Planning Statement

The Hollies, Horseman's Green, Whitchurch, SY13 3EA

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the demolition of an existing detached garage and workshop and the erection of a single-storey rear extension at The Hollies, Horseman's Green, Whitchurch, SY13 3EA.

The proposal has been developed in response to the changing accommodation requirements of the applicants' family and seeks to provide accessible accommodation for elderly parents, enabling them to live alongside close family members whilst maintaining an appropriate degree of independence.

The development represents a practical and sustainable response to evolving family circumstances and will allow the occupants to remain within a supportive family environment whilst retaining privacy, dignity and independence.

2. Pre-Application Engagement

The applicant has proactively engaged with Wrexham County Borough Council through the Council's pre-application advice service prior to the submission of this planning application (Reference ENQ/2026/0033).

The pre-application response confirmed that planning permission would be required due to the scale of the proposed extension. Importantly, no in-principle policy objection was raised to the proposed development, and the Local Planning Authority did not identify any fundamental constraints that would prevent an extension being accommodated at the property.

Whilst no detailed plans had been submitted at the pre-application stage, the Council provided guidance relating to design, materials, residential amenity and biodiversity enhancement measures. The proposals have been developed having full regard to this advice.

In particular, the scheme has been designed to:

- Utilise materials that complement and reflect the character of the existing dwelling;
- Protect the residential amenity and privacy of neighbouring occupiers;
- Respect the guidance contained within Local Planning Guidance Note 20: House Extensions;
- Incorporate biodiversity enhancement measures in accordance with Planning Policy Wales; and
- Provide supporting Green Infrastructure information as requested.

The current application therefore demonstrates a positive and proactive approach to the planning process, with the applicant responding directly to the guidance provided by the Local Planning Authority and seeking to deliver a development that accords with both local and national planning policy.

3. Site Description

The Hollies comprises a substantial detached dwelling situated within a generous residential curtilage at Horseman's Green. The property has evolved over time and comprises the original dwelling together with a two-storey extension. To the rear of the property is a detached garage and workshop building occupying part of the rear garden area.

The site benefits from extensive private gardens, mature landscaping and established boundary treatments including hedgerows and fencing which provide effective screening between neighbouring properties. The application site extends to approximately 2,545m² and is capable of accommodating the proposed development without resulting in overdevelopment of the plot.

Hedgerows, typically measuring approximately 2.2 metres in height, provide effective screening and contribute to the site's established character



Photo 1: Rear view from garden. Established hedgerow boundary to neighboring property. The garage proposed for demolition on the left-side foreground.



Photo 2: Rear view from garden. View of existing garage.



Photo 3: View from house, looking out over extensive gardens.

4. Proposed Development

Planning permission is sought for the demolition of the existing detached garage and workshop and the erection of a single-storey rear extension.

The proposed accommodation is physically connected to the main dwelling and functions as ancillary accommodation associated with the occupation of The Hollies as a single family dwelling.

The accommodation includes a bedroom, wetroom, living area and a small ancillary kitchenette. The accommodation has been designed to support the day-to-day needs of elderly family members whilst remaining functionally and physically connected to the main dwelling.

The proposal does not result in an increase in the number of bedrooms within the dwelling. Two existing first-floor bedrooms have previously been combined to form a single larger bedroom, meaning the overall bedroom count remains unchanged. Consequently, the proposal does not increase the occupancy potential of the dwelling.

The proposal therefore responds directly to the changing needs of the family whilst avoiding the need for separate residential accommodation elsewhere.

5. Design Principles

The design has been developed to complement the appearance of the existing dwelling whilst ensuring that the extension remains clearly subordinate to the host property.

The extension adopts a simple single-storey form with a pitched slate roof and rendered external walls to reflect materials already present within the existing dwelling.

Located to the rear of the property, the extension has been designed to integrate with the existing building and sit comfortably within the established pattern of development.

A covered courtyard area has been incorporated into the design, creating a sheltered external space particularly beneficial to elderly occupants whilst strengthening the relationship between the accommodation and the garden.

The proposal will also improve the environmental performance of the existing dwelling. The extension will be constructed to current Building Regulations standards and will improve the thermal efficiency of the areas affected by the works. The accommodation is intended to be served by an air source heat pump, reducing reliance on fossil fuel heating sources and supporting wider sustainability objectives.

6. Scale, Massing and Subservience

Whilst the extension is substantial in length, it remains single storey and subordinate to the host dwelling. Given the generous plot size and removal of the existing detached garage, the proposal is not considered to represent overdevelopment

The development is limited to a single storey and is positioned to the rear of the property where it will remain visually subordinate to the existing two-storey dwelling. The proposed ridge height sits significantly below that of the main house, ensuring that the original dwelling remains the dominant built form within the site.

The extension has been designed with a simple pitched roof form that reflects the established architectural language of the property whilst avoiding unnecessary visual complexity. The resulting massing is broken down by the arrangement of roof forms and the inclusion of the courtyard area, helping to reduce the perceived scale of the development.

