Sunnyside Extension

Sunnyside, Wrexham Rd, Holt. LL13 9YU.

25001-CTA-OOSK-XX-RP-A-00001

Reference - PP-14531778

Pre-app Reference - ENQ/2025/0342

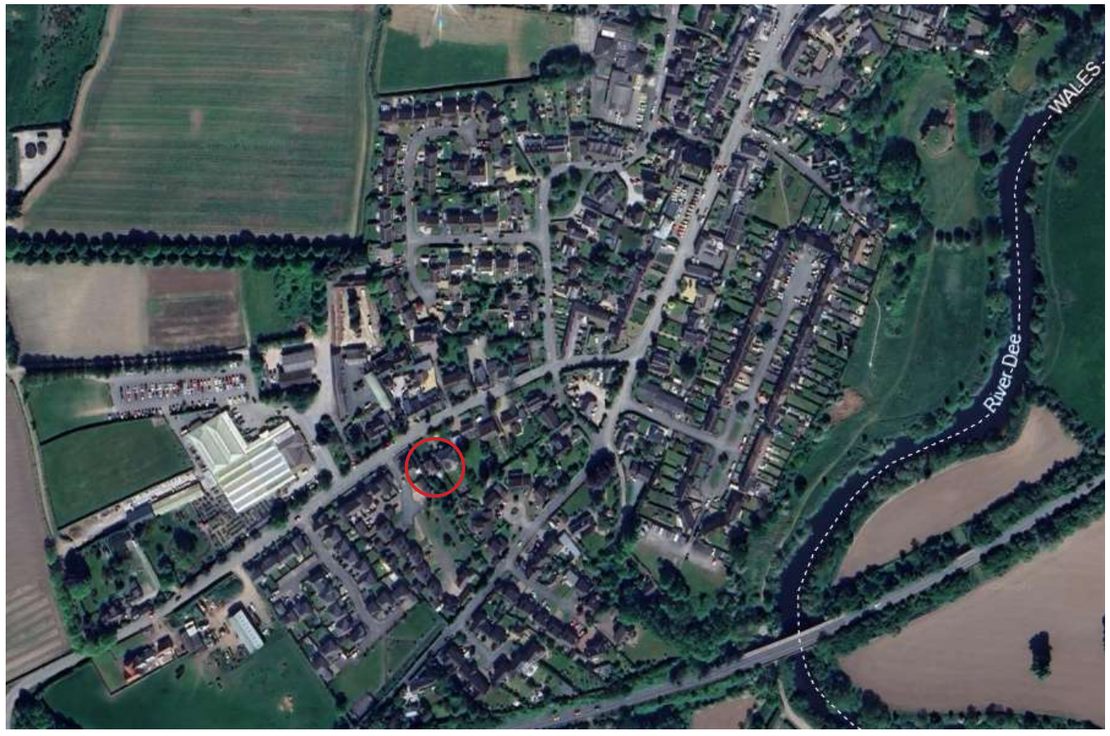
Design Proposal.

The Sunnyside property is situated in Holt, Wrexham, on Wrexham Road. The property is bounded on all sides by residential buildings, with a farm shop just over the road, to the North-West. Sunnyside lies just inside Holt Conservation Area.

The proposal aims to revitalise and restore the detached property which is currently very run down and neglected. Whilst retaining the 1930's character, the proposed two storey extension to the rear, lean-to garage, replacement of windows and the front door, and landscaping works, aims to adapt the dwelling for modern living.



Photo of Sunnyside, from Wrexham Road.



Holt, Wrexham. Sunnyside circled in red

The Existing Property - Issues and solutions.

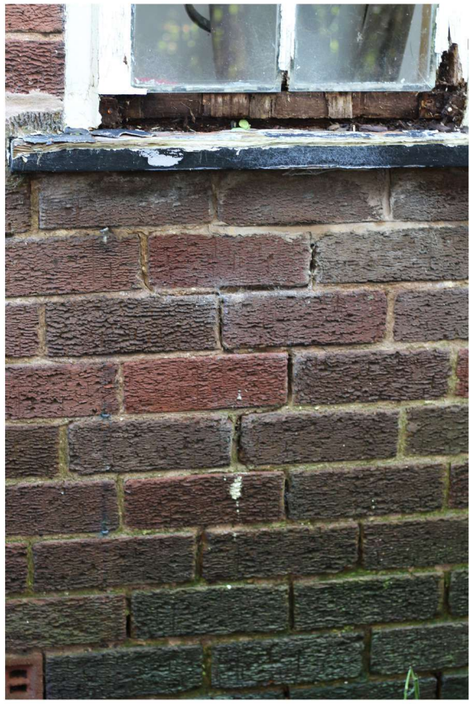
The existing house is a 1930s build of a brickwork construction. The brickwork itself is damaged in parts, as shown in the adjacent photographs and the Brickwork Damage Evidence Document. This submission proposes that render should be applied to the brickwork on the side elevations down to dpc level for protection and to prevent any further damage, whilst maintaining a smooth finish. This render finish would also be used on the proposed two storey extension to the back, fitting nicely in the surrounding context, as next door has also rendered their property.

