Planning Statement

9 Bryn Siriol, Coedpoeth, Wrexham, LL11 3PZ.

1. Introduction

This Planning Statement has been prepared in support of a householder planning application at 9 Bryn Siriol, Coedpoeth, Wrexham, LL11 3PZ.

The application seeks permission for alterations and extensions to the existing dwelling to provide improved accommodation appropriate to the needs of the occupants, together with associated external works.

The proposals have been developed to make efficient use of the existing property and its established residential plot, whilst respecting the scale, form and appearance of the existing dwelling and the character and amenity of the surrounding residential area.

2. Existing Site and Surroundings

The application site comprises an established detached single-storey dwelling situated on Bryn Siriol within the residential area of Coedpoeth. The property occupies a plot of approximately 474.5m².

The existing accommodation comprises two bedrooms, bathroom, kitchen and lounge, together with an attached garage.

The surrounding area is predominantly residential in character and comprises properties of varying forms, plot arrangements and degrees of extension and alteration.

Of particular relevance to the assessment of the proposal is the existing relationship between No. 9 and its adjoining neighbours. The properties along this part of Bryn Siriol do not follow a uniform rear building line, with the existing rear elevation of No. 9 positioned approximately 3 metres behind the rear elevations of both adjoining properties. This established stagger is an important characteristic of the site and materially influences the relationship between the proposed extension and neighbouring dwellings.

The property also benefits from an existing garage positioned alongside the dwelling. The proposed side/rear element makes efficient use of the space between the established built elements and provides a logical connection between the dwelling and garage.

3. Local Context and Pattern of Development

The surrounding residential area has evolved over time, with properties having been altered and extended to meet changing residential needs. Single-storey additions are therefore an established feature within the wider residential context.

Of particular relevance, planning permission P/2025/0531 was granted on 27 October 2025 at No. 5 Bryn Siriol for a single-storey rear extension and raised decking area. The permission was granted subject to conditions relating to the approved drawings, materials and biodiversity measures.

It is recognised that each planning application must be considered on its individual merits. Nevertheless, the development at No. 5 provides useful local context and demonstrates that substantial single-storey rear additions and associated raised external amenity areas can be successfully accommodated within the established character of Bryn Siriol.

The current proposal should similarly be considered having regard to its particular site circumstances, relationship with adjoining properties and actual effects upon residential amenity.

4. Proposed Development

The proposal comprises a single-storey rear and side extension, together with internal alterations to provide a substantially improved arrangement of accommodation.

The principal rear extension projects approximately 5 metres from the existing rear elevation, with a side/rear element extending towards the existing garage to allow the new accommodation to form a coherent addition to the dwelling.

The proposed internal layout provides two bedrooms, a study, bathroom and en-suite, together with a significantly improved open-plan kitchen, dining and lounge arrangement and separate utility accommodation.

The rear extension incorporates aluminium-framed bi-fold doors and opens onto a new external deck, providing a strong visual and functional relationship between the principal living accommodation and the remaining rear garden.

The proposals also include alterations to the existing attached garage, including raising its roof by approximately 300mm.

Externally, the existing off-road parking provision is proposed to be enlarged through the formation of an area of permeable hardstanding, together with an extension to the existing vehicular crossing/dropped kerb, subject to the approval of the Highway Authority.

A substantial area of private garden and amenity space will remain following completion of the development.

5. Principle of Development and Planning Policy

The property lies within an established residential area where extensions to existing dwellings are acceptable in principle, subject to appropriate design and the protection of the character and residential amenity of the surrounding area.

Wrexham County Borough Council's Local Planning Guidance Note No. 20 – House Extensions recognises that proposals should be considered in the context of the particular dwelling and its surroundings. Within settlement limits, the guidance recognises that an overall limit upon the size of extensions would not be appropriate, provided matters including garden size, separation, residential amenity and the effect upon the surrounding townscape are satisfactorily addressed.

Planning Policy Wales also establishes placemaking as a central consideration in development and promotes development which responds appropriately to its context, makes efficient use of land and contributes positively to people's well-being. It additionally requires development to maintain and enhance biodiversity and ecosystem resilience.

