Planning Supporting Statement

Proposed Two-Storey Side Extension

53 Melyd Avenue, Johnstown, Wrexham, LL14 2TB

Prepared by: Speaks Design Services Ltd
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1. Introduction

This Planning Supporting Statement has been prepared by Speaks Design Services Ltd in support of a Householder Planning Application for the erection of a two-storey side extension at 53 Melyd Avenue, Johnstown, Wrexham, LL14 2TB.

The proposal follows pre-application advice received from Wrexham County Borough Council under reference **ENQ/2025/0091**, dated 29 April 2025. The pre-application response confirmed that there were no objections to the principle of extending the dwelling and identified matters relating primarily to design, visual impact and parking provision for consideration as part of a future planning application.

This statement demonstrates how the proposal responds positively to the guidance provided and complies with the relevant planning policies and design principles.

2. Site and Surroundings

The application property comprises an existing semi-detached dwelling located on a prominent corner plot within a well-established residential area of Johnstown.

The surrounding area is characterised by a varied form of residential development comprising properties of differing ages, scales, designs and appearances. There is no singular architectural style or consistent building form within the immediate street scene, with a range of dwelling sizes and extensions evident throughout the locality.

The site benefits from frontage to both adjoining highways and retains generous external amenity space and off-street parking provision.

3. The Proposal

The proposal seeks planning permission for the demolition of the existing side extension and the construction of a replacement two-storey side extension.

The extension has been designed to complement the host dwelling through the use of:

- Matching brick external wall finishes;
- A pitched roof design reflecting the form of the existing dwelling;
- Roofing materials to match the existing property;
- Window and door styles that are consistent with the character of the dwelling.

The proposal provides additional family accommodation whilst maintaining the overall character of the property and wider street scene.

4. Design and Visual Impact

The design of the extension has been carefully considered to ensure that it remains subordinate to the original dwelling.

Whilst the overall width of the extension marginally exceeds half the width of the original dwelling, it is important to consider the proposal as a whole rather than relying solely upon a numerical guideline.

The first-floor element of the extension is set back approximately 2 metres from the principal elevation of the dwelling. This substantial set-back creates a clear visual distinction between the original building and the extension and reinforces the subordinate nature of the proposal when viewed from the public realm. The resulting design ensures that the original dwelling remains the dominant element of the composition.

The proposed roof is also lower than the existing main roof ridge, further reducing the visual prominence and massing of the extension.

The application site occupies a corner plot within an established residential area where properties vary significantly in scale, appearance and position within their plots. The dwelling immediately to the rear is itself positioned closer to the highway than the application property, demonstrating that there is no consistent building line or uniform pattern of development within the immediate vicinity.

The varied character of the surrounding area means that the proposal will integrate comfortably within the existing streetscape and will not appear incongruous or visually intrusive.

Furthermore, two-storey side extensions have previously been considered acceptable within the locality, including planning permission **P/2016/1152**. The proposal follows a similar principle of extending an existing dwelling whilst maintaining an appropriate relationship with the host property and surrounding area.

The proposal therefore accords with the objectives of Local Planning Guidance Note 20 and Policy DM1 of the Wrexham Local Development Plan by respecting local character and delivering a high-quality design response.

5. Residential Amenity

Due to the corner plot position of the site and the separation distances available, the proposal is not considered to result in any unacceptable impact upon neighbouring residential amenity.

The extension has been designed to avoid overlooking and undue loss of privacy, whilst the overall scale and positioning ensure that neighbouring properties will not experience significant overbearing impacts.

The proposal therefore maintains acceptable living conditions for neighbouring occupiers.

6. Parking and Highway Safety

The proposal will not adversely affect parking provision or highway safety.

Sufficient off-street parking remains available within the site to comfortably accommodate a minimum of three vehicles through the use of:

- The existing garage;
- Rear driveway access;
- Additional driveway parking to the front of the property.

No alterations are proposed to the existing vehicular access arrangements and the development will not generate any material highway concerns.

The proposal therefore complies with the objectives of Local Planning Guidance Note 16 and Policy T1 of the Wrexham Local Development Plan.

7. Conclusion

The proposal represents a well-designed and proportionate extension to an existing dwelling located within a sustainable residential area.

The development has been designed to reflect the appearance of the host dwelling through matching materials and roof form whilst incorporating a substantial 2-metre first-floor set-back to maintain visual subservience.

Although the extension marginally exceeds half the width of the original dwelling, the overall design, reduced visual massing, varied character of the surrounding area and established precedent for similar extensions demonstrate that the proposal remains entirely appropriate within its context.

The proposal will not adversely affect residential amenity, parking provision or highway safety and is considered to comply with the relevant provisions of the Wrexham Local Development Plan and associated guidance.

Accordingly, planning permission is respectfully requested.