

Supporting Planning Statement

Application for a replacement farmhouse at Chapel Farm

At

Chapel Farm, Newbridge Road, Newbridge, Cefn Mawr,
Wrexham, LL14 3JA

On behalf of

Mr and Mrs Edwards

Prepared by:

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1.0 INTRODUCTION

- 1.1 This supporting statement has been prepared on behalf of Mr and Mrs Edwards by Fisher German LLP and submitted in support of an application to replace the existing dwelling at Chapel Farm, Newbridge.
- 1.2 This statement should be read in conjunction with other supporting information supplied as part of the planning application including:
- Application forms;
 - Location Plan;
 - Existing Plans;
 - Proposed Plans;
 - Photographs;
 - Heritage Impact Assessment;
 - Bat Survey Report;
 - Building Condition Survey Report.
- 1.3 The following sections of the statement provide a description of the site and context of the surrounding area, details of the proposal, alongside an overview and assessment of the planning policy context relevant to the proposed development.
- 1.4 This statement demonstrates that the proposal fully complies with all relevant local and national planning policy.

2.0 SITE AND SURROUNDING AREA

- 2.1 Chapel Farm is located off Newbridge Road, Newbridge, on the outskirts of Cefn Mawr, in the administrative boundary of Wrexham County Borough Council.



Figure 1. Aerial view of Chapel Farm (Google Earth).

- 2.2 The Farmhouse which forms the application, is currently redundant and has been uninhabitable for in excess of 12 years.
- 2.3 The nearest heritage assets to the site are:
- Cefn Bychan Baptist Chapel- Grade II Listed
 - Railway Viaduct over River Dee- Grade II* Listed
 - Cefn (Newbridge) Viaduct- Grade II* Listed
- 2.4 The site lies just within the Pontcysyllte Aqueduct and Canal World Heritage Site Buffer Zone.

- 2.5 The site is not at risk of flooding or located within any ecological designations, it is adjacent to a Special Landscape Area/ Area of Outstanding Natural Beauty (AONB), however the application site is not within this.
- 2.6 Chapel Farm is located within the settlement boundary of Cefn Mawr. Figure 2 shows the extent of the farmstead which is located within the development boundary. This area which forms this application is within this development boundary.