To the front elevation the damaged brickwork will be sensitively be repaired as far as possible.



The next door property - rendered.





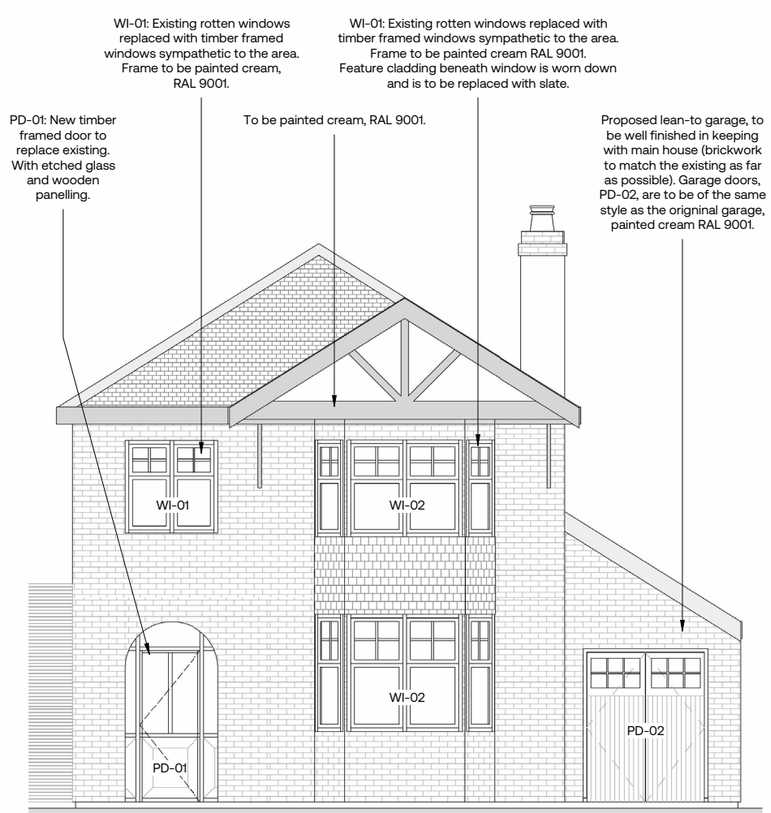
Damage to the brickwork



The Existing Property - Issues and solutions.

Unfortunately, the existing timber windows are severely damaged and rotten. In parts the glass panes are almost exposed at the sides.

This planning application proposes completely replacing the windows, making the building watertight and futureproofing against any further deterioration inside the property. To the rear and the sides, which are not visible from Wrexham Road, this would be sensitively replaced with energy efficient UPVC windows. To the front elevation the windows would be replaced by heritage style timber frame windows.



Proposed elevation - visible from Wrexham Road.



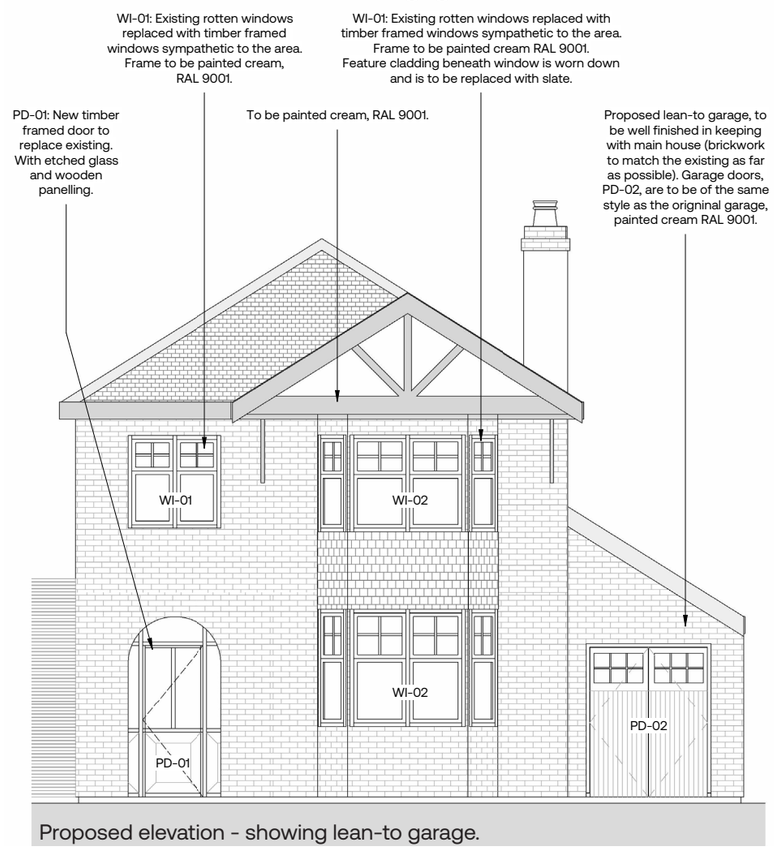


Rotten window frames at the property.