The proposal represents the sustainable improvement of an existing dwelling within an established residential plot and is therefore considered acceptable in principle, subject to the detailed considerations addressed below.

6. Design and Appearance

The design has been developed to ensure that the proposed extensions appear as sympathetic additions to the existing bungalow and integrate successfully with its established form.

The development remains wholly single storey. The proposed roof forms adopt pitches and materials which relate closely to those of the existing dwelling, including Marley Modern concrete flat tiles. External walls are proposed in a combination of render and facing brickwork to complement the existing property.

The side/rear element makes efficient use of the space between the dwelling and existing garage and allows the extended accommodation to relate coherently to the established built form of the property.

New windows are proposed in uPVC or composite construction to match the style of the existing openings, whilst the aluminium-framed bi-fold doors are concentrated on the private rear elevation.

The proposed decking is domestic and proportionate in scale and provides a practical transition between the extended living accommodation and rear garden.

The development is principally located to the rear and side of the property and will therefore have limited influence upon the appearance of the dwelling within the wider Bryn Siriol streetscene.

Overall, the proposal represents a coherent evolution of the existing property and respects the character of the dwelling and surrounding residential development.

7. Relationship with Adjoining Properties and Residential Amenity

Careful consideration has been given to the potential effects of the development upon adjoining occupiers, including daylight, sunlight, outlook, privacy and whether the extension could appear unacceptably overbearing.

An important consideration is the existing staggered relationship between No. 9 and its adjoining dwellings. As identified above, the existing rear elevation of No. 9 is positioned approximately 3 metres behind the rear elevations of both neighbouring properties.

Although the proposed rear extension projects approximately 5 metres from the existing rear elevation of No. 9, this dimension considered in isolation does not accurately represent its relationship with the neighbouring properties. A substantial proportion of the extension effectively occupies the depth already created by the existing setback before extending materially beyond the rear elevations of the adjoining dwellings.

The resulting relationship is therefore considerably different from a conventional arrangement in which neighbouring dwellings share a common rear building line and a 5 metre extension projects in its entirety beyond that line.

This existing site geometry materially reduces the potential for the extension to appear overbearing or adversely affect the outlook and daylight available to neighbouring occupiers.

The proposal has additionally been assessed against the Council's 45-degree guidance and complies with this assessment, demonstrating that an appropriate relationship will be maintained with relevant neighbouring windows.

The entirely single-storey form of the development further limits its visual mass and potential effect upon adjoining properties. The principal area of glazing associated with the enlarged living accommodation faces into the property's own rear garden and the proposal will not introduce an unacceptable degree of overlooking.

The proposed decking is similarly associated directly with the domestic living accommodation and will not result in unacceptable overlooking towards neighbouring properties.

Taken together, the existing approximately 3 metre stagger in the building line, compliance with the 45-degree assessment and single-storey nature of the development demonstrate that the proposal will not result in an unacceptable loss of daylight, sunlight, outlook or privacy and will maintain an appropriate relationship with adjoining properties.

8. Consideration of Local Planning Guidance Note 20

Local Planning Guidance Note No. 20 provides general guidance for assessing extensions to residential properties.

The guidance indicates that an extension situated within one metre of a boundary will normally be limited to a maximum projection of 3.5 metres. The proposed rear extension has a greater overall projection of approximately 5 metres.

However, the proposal should be considered having regard to the particular physical circumstances of the site and the actual relationship created with neighbouring properties rather than the projection dimension being considered in isolation.

In this instance, No. 9 is already positioned approximately 3 metres behind the rear building line of both adjoining dwellings. The effect of a 5 metre extension from No. 9 is consequently materially different from an equivalent extension where neighbouring properties share a common rear building line.

Furthermore, the proposal complies with the Council's 45-degree assessment and, for the reasons set out above, will not result in unacceptable effects upon daylight, outlook or privacy.

It is therefore considered that, notwithstanding the overall projection, the proposal achieves the underlying residential amenity objectives of the Council's guidance and represents an appropriate response to the particular physical circumstances of the site.

9. Permitted Development Context

It is also relevant to consider the scale of rear extension which can ordinarily be accommodated through permitted development rights.

