



**Bryniau Clwyd a
Dyffryn Dyfrdwy**
Clwydian Range
and Dee Valley

Ardal o Harddwch Naturiol Eithriadol
Area of Outstanding Natural Beauty

Bryniau Clwyd a Dyffryn Dyfrdwy AHNE
Park Gwledig Loggerheads, Yr Wyddgrug, Sir Ddinbych CH7 5LH

Clwydian Range and Dee Valley AONB
Loggerheads Country Park, Nr. Mold, Denbighshire CH7 5LH

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Ref P/2024/0053

Dyddiad | Date: 8th August 2024

Tyler Fox
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Tyler,

PROPOSAL: Alterations to Outbuildings including Relocation of Garage and Installation of Air Source Heat Pump and Solar PV.

LOCATION: Ty Mawr Farmhouse, Cae Gwilym Road, Newbridge, Wrexham

Thank you for re-consulting with the Joint Committee on this application. The following observations are submitted on behalf of the Joint Committee.

Whilst there are no objections in principle to extending the farmhouse the amended scheme is still too large and its configuration and form does not relate well to the existing farmhouse. It is clearly at odds with the character and appearance of the existing building and the historical integrity of the site as a whole.

The floorplans indicate a ground floor bedroom/bathroom with separate access as potential independent accommodation. The need for and inclusion of this additional bedroom/bathroom results in the proposed extension being too big. The applicants are attempting to provide too much within the extension to the detriment of the existing farmhouse.

If this accommodation is required, the applicants should consider a separate annex building, possibly where the proposed garage is sited. This would significantly reduce the scale of the extension and allow for a simpler footprint avoiding the need to follow the site boundary line. It is also suggested the applicants reduce the palette of materials for external finishes on the extension. Only one finish is required.

Alternatively, if the bedroom/bathroom needs to be connected to the main dwelling, they should consider a rear extension from the other side of the farmhouse. This could take the form of a single flat roof storey extension with lantern and side glazing, linking to a more traditionally designed pitched roof building, (similar pitch to farmhouse) incorporating the bedroom/bathroom element with a separate access. This could be positioned at a right angle to the dwelling creating an L-shaped form of development, incorporating the design features e.g. fenestration on the existing farmhouse.

Perhaps too much emphasis has been placed upon the significance and use of the existing outbuildings and an alternative approach is required to protect and enhance the character of the farmhouse itself.

Unfortunately, the amended plans do not overcome the previous concerns raised but there are alternatives which could be pursued and the Joint Committee would be supportive of a more sympathetic scheme.

I would be grateful if you could take account of the committee's views when deciding this application.

Yours sincerely,

Dave Williams
AONB Planning Advisor
For the Clwydian Range and Dee Valley AONB Joint Committee

