Design and Access / Planning Statement

Proposal: Single Storey Front Porch Extension
Site Address: 12 Trevalyn Way, Rossett, Wrexham, LL12 0ED

1. Introduction

This statement supports a householder planning application for a single storey front porch extension at 12 Trevalyn Way, Rossett, Wrexham.

2. Site and Context

The site comprises a detached dwelling within an established residential area characterised by properties of similar scale, design, and materials. The property includes an integral garage projecting approximately 1.6 metres forward of the main front elevation, contributing to the varied but consistent building line along the street.

3. The Proposal

The proposal is for a modest enclosed porch to the front elevation, aligned with the forward projection of the existing garage.

The porch will be constructed in brick with roof tiles to match the existing dwelling and will incorporate a new uPVC front door.

4. Design and Impact

The extension is small in scale and clearly subservient to the host dwelling. Aligning the porch with the existing garage projection ensures a coherent and integrated appearance.

A similar front extension at No.10 Trevalyn Way provides a clear precedent for this type of development within the immediate context.

Given its limited scale and position, the proposal will not result in any adverse impact on neighbouring amenity.

5. Planning Policy and Justification

The proposal accords with the policies of the Wrexham County Borough Council Local Development Plan and guidance within Planning Policy Wales.

It complies with **Policies SP2, SP7, and BE1**, representing a proportionate form of development that is well designed, uses matching materials, and responds positively to

its surroundings. The scale, siting, and design ensure the character of the dwelling and street scene are preserved.

6. Conclusion

The proposed porch is a modest and sympathetic addition that integrates well with the existing dwelling and surrounding area. It is policy compliant and will have no adverse impacts.

Planning permission should therefore be granted.