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Supporting Planning Statement



Statement prepared for:

Mr Garry Smith
Magnolia House,
Park Road,
Rhosymedre,
Wrexham,
LL14 3EF

Statement required for:

Extension of existing care facility on existing car park and formation of new car park.

Introduction

This Planning Statement has been prepared in support of a proposed extension to Magnolia House, Park Road, Rhosymedre.

The proposal comprises a 98m² extension providing four additional bedrooms, each with an accompanying en-suite, together with increased day room accommodation. The additional communal space is required to provide appropriate levels of day room provision in relation to the number of residents accommodated at the facility.

Magnolia House has now operated as an established care facility for approximately 11 years, following the previous use of the premises becoming formally redundant. The continued operation of the facility provides an established local service and supports 22 local employees. The proposed additional accommodation is intended to support the long-term viability and sustainability of the established business, allowing it to continue operating effectively and providing care within the local community.

The proposed extension occupies the area of the existing car park. To ensure that the development does not result in a loss of parking provision, a new 7-space car park is proposed on the vacant site immediately adjacent to Magnolia House, together with a further dedicated accessible parking space next to the proposed extension. Providing 8 spaces in total, broadly maintaining the existing level of provision.

The proposal also incorporates cycle storage and makes beneficial use of a currently vacant and overgrown parcel of land.

Site and Surroundings

Magnolia House is an established care facility located on Park Road within the built-up area of Rhosymedre.

Immediately adjacent to the property is a vacant parcel of land which is currently substantially overgrown and does not appear to serve a beneficial or active use. The site is well related to Magnolia House and provides an appropriate opportunity to accommodate the parking displaced by the proposed extension.

The existing parking area is currently located directly to the rear of the building. While its removal is necessary to accommodate the additional accommodation, the proposal has been designed from the outset to provide a replacement parking arrangement rather than increasing reliance upon the surrounding highway.



Proposed Parking Site

Proposed Development

The proposed extension provides four additional bedrooms, each with an en-suite facility, together with increased day room accommodation.

Additional rooflights are proposed to provide improved natural lighting to the existing and new day room areas, improving the quality of the communal accommodation without requiring significant additional openings within the elevations.

The extension has been designed with a gabled roof running perpendicular to the existing building. This allows the existing gable roof form to be continued into the extension, with the roof forms meeting to create valleys and a coherent junction between the existing and proposed structures.

The roof has deliberately been kept as low as practicable to minimise the overall bulk of the extension and avoid unnecessary impact upon surrounding windows and properties. The resulting form provides a proportionate addition which remains visually subordinate to the existing building.

Parking and Access

Although the proposed extension occupies the existing parking area, an equivalent level of parking is retained through the creation of a new parking facility comprising 7 spaces on the adjoining vacant site, supplemented by a dedicated accessible space next to the proposed extension. The proposal therefore provides 8 parking spaces in total, ensuring that the extension does not result in a net reduction in the number of spaces available to Magnolia House.

The new parking area has been positioned immediately adjacent to the existing facility, ensuring that it remains convenient for residents, staff and visitors.
The vacant site currently presents as an overgrown and underutilised parcel of land. Bringing it into a managed use as a dedicated car park will both support the continued operation of Magnolia House and improve the appearance and maintenance of the site.

The proposed accessible car parking space is positioned close to the extension, providing convenient access for those with mobility requirements. Secure cycle storage is also proposed as part of the scheme, supporting alternative means of transport for staff and visitors.

The proposed access to the car park benefits from existing dropped kerbs at the Park Road frontage, allowing the access to be formed. Suitable visibility splays have also been identified on the submitted site and location plans to ensure appropriate visibility for vehicles entering and leaving the site.

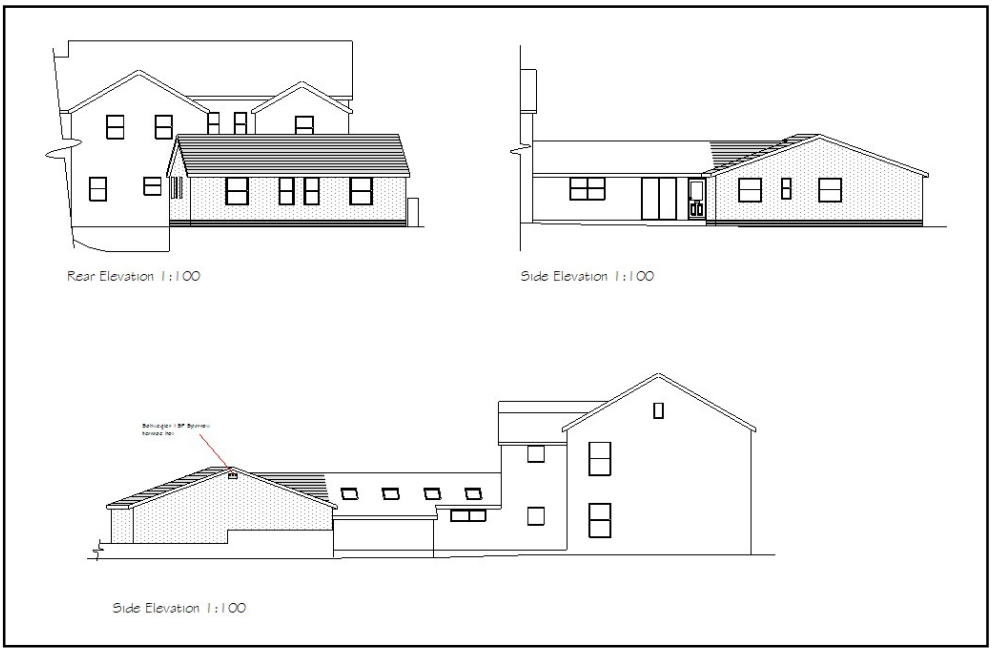
Overall, the parking arrangement provides a practical replacement for the existing spaces while making productive use of an immediately adjoining vacant site.

Design and Amenity

The extension has been designed to complement the existing building and minimise its visual impact.

The low gabled roof form reflects the existing building and allows the extension to integrate naturally with the existing roof. The deliberately reduced roof height limits the apparent scale of the addition and helps prevent the extension from becoming overbearing or adversely affecting neighbouring windows.

The proposal is an extension to an established care facility and will remain ancillary to its existing use. The additional parking provision is located directly adjacent to the facility, helping to contain the operational requirements of the development within an appropriate and clearly defined area.



Proposed Elevations

Conclusion

The proposal provides a modest and appropriately designed extension to an established care facility, that provides an important local service. The proposed four additional bedrooms and increased communal day room accommodation are intended to support the long-term viability of the facility, allowing an established local business to continue providing care within the community.

Particular consideration has been given to the existing parking arrangements. While the extension occupies the current car park, the scheme provides a replacement 7-space car park on the immediately adjoining vacant site, together with a dedicated accessible space, maintaining a total of 8 spaces.

The new parking area also provides an opportunity to bring a currently overgrown and unused site into a managed and beneficial use. Existing dropped kerbs assist in forming the access, appropriate visibility splays have been incorporated, and cycle storage is also provided.

The extension itself has been designed with a low and coherent roof form which integrates with the existing building while minimising its visual impact.
The proposal therefore represents a logical extension to a established care facility, providing additional accommodation and improved communal facilities while maintaining parking provision and making beneficial use of an adjoining vacant site.

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