Planning Statement

Proposed Single Storey Side Extension

Application Site: Ellemund House, Chirk Green, Chirk, Wrexham LL14 5PY

1. Introduction
This Planning Statement has been prepared in support of a Full Planning Application for the erection of a single-storey side extension and associated alterations at Ellemund House, Chirk Green, Chirk.

The application seeks permission to improve and modernise the existing dwelling through the replacement of an existing lean-to roof with a contemporary flat roof extension incorporating a roof lantern, together with internal remodelling and minor external alterations. The proposal has been carefully designed to enhance the functionality of the property whilst remaining sympathetic to the existing dwelling and its surroundings.

2. The Proposal
The proposed development comprises:

- Removal of the existing lean-to roof adjoining the side elevation.
- A modest single-storey side extension extending slightly forward of the existing projection.
- A new flat roof finished with a roof lantern to provide additional natural daylight.
- External walls finished in render to unify the appearance of the existing outrigger.
- Removal and infilling of one existing window.
- Enlargement of an existing opening to accommodate new double patio doors.
- Installation of a new rooflight within the existing main roof to provide natural light to the staircase.
- Internal alterations to create an improved kitchen and family living arrangement.

3. Planning Policy

The proposal has been assessed against the relevant national and local planning policies, including:

- Planning Policy Wales (Edition 12);
- Future Wales – The National Plan 2040;
- Wrexham Unitary Development Plan Policy GDP1 – Development Objectives;
- Wrexham Local Planning Guidance Note No. 20 – House Extensions.

4. Assessment

The proposal represents a modest extension to an existing dwelling and has been designed to complement the scale, proportions and character of the host property.

The extension occupies the position of the existing side lean-to structure, extending only slightly further towards the front elevation. The overall scale remains subordinate to the principal dwelling, with the simple flat roof reducing the visual impact and ensuring the addition reads as a secondary element.

The proposed rendered finish will provide a cohesive appearance and improve the visual quality of this part of the property. The roof lantern and additional rooflight introduce natural daylight into the internal accommodation without resulting in any significant change to the external character of the dwelling.



Photograph showing the existing side extension with lean-to roof.

Alterations to the existing openings are limited, comprising the infilling of one window, the formation of new patio doors to improve the connection between the internal living accommodation and the garden, and the installation of a rooflight over the stairwell. These changes are proportionate and sympathetic to the existing building.

Given the modest scale of the extension and its relationship with neighbouring properties, it is not considered that the proposal would give rise to any unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or overbearing appearance.

Overall, the proposal accords with the objectives of Planning Policy Wales and Policy GDP1 of the Wrexham Unitary Development Plan by delivering a well-designed extension that respects the character of the existing dwelling, preserves the appearance of the surrounding area and provides enhanced living accommodation for the occupants.

5. Conclusion

The proposed development represents a sympathetic and proportionate enhancement to the existing dwelling. It makes effective use of the existing side projection, improves the internal layout and appearance of the property, and introduces contemporary yet complementary design features through the use of a flat roof, roof lantern and carefully considered external alterations.

The proposal is considered to comply with the relevant national and local planning policies and is not anticipated to result in any adverse impact upon the character of the area or the amenities of neighbouring occupiers. Accordingly, it is respectfully requested that planning permission be granted.