GARY CHESTERS BSc MRICS

RICS CHARTERED BUILDING SURVEYOR

Carmen, Nook Lane, Weston, Shrewsbury, SY4 5LP.

PLANNING
ARCHITECTURAL
PARTY WALL SURVEYOR

Planning Dept,
Wrexham County Borough Council
Lord Street
Wrexham
LL11 1LG

16 September 2026

Dear Sir / Madam,

PROPOSED TWO STOREY SIDE EXTENSION & ALTERATION WORKS AT GREENFIELDS KENNELS CHAPEL LANE BRONINGTON WHITCHURCH SY13 3HR.

Please find attached planning application in respect of the above.

BACKGROUND.

The applicants recently purchased the site and due to the current state of the property, then it requires extensive modernisation. In addition to this, the applicants would like to extend the property, so the property meets the needs of a modern family's needs whilst reflecting the traditional style of the dwelling and complement its surroundings.

Finally, the applicants will live in a mobile home on-site during the works, and this will be removed on completion of the works.

The existing dwelling is a semi-detached dwelling of red brick and a slate roof to the two storey roof sections. The existing single storey extensions are constructed with an array of materials.

The neighbouring property has been extended in the past with a side extension running through along the front elevation.



FRONT



SIDE



REAR

PROPOSED EXTENSION.

The proposal is for a two-storey side extension and a single storey rear extension. The property is in an area of open countryside with the extensions set on the opposite side to the neighbouring property, hence it will not impact the neighbouring property and there are no other properties within 200m, which given the site is in a rural area means fields, hedges and roads separate them from the proposal.

The proposal also includes demolition of the array of single storey extensions.

Design

The proposed extension will not dominate the host dwelling, and the proposal will be subservient in terms of massing and scale. A proportion of the proposed extension footprint replaces many small "hotch-potch" previous extensions. Therefore, the proposal gives the property a more cohesive appearance.

With regards to heights, as there is adequate headroom then the proposed extension will have both its eaves and ridge lines set lower than the existing dwelling's eaves and ridge lines; this is to highlight that the extension is subservient to the host property which accords with the relevant policies.

PLANNING POLICY

Wrexham Council have several Local Planning Guidance Documents. Guidance note No. 20 relates to extensions.

Local Planning Guidance Note 20 – Domestic Extensions provides relevant guidance;

- It is always important to consider the specific character of the building to be extended and to take account of the context of the property. Extensions should reflect the existing dwelling and should retain the character, scale, design and materials of the original property, with existing details such as window shape and design and decorative ridge tiles repeated where possible, and similar materials used;

The proposed extensions reflect the existing dwelling with the detailing matching through.

- The size and scale of the resulting extension should not over-dominate the existing dwelling;

It is not considered that the extension would dominate the existing dwelling and is subservient in terms of massing and scale. The extension will have both the ridge and eaves line set at a lower level than the existing dwelling.

- In order to be in scale, the roof of the proposed extension should not be higher than the existing dwelling, and the pitch, angles and materials should match those of the existing dwelling; sometimes a lower ridge line will allow the extension to remain in scale with the existing;

The proposed extensions will not be higher than the current dwelling.

- The extension should leave a minimum of 50 square metres of usable private garden space within the boundary of the site, (30 square metres in the case of small houses accommodating up to 2 people, 10 square metres in the case of flats and maisonettes). Exceptions may be made in the case of older terraced properties where basic facilities such as kitchens or bathrooms are required and cannot be provided within the existing property;

The domestic curtilage is large and leaves sufficient amenity space unaffected.

- Extensions should not result in the loss of parking spaces if this would result in road safety or congestion problems. In order to reduce on street parking, parking may be acceptable in the front garden to maintain adequate provision, (usually two spaces) but only where sufficient landscaping and garden remains to protect the character of the area and reduce the visual effect of the development;

All parking and turning remains unchanged and will be unaffected by the proposal.

