Clwydian Planning

Planning Statement

The Bungalow, Kimberley, Bro Gwilym, Cefn Mawr, Wrexham, LL14 3PA

The Bungalow, Kimberley, Bro Gwilym, Cefn Mawr, Wrexham, LL14 3PA
Retrospective Planning Application – Residential Annexe

Introduction
This Planning Statement has been prepared in support of a retrospective planning application relating to the retention and use of a small residential annexe within the curtilage of The Bungalow, Kimberley, Bro Gwilym, Cefn Mawr, Wrexham.

The application seeks to regularise the planning position following the construction of the annexe during 2025. [redacted].

The purpose of this Statement is to provide the background to the development and consider its acceptability having regard to its scale, design, residential use and relationship with the surrounding area.

Site and Surroundings
The application site comprises an established residential property known as The Bungalow, situated at Kimberley, Bro Gwilym, Cefn Mawr.

The property lies within an established residential area containing a variety of dwelling types, designs and building forms. The surrounding area is predominantly residential in character.

The annexe has been constructed within the existing residential curtilage of The Bungalow. It is a modest, single-storey building with a simple pitched roof. Its domestic scale and appearance are consistent with its intended function as ancillary accommodation.

The accommodation internally comprises a combined lounge/bedroom together with a kitchen and shower room. The annexe therefore provides compact accommodation suitable for a single occupant.

The submitted photographs demonstrate that the building sits comfortably within the existing residential setting. Its single-storey form and relatively modest proportions ensure that it does not appear unduly prominent or overbearing when viewed from the surrounding area.

Background and Reason for the Development
Construction of the annexe commenced in approximately mid-February 2025 and the works were completed by 10 June 2025.

[redacted]

Importantly, the annexe has not been constructed or occupied as an unrelated or separate commercial dwelling. Its use is directly associated with the occupants of The Bungalow and it performs an ancillary residential function within the existing family household.

[redacted]

[redacted]

[redacted]

The applicant accepts that planning permission should have been obtained prior to the works being undertaken and this retrospective application has therefore been submitted to regularise the development.

Planning Considerations

The principal considerations in determining the application are considered to be:

- the principle of the ancillary residential use;
- the scale, design and appearance of the annexe; and
- the effect upon neighbouring residential amenity

Principle of Development

The annexe is located wholly within the established residential curtilage of The Bungalow and is used for a purpose directly related to the residential occupation of the main property.

Although the building contains the facilities required for day-to-day living, this reflects its purpose in providing a degree of independence [redacted] household.

The applicant would be willing to accept an appropriately worded planning condition requiring the accommodation to remain ancillary to The Bungalow and preventing its occupation as a wholly separate and unrelated dwelling.
Such a condition would provide the Local Planning Authority with certainty regarding the future use of the building.

Design and Visual Impact
Planning Policy Wales Edition 12 identifies good design as an important component of sustainable development and requires consideration of the relationship between development and its surroundings.

The annexe is modest in both scale and height and has been designed as a simple single-storey building with a pitched roof. The existing elevations show a straightforward domestic appearance incorporating UPVC windows and doors and UPVC fascia.

The surrounding area contains a variety of dwelling forms and domestic structures. Against this context, the annexe does not appear out of character or visually intrusive.

Its limited scale is particularly important. The building does not compete with the principal dwelling and remains clearly subordinate in its overall appearance and function.

The development is therefore considered acceptable in terms of its scale, siting and visual relationship with the surrounding residential area.

Residential Amenity
The development represents a low-intensity residential use within an established residential curtilage.

The single-storey nature of the building significantly limits the potential for overlooking or loss of privacy to neighbouring properties. There is no elevated accommodation or first-floor window arrangement which would result in unacceptable overlooking.

Similarly, given its modest scale and height, the annexe does not result in an unacceptable overbearing impact or loss of outlook.

[redacted]

Overall, the development is considered compatible with the residential character of the locality and does not result in an unacceptable impact upon the amenities of neighbouring occupiers.

Planning Policy
The application should be considered having regard to the relevant policies of the development plan together with national planning policy contained within Planning Policy Wales Edition 12 and Technical Advice Note 12: Design.

Planning Policy Wales places considerable emphasis upon good design and creating sustainable places. Good design extends beyond the appearance of a building and includes consideration of how development functions, its relationship with its surroundings and its contribution towards people's well-being.

In this instance, the proposal represents a small-scale addition within an established residential property. [redacted]

The scale and appearance of the annexe are appropriate to its domestic setting and there is no evidence that the development gives rise to unacceptable impacts upon the character of the area or neighbouring residential amenity.

The proposal is therefore considered consistent with the general objectives of national and local planning policy relating to good design, residential amenity and appropriate development within established settlements.

Conclusion

This retrospective application seeks to regularise a modest residential annexe constructed within the established curtilage of The Bungalow.

[redacted]. The accommodation is ancillary to the principal dwelling and there is no intention to create an unrelated or independently occupied residential property.

[redacted]

The building itself is modest, single-storey and domestic in appearance. It sits comfortably within the residential curtilage and does not result in an unacceptable visual impact upon the surrounding area.

Furthermore, its scale, height and residential use mean that there are no significant concerns in respect of overlooking, loss of privacy, overbearing impact or general disturbance to neighbouring occupiers.

On balance, the development represents an appropriate and proportionate form of ancillary residential accommodation. It is therefore respectfully requested that the Local Planning Authority supports the retrospective application and grants planning permission, subject to an appropriate condition ensuring that the annexe remains ancillary to the occupation of The Bungalow.

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