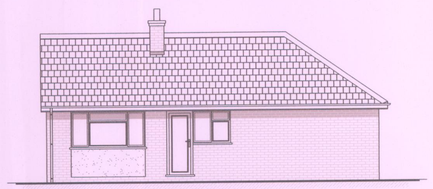


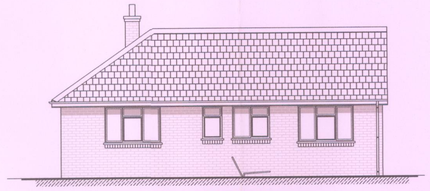
EXISTING SIDE ELEVATION



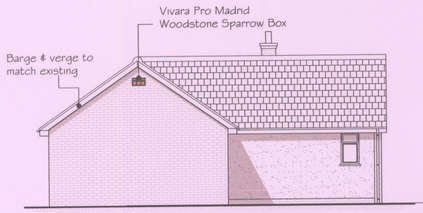
EXISTING FRONT ELEVATION



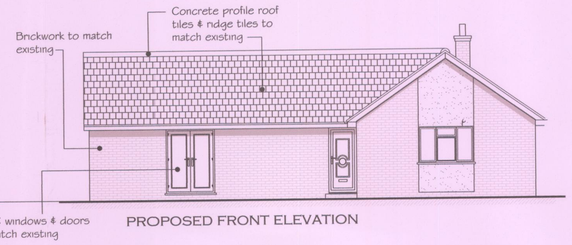
EXISTING SIDE ELEVATION



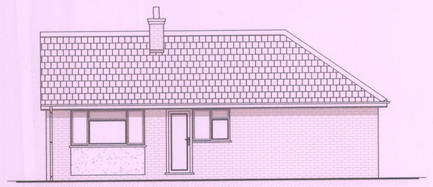
EXISTING REAR ELEVATION



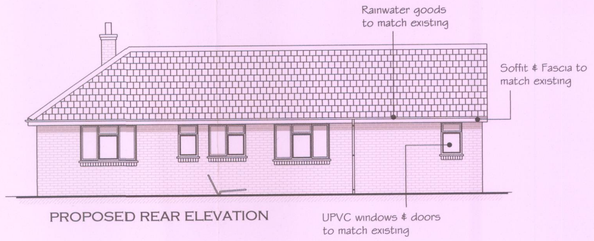
PROPOSED SIDE ELEVATION



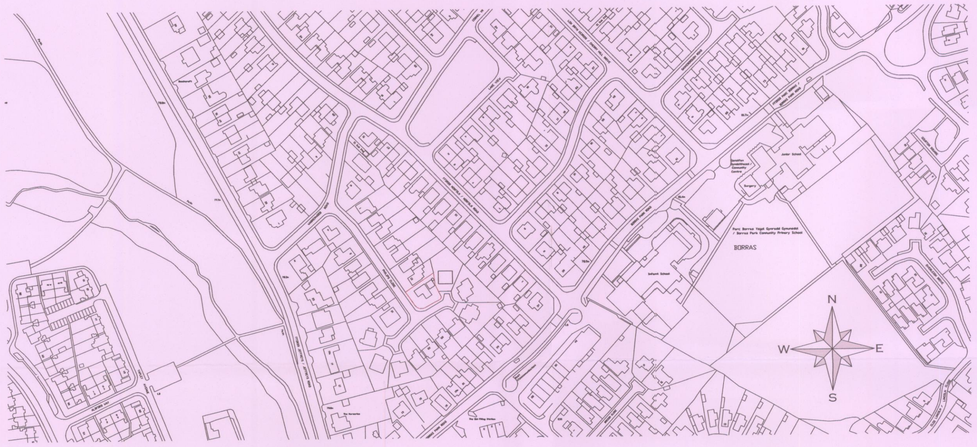
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



LOCATION PLAN 1:2500 AT A1



EXISTING BLOCK PLAN 1:500 AT A1

BIODIVERSITY STATEMENT

BNG Exemption : This proposal is a Householder Application and is therefore exempt from the mandatory 10% Biodiversity Net Gain requirement.

