hesitate to contact me.

Yours sincerely

Alan Peters

Alan Peters

For and on behalf of Mr. & Mrs. E Peters, Arfryn, New Brighton, Minera, LL11 3DT.