The Existing Property - Issues and solutions.

A garage is currently situated behind the house in the garden. This is in a state of disrepair and unusable, whilst also creating a possible hazard due to the unstable roof. This submission proposes to demolish the existing garage (63.5 m3) and instead provide a lean-to structure to the side of the house, well-finished and useable.

As shown in the ecology report, a Preliminary Roost Assessment was undertaken on both the house and the garage. The potential suitability for bats was shown to be low in the garage. The applicant will ensure that no work will be undertaken to the garage until all requested surveys and any resulting measures have been undertaken. The assessment showed the potential suitability for bats in the house to be negligible.



Proposed elevation - showing lean-to garage.



The garage is also overgrown with ivy.

The Proposal - Improvements.

Entrance.

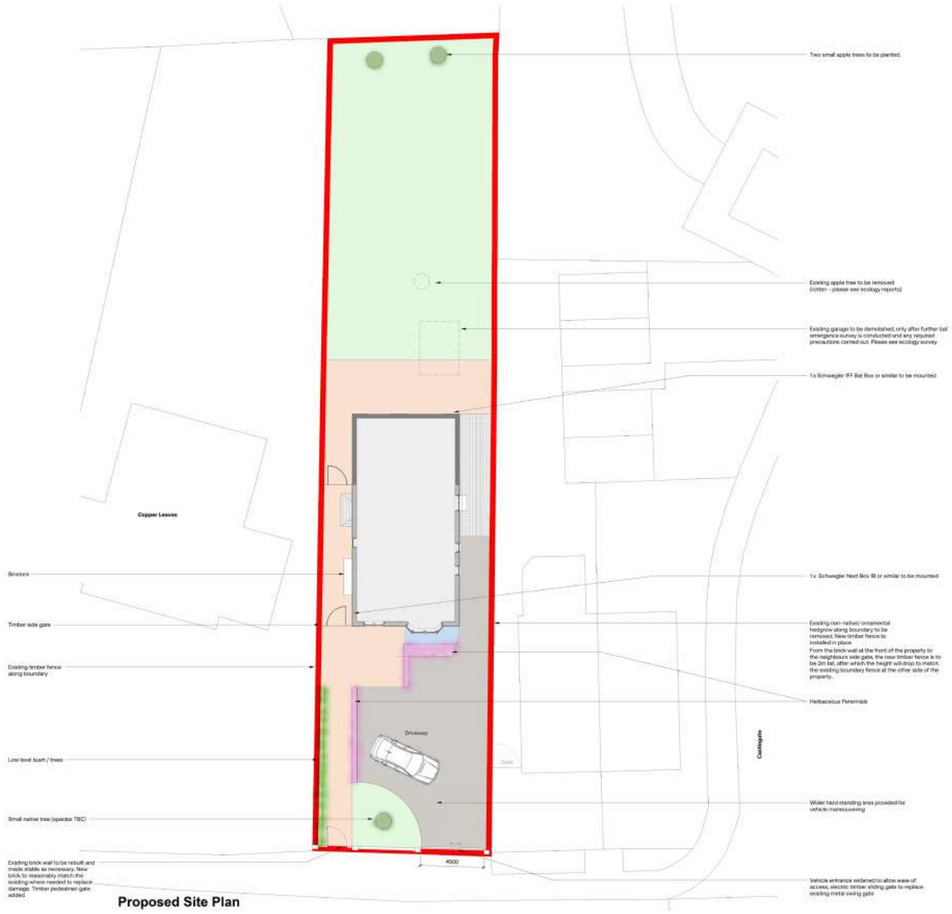
The existing property has a small arched entrance with a glazed front door and surrounds, which are thermally inefficient.

In order to increase security to the front entrance and reduce heat loss, this submission proposes to retain the brick archway, but remove and replace the front door with one compromised of glazing and panelling. Several houses along the street show examples of something similar, meaning it would not look out of place, and would improve the appearance of the front elevation.

Landscaping and Access.

This submission aims to visually improve the appearance of the property from Wrexham Road by planting interventions such as the introduction of a new small native tree and several herbaceous perennials, as well as the rebuilding of the brick wall, which is currently in a state of disrepair.

Simultaneously, access to the house would be better controlled and improved, with the proposed widening of the vehicular entrance, making it more suitable for modern vehicles, and by the introduction of a separate pedestrian entrance.

