CULLIS
ARCHITECTURAL DESIGN

25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

M 077914 80768

27th Aug 2026

Wrexham County Borough Council
Planning Services.

SUPPORTING STATEMENT.

Address – 67 Stancliffe Avenue, Wrexham, LL12 8LN.

Client – Mr. & Mrs. Whittall.

1. Introduction

This supporting statement has been prepared in support of a householder planning application for alterations and extensions to the existing dwelling.

The proposal seeks to comprehensively modernise the property and provide a high-quality, energy-efficient family home that is better suited to the needs of the current and future occupants. The works have been carefully considered to improve the internal accommodation, functionality and appearance of the dwelling, while maintaining an appropriate relationship with the existing property and surrounding residential area.

2. Existing Property

The existing dwelling is a typical 1970s-style dormer house, constructed predominantly in brick and render, with an attached garage and a rear single-storey extension. A lean-to utility room is located to the side of the property. The house is representative of the established residential character of the surrounding area.

Internally, the existing accommodation is becoming increasingly restrictive for a growing family. In particular, the existing master bedroom and first-floor bathroom provide limited space and do not make the best use of the available accommodation. At ground-floor level, the existing arrangement also lacks the generous, connected kitchen and dining/living space that would be expected of a modern family home.

[redacted]

Their intention is therefore to adapt the existing dwelling to create a long-term

[redacted]

3. Proposed Development

The proposed development comprises a coordinated package of alterations and extensions designed to modernise and significantly improve the existing dwelling.

At first-floor level, the master bedroom will be enlarged to create a more practical and comfortable principal bedroom, incorporating a new ensuite bathroom. The existing first-floor family bathroom will also be extended to provide a suitably sized and functional bathroom for the family.

At ground-floor level, a new single-storey flat-roof extension is proposed across the rear elevation. This will provide a substantially improved kitchen/dining space, together with a separate snug/living room. The arrangement will make better use of the rear of the property and provide the principal living spaces with a stronger relationship to, and outlook over, the existing garden.

The proposal will also reinstate the attached ground-floor garage, providing useful parking, storage and ancillary space while maintaining the practical benefits associated with an attached garage.

The external appearance of the property will be comprehensively updated. The existing brickwork will be rendered to provide a consistent contemporary appearance, complemented by modern dark grey aluminium-framed windows and doors. The proposed materials and detailing will provide a high-quality finish and give the existing 1970s dwelling a cohesive and contemporary appearance.

4. Design Approach

The design has been developed around the principle of modernising and enhancing the existing dwelling rather than replacing it.

The proposed rear extension is deliberately designed as a single-storey element with a flat roof. This allows the extension to provide the additional accommodation required while maintaining a clear distinction between the original two-storey form of the house and the new addition. The single-storey form also limits its visual impact from neighbouring properties.

The extension will create a more usable and flexible ground-floor arrangement, with the kitchen/dining area forming a principal family space and the separate snug/living room providing an additional, quieter room. The rear-facing arrangement will also make better use of the property's garden outlook.

At first-floor level, the alterations are primarily intended to improve the quality and functionality of the existing accommodation. The master bedroom and ensuite will provide appropriate modern standards of accommodation, while the enlarged family bathroom will address the current limitations of the existing space.

The attached garage will also improve the functionality of the property and provide a practical benefit for the occupants.

It is also relevant to note that properties immediately adjacent to the application property, and elsewhere along the same street, have already benefited from extensive extensions and modernisation. These examples demonstrate that the proposed works

would be consistent with the established pattern of development within the immediate area, where properties have been appropriately adapted and improved to meet modern living requirements. The proposal should therefore be viewed in the context of these existing precedents and the ongoing evolution of the character and appearance of the street.

5. Residential Amenity

The proposal has been designed with consideration given to the amenity of neighbouring properties.

The development is not intended to introduce an unacceptable increase in overlooking or loss of privacy. The principal benefit of the new accommodation is to improve the use of the existing garden-facing part of the dwelling rather than to create an intensive or substantially different form of development.

The proposed works will therefore provide a significant improvement to the occupants' living conditions while respecting the established residential environment.

6. Energy Efficiency and Sustainability

A key objective of the project is to significantly improve the thermal performance and energy efficiency of the dwelling.

The existing property is of a typical 1970s construction and presents an opportunity for substantial improvement. As part of the refurbishment, the dwelling will be upgraded using modern construction materials, insulation and high-performance components wherever reasonably practicable.

The proposed modern aluminium windows will provide improved thermal performance compared with the existing windows, while the external rendering and associated works will provide an opportunity to improve the building envelope.

The intention is to deliver a high-specification refurbishment that not only improves the appearance and functionality of the property but also reduces heat loss and improves the comfort and energy efficiency of the home.

This approach represents a sustainable form of development by extending the useful life of the existing dwelling and substantially improving its performance, rather than relying upon demolition and complete redevelopment.

7. Need for the Development

The proposed alterations are driven by the genuine needs of the occupants and the desire to make the existing property suitable for long-term family occupation.

The existing accommodation is increasingly restrictive, particularly in relation to the master bedroom, family bathroom and ground-floor living space. [redacted].

The proposal provides:

- A larger and more functional master bedroom.
- A new ensuite bathroom.
- A properly proportioned family bathroom.

- A spacious kitchen/dining area suitable for family life.
- A separate snug/living room providing flexibility in the use of the ground floor.
- Attached garage accommodation.
- Improved connection between the principal living spaces and the rear garden.
- A comprehensive external refurbishment.
- Improved thermal efficiency and energy performance.
- A high-quality contemporary finish appropriate to the modernisation of the dwelling.

Collectively, these improvements will allow the [redacted].

8. Character and Appearance

Although the existing property is typical of its period, its external appearance is dated. The proposed rendering, contemporary dark grey aluminium windows and carefully considered extension will provide a substantial visual improvement.

The intention is not to create an incongruous or overly prominent addition, but to bring the existing dwelling up to a contemporary standard while retaining the fundamental form and residential character of the property.

The proposed materials will be used consistently across the dwelling and extension to create a cohesive overall design. The resulting property will have a clean, contemporary appearance and a significantly improved relationship between the building, its garden and its surrounding residential context.

9. Conclusion

The proposed development represents a comprehensive and considered modernisation of an existing dwelling.

The works will provide much-needed additional accommodation [redacted] improve the functionality and flexibility of the internal layout, enhance the relationship between the house and garden, reinstate the attached garage and substantially improve the external appearance and thermal performance of the property.

The development remains proportionate to the existing dwelling and is designed to respect the amenity and character of the surrounding residential area. The proposal makes efficient use of an established residential property and extends its useful life, providing a sustainable and high-quality long-term family home.

On this basis, the proposal is considered to represent a well-designed and appropriate form of householder development and it is respectfully requested that the application be supported and planning permission granted.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design