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25th March 2026

Wrexham County Borough Council
Planning Services.

Description - Supporting statement to accompany a full planning application for a new detached three bedroomed dwelling.

Address – Builders Yard, Turning Street, Overton, Wrexham.

Client – Mr N. Woolley.

Dear Sirs,

This statement has been prepared in support of a full planning application for the construction of a new three-bedroom detached dwelling on land currently used as a builder's yard for the storage of building materials.

Site Context and Surroundings

The application site is located within an established village setting on the outskirts of Wrexham. The plot sits between an existing two-storey dwelling and a single-storey bungalow, reflecting the varied nature of development in the immediate area. The surrounding built environment is characterised by a mix of residential properties of differing styles, scales, and ages, contributing to a diverse and evolving local character.

The site itself is currently underutilised, functioning intermittently as a storage yard, and does not make a positive contribution to the visual or residential amenity of the area.

Proposed Development

The proposal seeks permission for a well-designed, three-bedroom detached dwelling that responds sensitively to its context while meeting modern living requirements. The internal layout has been carefully considered to include flexible living accommodation, including provision for a dedicated home office, reflecting contemporary lifestyle needs.

In terms of scale, the proposed dwelling has been designed to sit comfortably within the plot and its surroundings. The ridge height will not exceed that of the adjacent two-storey dwelling, ensuring that the development integrates harmoniously with neighbouring properties and does not appear overbearing.

A key architectural feature of the design is the inclusion of a glazed gable on the front elevation. This element has been incorporated to maximise natural daylight penetration into the internal living spaces, enhancing energy efficiency and occupant wellbeing, while also introducing a subtle modern aesthetic that complements the varied character of the area.

Landscaping and Amenity

The proposal has been developed with careful consideration of both private amenity and the natural environment. Two existing trees on the site are to be retained, preserving established landscape features. In addition, the scheme includes generous rear garden space to provide a usable outdoor area for future occupants, primarily laid to lawn.

Along the side boundary, three new fruit trees are proposed, contributing to biodiversity, visual amenity, and the overall quality of the external environment.

Access, Parking, and Servicing

Adequate provision has been made for vehicle parking, with three off-street parking spaces included within the site. Sufficient turning space has been incorporated to allow vehicles to enter and exit the site in a forward gear, promoting highway safety.

The proposal also includes a designated area for the storage of refuse and recycling bins, as well as secure bicycle storage, ensuring that practical day-to-day requirements are fully addressed in a discreet and functional manner.

Conclusion

The proposed development represents an appropriate and sustainable use of a currently underutilised site within an established settlement. The scheme has been carefully designed to respect the scale and character of neighbouring properties while introducing a high-quality, modern dwelling that meets current living standards.

Overall, the proposal will enhance the appearance and functionality of the site, contribute positively to the local housing stock, and deliver environmental and amenity benefits. It is therefore considered that the development accords with relevant planning policies and should be supported.

Thank you for your consideration.

Yours faithfully,

Spencer Cullis

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