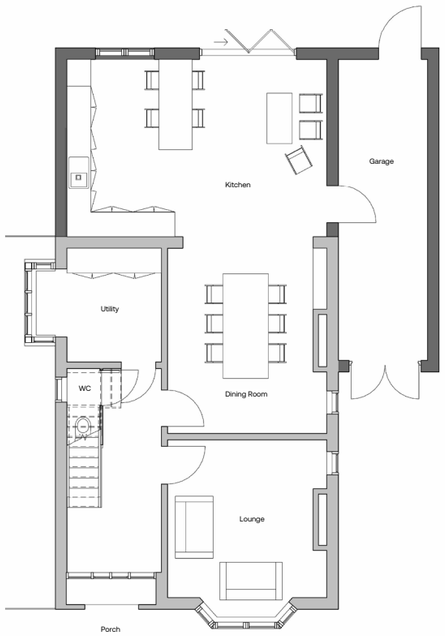


The Proposal - Improvements.

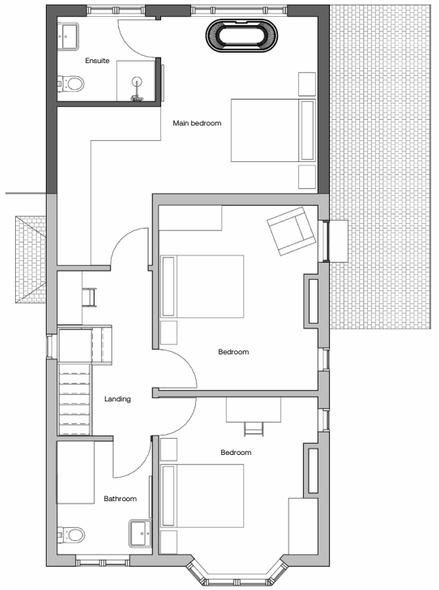
Function.

The proposed extension would make this property much more suited to modern living. On the ground floor, opening up the dining room to the kitchen removes the small dark rooms and gives a better flowing space with natural light reaching into the rear of the house. Bi-fold doors and direct access into the garage from the kitchen makes it much easier to enjoy the garden outside.
Upstairs the extension allows space for another bathroom, much more appropriate for a three-bedroom house, and allows for a more spacious main bedroom.

As the extension will be built in line with the latest standards, the thermal performance of the house will see an improvement.



Ground Floor Plan



First Floor Plan

The Proposal - Improvements.

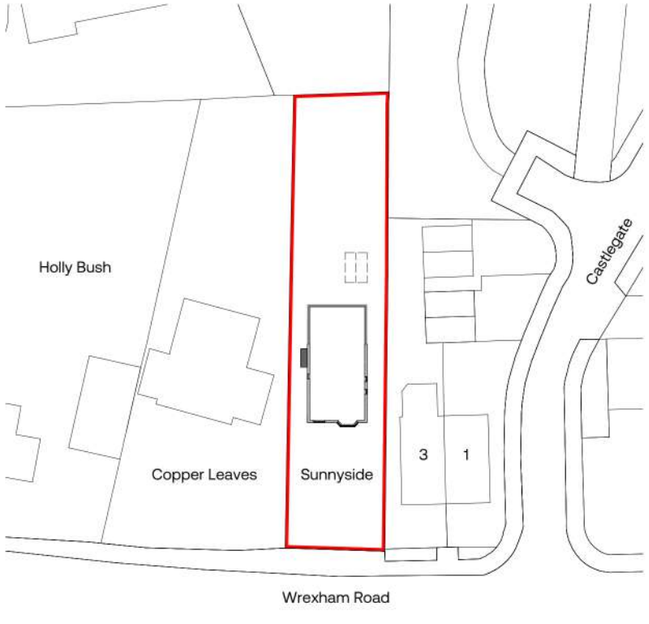
Scale and Appearance.

The two images adjacent are existing street views from Wrexham Road, with the Sunnyside property highlighted by an arrow. This shows that comparative to the neighbours, both old and new, and the rest of the street, the Sunnyside property presents as unimposing and smaller than the others.

The existing combined floor area (GIA) of the property is 105.4 m² (excluding the existing garage). The total combined floor area (GIA) inclusive of the proposed amendments outlined in the drawings and this document is 180.2 m²







The Proposal - Improvements.

Scale and Appearance.

The two images adjacent are views from Castlegate, looking towards houses numbers 3 & 1. They show the Sunnyside house, as it would look with the extension, in the distance (highlighted with an arrow). These depict that the Sunnyside house would not feel overbearing or have any more ‘presence’ than currently shown by the Copper Leaves property.

Similarly the image below shows the view from the end of Castlegate, looking towards Wrexham Road. With the Sunnyside house shown as it would look with the extension in the distance.





