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Planning Dept,
Wrexham County Borough Council
Lord Street
Wrexham
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07 December 2025

Dear Sir / Madam,

PROPOSED EXTENSIONS & ALTERATION WORKS FOLLOWING PART DEMOLITION WORKS at TYDDYN, HIGHER LANES, ISCOYD, WHITCHURCH, SY13 3AX.

SUPPORTING STATEMENT.

BACKGROUND.

The applicants purchased the site some 6 years ago and it was their intension then to modify the property to suit their needs, however, the plans were put back due to a health issue, which has hopefully now been remedied.

The applicants both work and this involves working from home at certain times and they have a young family, (both children now at primary school) which all means they require additional space for home living and for working purposes.

The proposal will improve their home to suit their family's needs whilst reflecting the traditional style of the dwelling and complement its surroundings.

DETACHED ANNEXE.

There is a detached annex, which has been retained since the applicant purchased the property will be demolished as part of the proposal.

PRE APPLICATION ADVICE.

The site was subject to a pre-application enquiry last year, your ref ENQ/2024/1100. The pre application advice from the planning officer was positive but subject to an ecology survey and green infrastructure statement. The applicants had to wait until this year until the ecology survey could be undertaken. Both the ecology survey and green infrastructure statement have now been prepared are attached.

The applicant has also slightly tweaked the design to that agreed during the pre-application process. The first floor is the same as the pre app, however, the ground floor internal layout has been tweaked together with the chimney stack and the dining room being modified.

PROPOSAL.

The proposed development includes part demolition works followed by the erection of extensions to an existing dwelling located within a large plot. The property is an area of open countryside but is obscured by well-established vegetation and also many households in the locality have substantial extensions.

Design

The proposed extension will not dominate the host dwelling and the proposal will be subservient in terms of massing and scale. It mainly replaces the existing ground floor built form with new development that will represent good design not extending the existing building line but replacing it with a more functional one. The proposal will include the creation of a much larger second floor however this will only lead to the creation of one additional bedroom and makes the dwelling more visually appealing as the removal of the existing annex makes the built form more cohesive and combined.

With regards to height the proposed extension will match the existing roof eaves of the remaining existing dwelling and the new roof ridge will be slightly lower again highlighting that it is subservient to the host property which accords with the relevant policies.

MATERIALS.

Materials and detailing will match through.

IMPACT ON NEIGHBOURING PROPERTIES.

The site is an isolated cottage so there will not be any impact on neighbouring properties.

ECOLOGY

An ecology survey is attached.

DRAINAGE.

The existing septic tank drainage system will be utilised for foul water; storm water will fall to soakaway.

CONCLUSION.

The proposed extension will improve the function of this family home without being detrimental to the character and scale of the property. There are local precedents for allowing reasonable size extensions to properties in the local area.

The development has been assessed against Wrexham Borough Council regarding domestic extensions to confirm the proposal would meet planning guidance. The proposed works will complement the existing property and will not be visually intrusive.

I hope that this clarifies matters and enables you to look positively on the proposal, however, if the planning officer requires any further information or assistance, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Gary Chesters *BSc MRICS*