Importantly, the proposal is set within a substantial residential curtilage extending to approximately 2,545m². The generous size of the plot allows the extension to be accommodated comfortably without appearing cramped or resulting in overdevelopment. Extensive private garden areas will remain following completion of the works.

The existing 2.2-metre-high boundary hedgerows provide substantial screening of the proposed development, helping to minimise its visibility from surrounding viewpoints and reducing its visual impact on the wider landscape.

The proposal is therefore considered to be proportionate to both the existing dwelling and the size of the site, whilst remaining clearly subordinate to the host property.

7. Character and Appearance

The proposal is considered entirely appropriate within the context of the existing property and surrounding area.

Although substantial in length, the extension remains single storey in scale and is positioned to the rear of the dwelling where it will have very limited visibility from the public realm.

The property already exhibits a variety of building forms and materials as a result of previous alterations and extensions. The proposal therefore represents a logical continuation of the property's evolution and will appear as a natural addition to the existing dwelling.

The proposal is set within an exceptionally generous residential curtilage and extensive private garden. Following completion of the development, substantial areas of outdoor amenity space will remain available, ensuring that the spacious character of the site is retained.

8. Residential Amenity

The proposal has been carefully designed to safeguard the amenities of neighbouring occupiers.

The extension is positioned adjacent to a well-established site boundary comprising mature hedgerow planting and fencing. These features provide a substantial degree of screening between neighbouring properties and significantly reduce intervisibility.

In direct response to the advice received through the pre-application process, no side-facing habitable room windows are proposed within the elevation closest to the neighbouring property. Natural daylight is instead provided through rooflights and openings directed towards the applicants' own garden and courtyard areas.

The principal glazing associated with the accommodation is focused towards the applicants' own private garden through bi-fold doors and courtyard-facing openings.

Consequently, the proposal will not result in unacceptable overlooking, loss of privacy or material harm to neighbouring residential amenity.

9. Accessible, Adaptable and Multi-Generational Living

A key objective of the proposal is to provide accommodation capable of meeting the current and future needs of the applicants' elderly parents whilst enabling them to remain within a supportive family environment.

The proposal responds positively to changing family circumstances and reflects the increasing importance of multi-generational living arrangements. By enabling elderly family members to remain close to established support networks whilst maintaining an appropriate degree of independence, the development provides a practical long-term solution that can adapt to future mobility and care requirements.

The proposal aligns with the wider objectives of national and local planning policy which seek to create homes that are inclusive, adaptable and capable of meeting the needs of an ageing population. The development represents a sustainable approach to meeting changing family housing requirements within an established residential curtilage.

10. Policy Context

The proposal has been designed having regard to the relevant national and local planning policies identified within the Local Planning Authority's pre-application response.

National planning policy seeks to support sustainable development, good design and the creation of adaptable homes capable of responding to changing household requirements. Local planning policy similarly supports appropriately designed domestic extensions where they respect the character of the host dwelling, safeguard neighbouring amenity and maintain satisfactory levels of residential accommodation.

The proposal represents a proportionate extension to an established dwelling, responds positively to changing family circumstances and has been carefully designed to minimise impacts upon neighbouring properties through the use of established boundary screening, appropriate positioning of openings and the use of rooflights in lieu of side-facing windows.

The development is therefore considered to accord with the objectives of Future Wales, Planning Policy Wales, TAN 12 and the relevant policies of the Wrexham Local Development Plan.

11. Access and Parking

The proposal does not alter the existing vehicular access arrangements serving the property.

The Hollies benefits from substantial off-road parking and turning space within the site. The proposal will not result in the loss of parking facilities and sufficient space will remain available to accommodate the needs of the occupants and visitors.

Pedestrian access arrangements will remain unchanged.

The proposal therefore raises no highway safety concerns and is fully compliant with the parking and access requirements of the Local Planning Authority.

12. Site Enhancement and Rationalisation of Built Form

An important aspect of the proposal is the removal of the existing detached garage and workshop building.

Whilst the garage currently serves a domestic purpose, it occupies a prominent position within the rear garden and contributes to a dispersed arrangement of built form across the site. The proposed development consolidates accommodation around the main dwelling and replaces the detached structure with accommodation directly connected to the house.

The proposal therefore creates a more coherent pattern of development within the residential curtilage and represents an opportunity to improve the overall organisation and appearance of the site.

The development also makes efficient use of an established residential curtilage by accommodating changing family needs within the existing plot boundary, avoiding the need for additional residential development elsewhere.

13. Conclusion

The proposed development represents a carefully considered extension that responds directly to the changing needs of the applicants' family whilst respecting the character of the property and the amenities of neighbouring occupiers.

The proposal will provide accessible accommodation for elderly relatives, support multi-generational living, remove an existing detached garage and workshop, retain extensive garden areas and protect neighbouring privacy through a considered design approach.

Beyond the physical improvements to the property, the proposal delivers a significant social benefit by providing adaptable accommodation for elderly family members within an established family setting. The development promotes independent living, supports the needs of an ageing population and represents a sustainable long-term solution to changing household requirements.

For these reasons, the proposal is considered to represent sustainable and appropriate development, and planning permission is respectfully requested.