165/HLM/DAS/002 Rev A -
Planning Justification Statement

Location:
Hafod Las, Cae Glas Lane, Minera, Wrexham, LL11 3DB

Proposal:
Replacement of existing extension to farm dwelling on agricultural land

Application:
Mr Chris Boyle

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1. Introduction

1.1 This statement supports a planning application for the replacement of an existing boot room and wet room at Hafod Las, Cae Glas Lane, Minera, Wrexham, LL11 3DB.

1.2 The proposed development involves replacing outdated facilities attached to the main farmhouse to enhance daily operations for the homeowner, a full-time farmer.

1.3 In recognition of it's history and character within the local context, the Farmhouse has been carefully maintained and conserved by the current owners who are committed to preserving the longevity of the property.

2. Existing Context

2.1 The property, Hafod Las, operates as a mixed farming enterprise, focusing on horticulture and livestock. The farm produces lettuce, watercress, edible flowers, and rears rare breed livestock, supplying local establishments in Wrexham, Mold, Chester, and Ruthin.

2.2 The existing boot room and wet room are integral to the farmhouse but are currently inadequate in size and functionality, hindering efficient farm operations.

2.3 Constructed in single skin wall construction with no wall insulation, the existing extension is not energy efficient and is subject to damp.

2.4 The current owners have undertaken extensive renovations to restore the original stone cottage. The removal of modern cement render, which was damaging the stone structure and causing damp issues, has allowed for the reinstatement of the original stonework through repointing and repairs using traditional methods and materials, including reclaimed Welsh slate and lime mortars. These efforts have enhanced the building's character, preserved its structural integrity, and improved the surrounding area. Future plans include similar restoration work on the outbuildings, maintaining and enhancing the property's historical significance and character.

3. Proposed Development

3.1 The proposal entails demolishing the existing boot room and wet room and constructing new facilities. The new structure will provide modern, hygienic spaces essential for the daily routines of the farming business.

3.2 Whilst the proposed replacement extension is slightly larger than the existing extension, overall it remains subservient to the main existing house. The proposed replacement extension totals an 8.3% increase in floor area.

3.3 The design will harmonize with the farmhouse's character, using materials that complement the existing architecture, ensuring minimal visual impact on the countryside setting.

3.4 The replacement extension will improve the sustainability and energy efficiency of the property.

4. Planning Policy Context

4.1 **National Planning Policy**: Planning Policy Wales emphasizes sustainable rural communities and supports developments that aid the viability of rural enterprises.

4.2 **Local Planning Policy**: The Wrexham Unitary Development Plan (UDP) includes policies relevant to this proposal:

- **Policy PS2**: Development must not materially detrimentally affect the countryside, landscape character, or the quality of the natural environment.
- **Policy GDP1**: Ensures development is of a high standard, respects the character of the area, and does not harm the amenity of nearby residents.
- **Policy H5**: Allows for housing in the countryside where it supports the needs of agriculture or forestry.

5. Supplementary Planning Guidance

5.1 According to Wrexham's Local Planning Guidance Note No. 13 – Housing in the Countryside, house extensions in rural areas are permissible when they:

- Are subordinate in scale and form to the existing dwelling.
- Use materials sympathetic to the existing structure.
- Do not harm the character or appearance of the landscape.

The proposed replacement extension adheres to the criteria as outlined above, remaining subservient to the main existing dwelling.

The proposed use of local stone and render matches the materials of the existing property therefore retaining both the character of the property, and also the character of the local rural context.

6. Justification for the Development

6.1 The replacement of the boot room and wet room is essential for the efficient operation of the farm. Modern facilities will improve hygiene and workflow, directly supporting the agricultural activities conducted on-site.

6.2 The development respects the scale and design of the existing farmhouse, ensuring no adverse impact on the visual amenity of the countryside.

7. Conclusion

7.1 The proposed development is a necessary enhancement to support the ongoing viability of the farming enterprise at Hafod Las. It complies with national and local planning policies, including the guidance set out in LPG Note No. 13, by improving existing facilities without detriment to the character of the countryside.

7.2 Approval of this application will facilitate the continued success of a local agricultural business, contributing positively to the rural economy.