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Architectural Design

To: WCBC Planning Department

Date: 14/01/26
Ref: 897/La01

Dear Planning Department,

This application is for a side extension & new garage at 38 Wynnstay Lane Wrexham.

The existing main roof is currently leaking in many areas and it is proposed to re-roof the existing roof in its entirety with tiles matching the existing. The proposed side extension and garage roofs will also match those on the main house.

The design of the scheme is in-keeping with the character of the existing dwelling and the surrounding houses. The existing roofs are of notable character of the existing dwelling and neighbouring properties. The first-floor side extension has been lowered form the main eaves so it is subservient to the main house and will not be overbearing to neighbouring properties.

We note that a very similar scheme was approved under application P/2007/0135 for the side extension and the Planning Officer has stated that " the single storey garage at the front would not lead to any significant harm and would be considered acceptable" with regards to the previously withdrawn application.

In conclusion, the Council is urged to grant planning permission.
Having considered these submissions I hope that Officer will be able to support the proposals.

Kind Regards

CB Architectural Design.