Planning Statement

Application: Retrospective Planning Permission for Existing Extension
Site: Former Magnet, Felin Puleston, Wrexham, LL13 7RF

Introduction

This statement has been prepared in support of a retrospective planning application for a modest extension to the existing building at Former Magnet, Felin Puleston, Wrexham.

Planning permission has already been granted for the change of use of the main building to an indoor padel court facility under application **P/2025/0935**.

The purpose of this application is solely to regularise the existing extension following correspondence from the Local Planning Authority.

Planning Justification

The extension is modest in scale and remains clearly subordinate to the existing building. It is located within the established commercial site and does not materially alter the character or appearance of the surrounding area.

The extension does not increase the intensity of the approved use and will not result in any additional impacts beyond those already assessed under the approved change of use application.

In particular, the proposal will not give rise to:

- Any additional highway or parking impacts.
- Any unacceptable effects on neighbouring residential amenity.
- Additional noise impacts beyond those already considered.
- Ecological impacts.
- Landscape or visual harm.

Surface water from the extension will discharge to a soakaway, with foul and surface water drained separately.

Conclusion

The extension represents a minor addition to a development that has already been found acceptable in planning terms. It does not introduce any material planning impacts and is consistent with the principles established under the approved development.

Accordingly, it is respectfully requested that retrospective planning permission is granted for the extension.