Subject to the relevant limitations and conditions, a detached dwelling can benefit from permitted development rights for a single-storey rear extension projecting up to 4 metres from the original rear wall.

Whilst the current application must be assessed on its individual merits, this provides useful context when considering the scale of the proposed development. The proposed rear extension projects only approximately 1 metre beyond this normal permitted development depth and, importantly, the existing rear elevation of No. 9 is already positioned approximately 3 metres behind those of the adjoining properties.

The permitted development provisions do not determine the acceptability of the current proposal, but provide useful context regarding the scale of single-storey rear development which can ordinarily be accommodated within residential settings.

10. Parking, Access and Highway Considerations

The proposal includes an enlargement of the existing off-road parking area at the front of the property. The additional parking surface will be formed using permeable hardstanding, allowing surface water to be appropriately managed within the site rather than creating an unnecessary increase in impermeable surfacing.

To facilitate improved access to the enlarged parking area, the existing dropped kerb/vehicular crossing is proposed to be extended. The submitted Block Plan identifies both the existing crossing and proposed extension, with works to the highway being subject to the necessary Highway Authority approval.

Bryn Siriol currently experiences a notable level of on-street parking. By increasing the ability of the application property to accommodate vehicles within its own curtilage, the development has the potential to reduce the property's reliance upon on-street parking, representing a modest but positive highway benefit.

The proposed access and parking alterations therefore provide a practical improvement to the existing arrangement whilst maintaining appropriate off-road parking provision.

11. Green Infrastructure and Biodiversity

The proposal has been considered in accordance with the requirements of Planning Policy Wales Edition 12, including the step-wise approach to biodiversity and the requirement for development to secure a net benefit for biodiversity.

The development is principally contained within the established domestic curtilage and has been designed to make efficient use of the existing property and garden.

A limited area of existing front garden is proposed to be converted to additional parking. The proposed parking area will utilise permeable hardstanding, helping to maintain natural drainage characteristics and minimise the environmental effects associated with additional hard surfacing.

The scheme also provides opportunities to introduce proportionate biodiversity enhancements within the remaining residential curtilage. These measures, together with consideration of the step-wise approach, are set out in the accompanying Green Infrastructure and Net Benefit for Biodiversity Statement.

The proposed development is therefore capable of being accommodated whilst providing appropriate and proportionate opportunities to enhance the ecological value and green infrastructure of the site.

12. Conclusion

The proposed development represents a considered and proportionate extension and improvement to an established dwelling within the residential area of Coedpoeth.

Of particular importance to its assessment is the existing relationship between No. 9 and the adjoining dwellings. The property is positioned approximately 3 metres behind the rear elevations of both neighbours, meaning that the proposed rear extension initially occupies the depth created by this established stagger. Consequently, although the extension projects approximately 5 metres from the existing rear elevation, its relationship with neighbouring dwellings is considerably less imposing than this dimension considered in isolation might suggest.

The proposal remains entirely single storey, complies with the Council's 45-degree assessment, retains a substantial private rear garden and will not result in unacceptable effects upon daylight, sunlight, privacy or outlook. Its scale, roof form and complementary external materials provide a sympathetic response to the existing dwelling and surrounding residential character.

Whilst the proposed extension exceeds the dimension normally identified within LPG20 for development close to a boundary, this guidance should be considered alongside the particular geometry of the site and the actual relationship with neighbouring dwellings. The proposal achieves the underlying amenity objectives of the guidance and demonstrates that its proposed depth can be accommodated without unacceptable harm.

The development also makes logical use of the relationship between the dwelling and existing garage, provides an appropriate relationship between the new living accommodation and retained rear garden, improves the property's off-road parking provision and incorporates permeable surfacing and proportionate biodiversity enhancement.

The proposal is also consistent with the evolving pattern of domestic development within Bryn Siriol, including the previously approved single-storey rear extension and raised decking at No. 5.

Overall, the proposal represents a sympathetic and sustainable improvement to the existing dwelling which responds appropriately to the particular characteristics of the site, respects the character of the surrounding area and maintains neighbouring residential amenity. Planning permission is therefore respectfully sought.