CULLIS
ARCHITECTURAL DESIGN

25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

[redacted]

10th Aug 2026

Wrexham County Borough Council
Planning Services.

SUPPORTING STATEMENT.

Address – Tyn Y Coed, Tanllan Lane, Coedpoeth, Wrexham, LL11 3EL.

Client – Mr A. Pryde.

1. Introduction

This supporting statement accompanies a householder planning application for the construction of a new detached garage building within the curtilage of the existing dwelling.

The proposed building will provide a two-car garage and workshop at ground floor level, with a gym and home office at first floor level. The proposal is intended to provide practical ancillary accommodation required by the occupants of the dwelling, while being appropriately designed and positioned to complement the existing property and its setting.

The proposal replaces an existing garage on the site and is therefore located on an established area of the residential curtilage that has historically been used for garage accommodation. Although the proposed building is slightly larger than the existing garage, the increase in footprint is proportionate to the requirements of the occupants and remains appropriate to the scale and character of the site.

2. Existing Site and Dwelling

The application property comprises a substantial stone barn conversion which forms the principal dwelling on the site. The existing dwelling is large in scale and has the architectural character associated with a converted agricultural building.

The site benefits from established areas of hardstanding and parking, together with substantial external space. There is already ample provision within the site for vehicle

parking and manoeuvring, and the proposal will therefore not result in any requirement to create additional parking areas or materially alter the existing access arrangements.

The location of the proposed garage is closely associated with the existing garage and its established use. The proposal consequently represents an appropriate continuation and enhancement of an existing ancillary residential use rather than the introduction of a new built form into an undeveloped part of the site.

3. Description of the Proposal

The proposed detached building will provide the following accommodation:

- Ground floor: two-car garage and workshop/storage area.
- First floor: gym and home office.

The garage will provide secure accommodation for two family vehicles, together with space for garden equipment, tools and other domestic storage. The workshop element is also intended to provide a suitable space for the applicant's electrical business-related activities, allowing equipment and materials associated with the business to be stored and managed in an appropriate building rather than within the main dwelling.

The first floor will provide a home office and gym. The home office is required because the owner operates his own electrical business and requires dedicated space within the property from which to undertake administrative and business-related activities. The gym will provide dedicated exercise space for the occupants, both of whom exercise regularly.

The proposed accommodation is therefore directly related to the needs of the existing household and is intended to function as ancillary accommodation to the main dwelling.

4. Design and Appearance

Particular consideration has been given to ensuring that the proposed building responds positively to the architectural character of the existing barn conversion.

The main dwelling is a substantial stone building with established architectural details and a strong rural character. The proposed garage will be finished in render, incorporating stone heads and cills to provide a clear visual relationship with the existing dwelling.

A full-height glazed opening is proposed within the gable elevation. This element has been carefully considered in relation to the existing building and will provide an opportunity to take advantage of the attractive views across Wrexham. The gable treatment and use of glazing are intended to reflect and complement the architectural detailing of the existing barn conversion rather than appear as an unrelated modern addition.

The proposed combination of rendered elevations, stone detailing and glazing will therefore provide a contemporary but sympathetic ancillary building which relates to the materials and architectural language of the existing dwelling.

The building has also been designed with the scale of the existing property in mind. Given the substantial scale of the existing barn conversion, the proposed garage is considered to be proportionate to the host dwelling and the overall site.

5. Need for the Development

The proposal is driven by the practical needs of the existing household and aims to rebuild a previous double garage constructed mainly from timber and in a poor state of disrepair.

There is currently no existing garage accommodation. In addition to providing space for two vehicles, there is a need for secure storage of garden equipment, tools and other items associated with the maintenance and use of the property.

The applicant also operates an electrical business and requires a dedicated home office to accommodate administrative and business-related activities. Providing this space within the proposed ancillary building will allow such activities to be undertaken in a suitably designed and contained area, without requiring the main dwelling to accommodate a permanent office environment.

The proposed gym similarly responds to the established lifestyle of the occupants, both of whom exercise regularly. Providing a dedicated gym space will allow this activity to take place within the site without requiring alterations to the principal living accommodation.

The proposal therefore represents a functional improvement to the existing residential property and provides accommodation that is genuinely ancillary to the main dwelling.

6. Parking and Access

The proposal includes a two-car garage but will not result in a shortfall in parking provision.

There are already ample parking and maneuvering areas within the site, and the proposal does not require the creation of additional parking areas or significant changes to the existing access arrangements.

The provision of a garage for two vehicles will, in fact, provide secure and convenient accommodation for vehicles currently associated with the household, while also allowing the remainder of the existing parking areas to continue to serve the property.

The proposal is therefore considered acceptable in terms of parking and access.

7. Impact on the Character and Appearance of the Area

The proposed garage will occupy a location previously established for garage use. Its position alongside the existing dwelling and on the site of the previous double garage means that the proposal will not represent the development of an entirely new part of the residential curtilage.

While the building is slightly larger than the existing garage, its increased size is considered proportionate to the scale of the principal dwelling and the requirements of the household.

The architectural treatment has been specifically selected to establish a strong relationship with the existing barn conversion. The use of render, stone heads and cills, together with the considered gable treatment, will ensure that the new building reads as a complementary ancillary structure within the site.

The proposal is therefore considered to enhance rather than detract from the established character of the property.

8. Residential Amenity

The proposed building is ancillary to the existing dwelling and does not introduce a separate residential unit.

The proposed first-floor accommodation comprises a gym and home office and is not intended to provide independent living accommodation. There is no proposal for a separate kitchen or other facilities that would enable the building to function as an independent dwelling.

The proposed use will therefore remain closely connected to the main household.

Careful consideration has also been given to the siting, scale and design of the building to ensure that it does not result in an unacceptable impact upon the amenities of neighbouring properties.

9. Sustainability and Efficient Use of the Site

The proposal makes efficient use of an established area of the residential curtilage by replacing an existing garage with a building capable of meeting the contemporary needs of the household.

Rather than extending the main dwelling or developing a previously undeveloped area of the site, the proposal consolidates ancillary accommodation within an existing garage location.

The reuse of this established area is considered to represent a sustainable approach to the development of the property and avoids unnecessary fragmentation of the wider site.

10. Conclusion

The proposed detached garage, workshop, gym and home office represents a proportionate and well-considered addition to the existing residential property.

The principal considerations supporting the proposal are:

- the building replaces an existing garage and is located on an established garage site;
- the modest increase in size is required to meet the needs of a large family;
- the proposal provides appropriate accommodation for two vehicles, garden equipment and domestic storage;
- the workshop and home office provide practical facilities associated with the applicant's electrical business;
- the gym provides dedicated exercise space for the occupants;

- ample parking and manoeuvring space already exist within the site;
- the scale of the proposed building is appropriate in the context of the substantial existing barn conversion;
- the use of render, stone heads and cills provides a clear architectural relationship with the existing dwelling;
- the full-height glazed gable opening provides an attractive architectural feature which responds to the views across Wrexham and reflects the character of the existing barn conversion; and
- the proposal remains ancillary to the principal dwelling and does not create a separate residential unit.

Overall, the proposal is considered to be an appropriate form of householder development which makes effective use of an established garage location, responds positively to the character of the existing barn conversion and provides accommodation that is directly related to the legitimate needs of the existing household.

For these reasons, the proposed development is considered to represent a suitable and proportionate addition to the property and is respectfully submitted for favourable consideration.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design