Rear extensions special guidelines

- Rear extensions, including conservatories, should not dominate, nor materially alter, the existing levels of sunlight, privacy and daylight to adjoining properties.

The proposed rear extension replaces an existing structure. The replacement rear extension will have a smaller footprint than the existing structure and will be set against the original party wall.

- Any extensions within one metre of the boundary will normally be limited to a maximum of 3.5 metres in length. For every additional metre from the boundary this can be increased by one metre.

The rear extension is 3.5m long, however it replaces and existing structure.

Local Planning Guidance Note 13 – Housing In The Countryside also provides relevant guidance;

- Extensions must be clearly subsidiary to the original dwelling and should not result in an increase of more than one third in the floor area of the original dwelling. In most cases, extensions up to this size will strike a reasonable balance between providing additional floorspace and maintaining a broad range of rural housing accommodation

It goes onto state.

- Extensions resulting in an increase of more than one third in the floor area of the original dwelling will only be appropriate:

(a) in the case of small dwellings where the additional space is essential to meet modern standards;
and
(b) where a higher quality design is more in keeping with the character of the original dwelling could be achieved;

Floor Areas

Exg Ground Floor = 70.24m^2

Exg First Floor = 38.30m^2

Exg Total = 108.54m^2

Prop Ground Floor Extension = 40.30m^2

Prop First Floor Extension = 35.82m^2

Prop Total = 76.12m^2

However, there an array outbuildings being demolished, this amounts to 27.9m^2.

Net extension = 48.22m^2

Percentage increase 44.4%

A recent application I was involved with had a 176% increase over the original, dropping down to 79% increase when taking into account a detached annex that was being demolished. Even at 79% this exceeds this proposal. Your ref **P/2025/094.**

More local two recent approval both had extension in excess of 45%.

- Moss Side Cottage, Chapel Lane Bronington, Whitchurch SY13 3HP 45% increase approx. **P/2024/0248**

- The Lilacs Chapel Lane Bronington Whitchurch SY13 3HP 50% increase approx. **P/2021/0984**

PERMITTED DEVELOPMENT RIGHTS.

A two storey side extension of 2m wide could be added and a single storey rear extension of 4m, however, a development under permitted development rights would result in a property that does not really work for the applicant a such a slighter of an extension would be out of character with the main dwelling.



FRONT ELEVATION.

Although the increase is greater than 33% guidance, the extension is of an appropriate scale and has been designed to be clearly subordinate to the original dwelling.

In addition, the extension needs to look in proportion from the front and the scheme proposed does. Due to the height of the existing dwelling, we are also able to lower eaves and ridge lines of the extension, which clearly emphasize the extension's subordinate nature to the main dwelling.



FRONT ELEVATION.

MATERIALS.
Materials and detailing will match through for the proposed house extension; soldier course to window heads, exposed rafter feet, capped angle ridge tiles and the like.

ECOLOGY
An ecology survey report attached, and the recommendations added to the drawing.

GREEN INFRASTRUCTURE STATEMENT.
A statement is attached.

DRAINAGE.
There is existing septic tank drainage and land drain system within set within the property boundaries; this will continue to be utilised for foul water; storm water will fall to soakaway.

ACCESS & PARKING.
The site has an existing access and parking areas; which will be retained.

TEMPORARY MOBILE HOME
The mobile caravan will be removed off site once the building works are completed.

CONCLUSION.

The proposed extension will improve the function of this family home without being detrimental to the character and scale of the property. Whilst the extension is slightly larger than the 33% guidance, the extension is of an appropriate scale and has been designed to be subordinate to the original dwelling.

There are precedents for allowing reasonable size extensions to properties in the local area.

The development has been assessed against Wrexham Borough Council regarding domestic extensions to confirm the proposal would meet planning guidance. The proposed works will complement the existing property and will not be visually intrusive.

I hope that this clarifies matters and enables you to look positively on the proposal, however, if the planning officer requires any further information or assistance, please do not hesitate to contact me.

Yours sincerely,

