Planning Statement

Wynville, Brake Road, Moss, Wrexham, LL11 6DU

1. Introduction

This Planning Statement has been prepared in support of an application for alterations to the existing car repair garage at Wynville, Brake Road, Moss, Wrexham.

The proposal relates solely to alterations to the existing building and does not involve any extension to its footprint or a change in the established use of the premises.

The works are required to enable the existing business to respond to increased operational demand by making more effective use of the accommodation already available within the building.

2. Existing Site and Building

The application site comprises an established vehicle repair and tyre fitting business at Wynville, Brake Road, Moss, Wrexham.

The business has operated from the site for a number of years and the proposed development does not seek to introduce a new commercial use or materially alter the established nature of the premises.

The surrounding area has a mixed, low-density character, including residential properties alongside established commercial and other non-residential uses.

The existing garage comprises two adjoining workshop bays, referred to on the accompanying drawings as Bay 1 and Bay 2. Bay 1 currently provides a greater internal height than Bay 2. The reduced height of Bay 2 limits the type of vehicle maintenance and repair work which can practically be undertaken within this part of the building, particularly where access to the underside of vehicles is required.

3. Proposed Development

The proposal seeks to adapt Bay 2 to provide additional usable workshop capacity within the existing building.

The works comprise:

- Raising the existing external walls of Bay 2 to correspond with the height of the adjoining Bay 1;
- Extending the existing roof level of Bay 1 across Bay 2 to create a consistent overall building height;
- Increasing the height and width of the existing vehicular opening to Bay 2 and installing a roller shutter door corresponding with that serving Bay 1; and

- Finishing the altered elevations and roof to correspond with the materials and appearance of the existing building.

The increased internal height will enable Bay 2 to accommodate a vehicle lift, allowing vehicles to be safely raised to provide access to their underside for servicing, inspection and repair.

4. Need and Justification

The proposed alterations are required to enable the established business to respond to increased demand and make more effective use of the existing premises.

Importantly, the proposal seeks to achieve this within the footprint of the existing garage building, rather than through an outward extension or the construction of additional workshop accommodation elsewhere within the site.

The increased height of Bay 2 is required to provide sufficient internal clearance for the installation and operation of a vehicle lift, enabling vehicles to be safely raised for servicing, inspection and repair.

This represents a particularly appropriate approach given the mixed character of the surrounding area. By adapting the existing workshop accommodation, the proposal avoids encroachment into the external areas of the site and retains the existing separation between the garage building and surrounding properties.

No existing parking, vehicle circulation or manoeuvring areas will be lost as a consequence of the development.

The proposal therefore represents a modest and efficient adaptation of an established commercial premises, allowing the existing business to meet its operational requirements without increasing the building footprint or materially changing the established use or operation of the site.

5. Design and Visual Impact

The alterations have been designed as a logical continuation of the existing building.

The walls of Bay 2 will be raised to correspond with the height of Bay 1 and the existing higher roof level will be continued across. External finishes will match the existing building, providing a simple and cohesive appearance.

Similarly, the enlarged roller shutter opening to Bay 2 will correspond with the existing roller shutter serving Bay 1, creating a more consistent front elevation.

The proposal is therefore modest in visual terms and remains clearly compatible with the existing commercial character and function of the building.

6. Access, Parking and Operational Considerations

There are no proposed alterations to the existing vehicular access arrangements serving the site.

As the development is contained entirely within the footprint of the existing building, there will be no reduction in the existing provision for vehicle parking, circulation or manoeuvring.

The proposal does not represent a change of use or the introduction of a separate business. It simply improves the functionality of an existing workshop bay within the established car repair garage.

The existing hours of operation will remain unchanged.

The nature of the existing business and its day-to-day operation will therefore remain substantially as existing.

7. Conclusion

The proposed development represents a modest alteration to an established car repair garage to enable the business to respond to increased demand and make more effective use of its existing premises.

By adapting Bay 2 rather than extending the building footprint, the proposal provides the necessary additional workshop capability whilst avoiding the loss of parking, circulation or manoeuvring space elsewhere within the site.

The increased height is directly related to the operational requirement to accommodate a vehicle lift and has been designed to correspond with the existing height, form and appearance of Bay 1.

The proposal therefore represents a practical and proportionate adaptation of the existing premises, with limited visual impact and no material change to the established operation of the site.