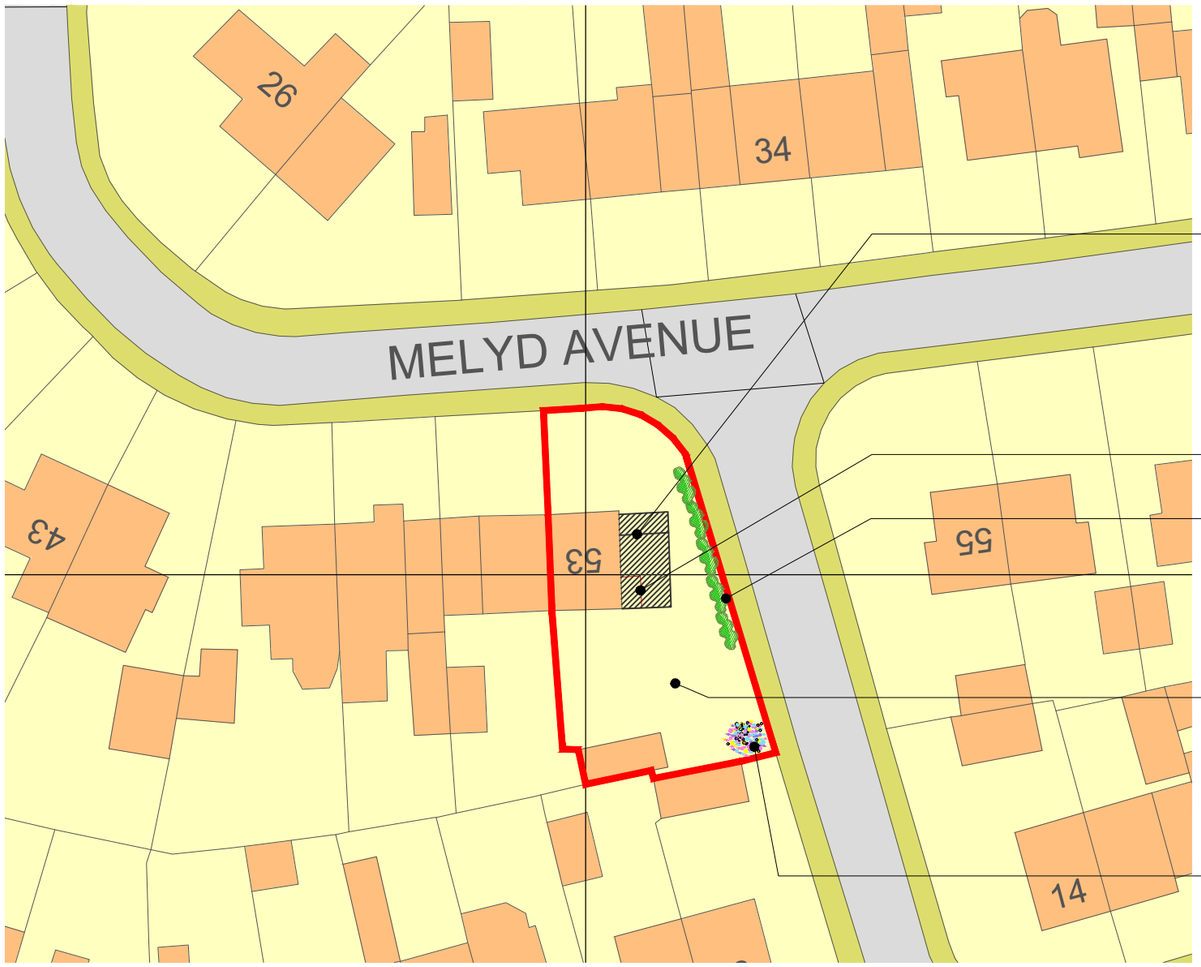
N

0 5 10 15 20 25m

Scale 1:500

APPLICATION BOUNDARY INDICATED THUS:

Schedule of Areas	m²
Site Area	411



Proposed new two-storey extension with a pitched roof to match existing. Extension walls to be brick finish and roof to be pitched - all to match existing. The side extension will be marginally exceeds half the width of the original dwelling. However, the first floor is to be set back 2m from the front of the property to create a clear subservience.

Existing single-storey outrigger to be removed entirely

Proposed new Hedgerow to be be planted to aid in screening and provide additional biodiversity habitat.

Existing garden and soft landscaped areas outside the proposed development footprint to be retained. Additional native and/or wildlife-friendly planting to be incorporated within the retained garden areas to provide enhanced habitat and pollinator opportunities.

Potential Area for Wild Flower Planting

Rev	Date	Drawn by	Checked by
C	01/10/2026	SY	TBS
Notes updated for planning approval			
B	22/06/2026	TBS	TBS
Notes updated for planning approval			
A	03/04/2025	TBS	TBS
Non-draft isue			
-	31/03/2025	TBS	TBS
Draft Issue			

Produced on 25 March 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 330301 346128,330401 346128,330401 346228,330301 346228,330301 346128
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Data licence expires 25 March 2026. Unique plan reference: v1f//1230717/1652142

Block Plan - 1:500

Project: 53 Melyd Avenue, Johnstown, Wrexham, LL14 2TB			
Client: Sarah and Adrian Thomas		Purpose of Issue: For Comment	Drawing Stage: Pre-app
Title: Block Plan			
Scale @ A3: 1:500	Date: March 2025	Ref: 358	Drawn: TBS
Drg No: 358/MAJ/PL/002			Rev: C