Design and Access / Planning Statement

Proposal: Single Storey Rear Extension and Attached Garage
Site Address: 30 Richmond Road, Wrexham, LL12 8AB

1. Introduction

This Design and Access / Planning Statement has been prepared in support of a householder planning application for the erection of a single storey rear extension, the construction of an attached single garage, and associated minor alterations to the existing dwelling at 30 Richmond Road, Wrexham.

2. Site and Context

The application site comprises an existing detached residential dwelling located within an established residential area of Wrexham. The property features a rendered principal elevation and benefits from a private rear garden, with surrounding properties of a similar domestic scale and character.

3. The Proposal

The proposal seeks to provide a single storey rear extension to create additional living accommodation, together with a new attached single garage positioned to the side of the dwelling. The garage is set back from the principal elevation, with its front aligned approximately with the rear corner of the existing house, ensuring it remains visually subordinate. The proposed new garage represents a replacement of a former garage structure which previously stood on the site, maintaining the established use and built form in this location.

The extension will feature a pitched roof form and will be finished in render to match the existing dwelling. Openings will include aluminium bi-fold doors to the rear, uPVC windows, and rooflights to enhance natural light within the space.

Minor alterations are also proposed to the front elevation, including the installation of bi-fold windows to the existing lounge.

4. Design Principles and Assessment

The design has been developed to remain subservient to the host dwelling, both in terms of scale and siting. The extension is located to the rear of the property, ensuring minimal visual impact within the street scene.

The attached garage is appropriately set back and positioned to avoid competing with the main dwelling, maintaining the established hierarchy of the site.

The proposal respects neighbouring amenity, with no undue overlooking, overshadowing, or overbearing impact anticipated.

5. Scale and Appearance

The proposed extension is modest in scale and proportionate to the existing dwelling. The use of matching render ensures a cohesive appearance, while the pitched roof form reflects the character of the host property.

The garage is clearly secondary in form and massing, reinforcing its ancillary role.

Overall, the development maintains the visual integrity of the dwelling and surrounding area.

6. Access

There are no changes proposed to existing vehicular or pedestrian access arrangements. The property will continue to be served by its existing access, and the addition of the garage will provide enhanced off-street parking provision.

7. Planning Policy and Justification

The proposed development has been designed in accordance with the relevant policies of the Wrexham County Borough Council Local Development Plan (2013–2028) and national guidance set out within Planning Policy Wales.

The proposal accords with Policy SP2 (Development Management), ensuring that the development is sustainably located, of an appropriate scale, and does not result in unacceptable impacts on the surrounding area.

In design terms, the scheme complies with Policy SP7 (Place Making) and Policy BE1 (Design Quality), which require development to respond positively to its context, maintain local character, and achieve a high standard of design. The proposed

extension is subservient to the host dwelling, located to the rear, and therefore has minimal impact on the street scene. The use of matching render and a pitched roof form ensures the development integrates seamlessly with the existing property.

The attached garage is clearly secondary in scale and is set back from the principal elevation, maintaining the established hierarchy of the dwelling and avoiding visual dominance.

The proposal also accords with amenity considerations set out within the LDP, ensuring there is no unacceptable impact on neighbouring properties in terms of overlooking, overshadowing, or overbearing impact.

Overall, the development represents a proportionate and well-designed addition to an existing dwelling, fully compliant with both local and national planning policy objectives.

8. Conclusion

The proposed development constitutes a well-considered and appropriately scaled addition to the dwelling at 30 Richmond Road. The extension and garage are subordinate, sensitively designed, and have minimal impact on the surrounding area.

The proposal is therefore considered acceptable, and planning permission should be granted.