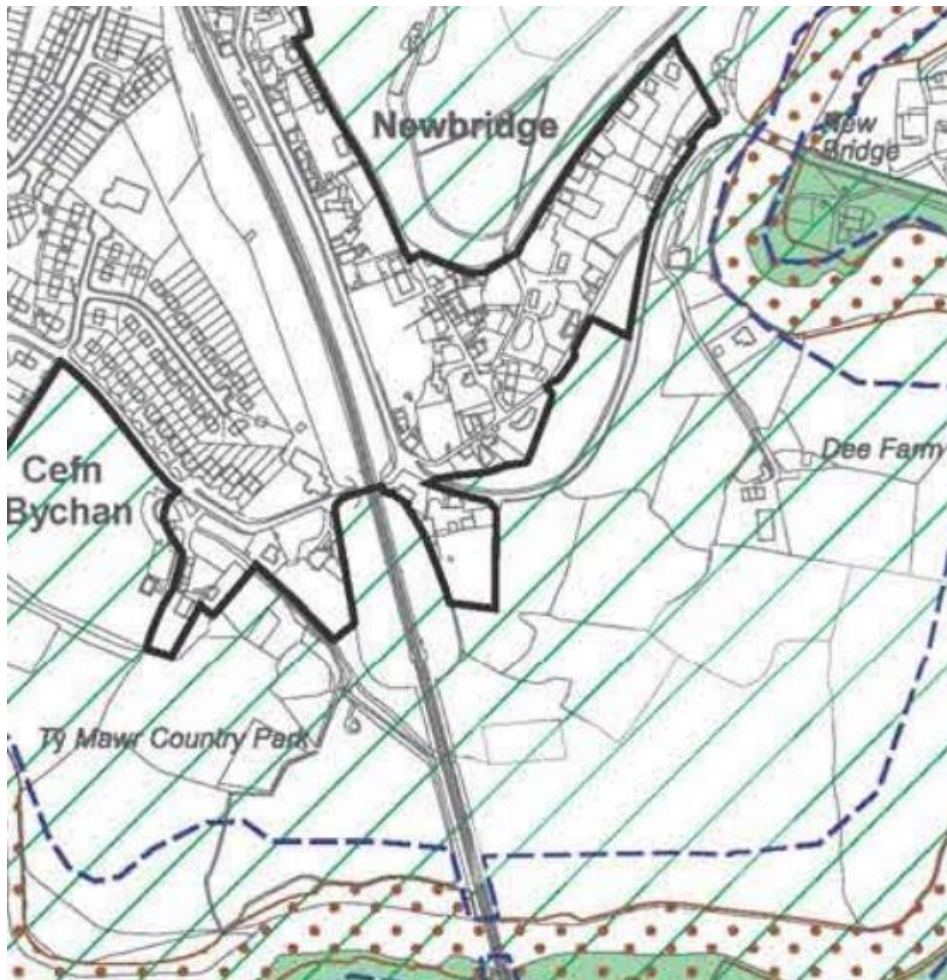


Figure 2. Chapel Farm located within the Development Boundary (Wrexham UDP Map 4).

- 2.7 Cefn Mawr is a sustainable settlement, comprising of key facilities and services such as a supermarket, public houses, places of worship, primary school, key shops and healthcare facilities among others.

- 2.8 Chapel Farm is accessed via Newbridge Road, the existing access into the yard shall be utilised.
- 2.9 There is a bus stop a short walk away on Newbridge Road, this services route number 2 into Wrexham. The nearest train station is Ruabon, about a 5-minute drive away, these services train routes to Holyhead, Cardiff and Birmingham.
- 2.10 Recent Planning History:
- P/2021/0771- Retain an existing temporary track as a permanent track to serve the farm and provide safer access- Approved August 2021.

3.0 PROPOSED DEVELOPMENT

Current Condition

- 3.1 The current building has been left redundant for a long period of time, the farmhouse is uninhabitable in its current state. Figure 3 and 4 provides photographs of the farmhouse today. The current dwelling is three-storey but appears only two-storey from the roadside and is clearly left uninhabited and not fit as a dwelling.
- 3.2 A Building Condition Survey has been carried out and the report accompanies this planning application. It confirms the building is currently in a state of disrepair and is uninhabitable. It outlines the volume of work that would be required to bring the building back into use. This is simply unviable and unsustainable. A new build dwelling can provide a sustainable, energy efficient home.



Figure 3. Front of Chapel Farmhouse currently.



Figure 4. Rear of Chapel Farmhouse currently.

- 3.3 It is evident the current farmhouse cannot be lived in and a new-build replacement dwelling will allow for the family to live on the farm, in turn this will improve the overall security and safety of the site as well as improving the overall aesthetics of the immediate area, including Newbridge Road.
- 3.4 A new dwelling shall be built to modern standards, making a house which is energy efficient adhering to sustainable and environmental principles.

Replacement Dwelling

- 3.5 The proposal is seeking to replace the current redundant dwelling known as Chapel Farmhouse and seek planning permission for a replacement dwelling with attached garaging. The adjacent stable block is proposed for demolition and this footprint will be used for the replacement garage.
- 3.6 The existing dwelling is proposed for demolition, existing floor and elevational plans can be shown on drawing no's: 196/CFW/PL/003. The dwelling is confirmed to be no longer habitable, and this has been confirmed by the council who have removed it from the list of properties which council tax is required.
- 3.7 The proposed dwelling is to be built on the existing site to directly replace. However, the existing dwelling is 3-storeys and the proposed dwelling is to be 2-storey, therefore the footprint is slightly larger on the ground to accommodate for the building as it is not proposed as high as the current building. The garaging shall be sited on an area which currently has a stable block, therefore replacing this building.
- 3.8 Drawing no: 196/CFW/PL/002 outlines in red dashes the current building and adjacent stable block which is proposed for demolition. This demonstrates that the replacement building is to be sited on the area of these two buildings proposed for demolition.
- 3.9 The proposed dwelling shall be a 2-storey detached property and not appear too dissimilar to what is currently stood today. The garage shall attach to the house. There are no windows proposed on the rear elevation which fronts the roadside, paying respect to how the dwelling is currently with no windows. The current dwelling offers glazing to the ground floor and the proposed dwelling is reflecting this but with a more modern, contemporary approach.