Local Policy Enhancement Net Benefit for Biodiversity (NBB) :- the following proportional enhancements are provided to secure a net gain in biodiversity :-

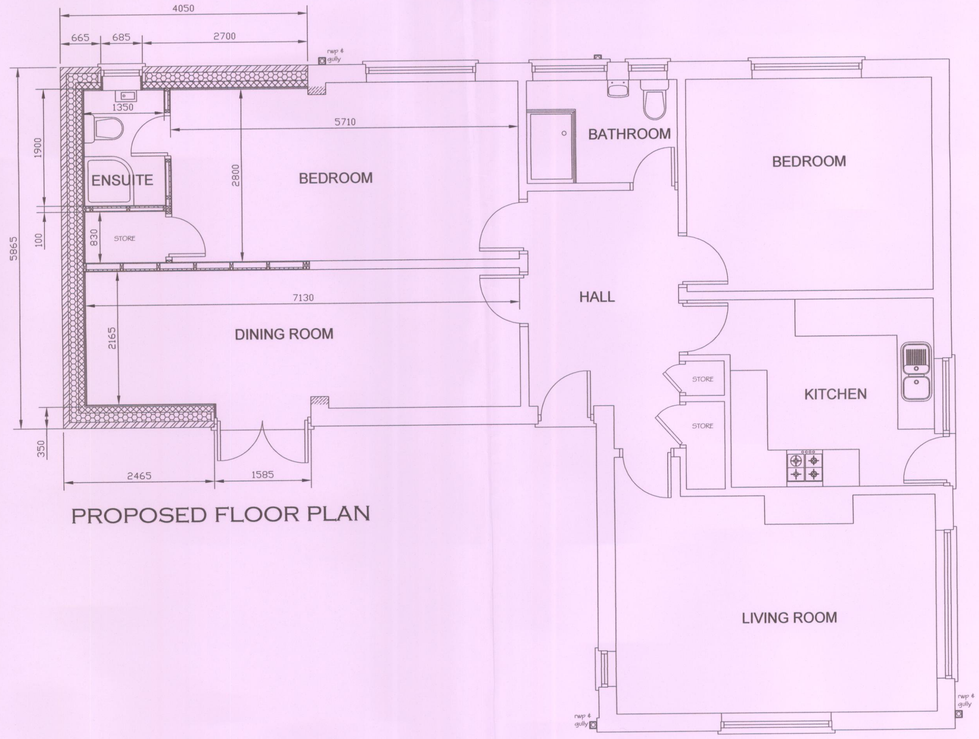
Habitat Connectivity : Any new (or retrofit to existing) boundary treatments (fence / walls) will include a 130mm x 130mm "Hedgehog Highway" at the base to maintain local ecological networks

Soft Landscaping : Any new planting including within suitable planters, will use native species (e.g. Hawthorn, Rowan, or lavender) to support local pollinators.

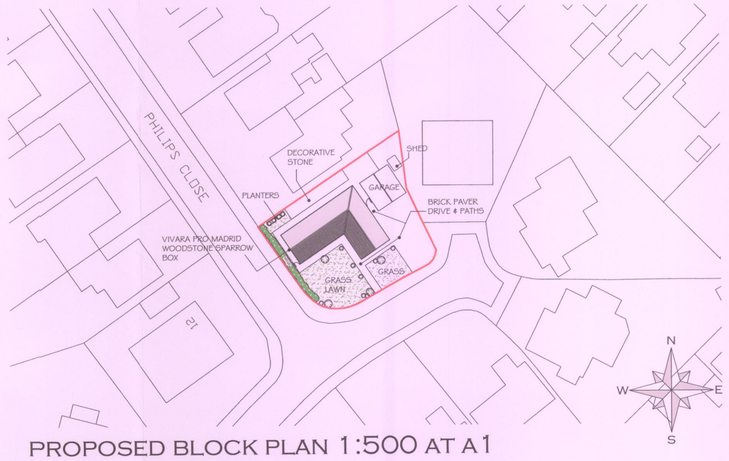
Nesting Provision : 1 x Vivara Pro Madrid Woodstone Sparrow Box (or Schwegler equivalent to be surface-mounted to the existing two storey dwelling. The box shall be sited on either the North or East elevation immediately below the eaves at a minimum height of 4.0M above ground level. The box must have a clear, unobstructed flight path and be situated away from any external artificial lighting. The box is to be constructed from durable wood-concrete/woodstone and shall be retained for the lifetime of the development.



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED BLOCK PLAN 1:500 AT A1

CLIENT :- MR & MRS TAYLOR, 15, PHILIPS CLOSE, BORRAS, WREXHAM LL12 7HW			REVISIONS :-
PROJECT :- EXTENDED BEDROOM & DINING ROOM SIDE EXTENSION.			
DRAWING:- EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS			
DATE :- MAY 2026	SCALE :- AT A1 PLANS 1:50 ELEVATIONS 1:100	DRAWING REF :- 2026/PCH/01	