Elevational plans of existing and proposed are provided with the application. Figure 5 provides the proposed front elevation.



Figure 5. Proposed front elevation of farmhouse.

- 3.10 The dwelling shall comprise of an open plan kitchen/dining/living area as well as a utility, snug, store and porch. The ground floor provides internal access into the garage via the utility (drawing no: 196-CFW-FE-001). The first floor shall comprise of four bedrooms, one of these to be en-suite and a family bathroom (Drawing no: 196-CFW-FE-002).
- 3.11 The dwelling is proposed to be built of ashlar stone walling on the ground floor with the upper floor to be finished in K Rend render painted white (smooth finish). Roof tiles are proposed plain slate, and windows proposed Upvc in anthracite grey. Materials are annotated on the proposed elevational plan (drawing no: 196-CFW-FE-004).
- 3.12 It is not considered that the sites character, within the context of the locality will be greatly altered by the development, given the existing dwelling provide no architectural significance to the immediate area, and a new dwelling will improve the street scene of Newbridge Road.
- 3.13 The proposal is providing a dwelling of architectural merit, a house which respects the contemporary design of this current modern age.
- 3.14 The street scene of Newbridge Road is extremely varied, comprising of residential dwelling so different sizes, heights, types and ages. Each neighbouring property has its own architectural style, and in general no house really looked the same. Therefore, there is no such requirement

as 'in-keeping' on this road. The road has progressed with development through different eras, and this is evident on the ground. The principal elevation of this proposed property cannot be viewed from the roadside either.

Landscaping

- 3.15 The existing garden area shall be enhanced, this has been left to overgrow over the years (as no one occupies the house), and therefore having a new habitable home there will improve the aesthetics from the road side and provide constant maintenance of the occupier's garden.
- 3.16 Existing trees, hedgerows and shrubbery shall be pruned and retained, this will define the plot boundaries and contribute to the overall character of the settlement.
- 3.17 Additional planting shall be incurred to enhance the overall garden area and create screening from the roadside. This would be incorporated once the owners have completed the house and occupying. The garden area shall be grassed, and the existing boundary wall which fronts Newbridge Road is proposed to be repaired, re-built and retained.
- 3.18 The proposed farmhouse has no impact on the AONB or Special Landscape Area, the site lies outside these, but proposed no harm to these nearby designated areas. If anything, it will enhance the views looking over from these important designated areas.

Access and Parking

- 3.19 The existing access off Newbridge Road into the farmyard shall be used. There is no proposed change to the access of Chapel Farm.
- 3.20 Parking shall be provided at the side of the proposed farmhouse and within the proposed garage, this is shown on drawing no: 196/CFW/PL/002. The parking aligns with Wrexham Councils Parking Standards (2018).

Heritage

- 3.21 Chapel Farm is located just within the Pontcysyllte Aqueduct and Canal World Heritage Site Buffer Zone and close to the following Listed Buildings:
- Cefn Bychan Baptist Chapel- Grade II Listed

- Railway Viaduct over River Dee- Grade II* Listed
- Cefn (Newbridge) Viaduct- Grade II* Listed

- 3.22 The neighbouring former Chapel has been granted permission for conversion into a dwelling, works are currently being undertaken. The Chapel is not viewable from Chapel Farm itself, the existing treeline screens and creates a clear boundary between the two properties. This is also evident on Newbridge Road too. Therefore, there is no adverse impact to be had by replacing the farmhouse at Chapel Farm.
- 3.23 The Grade II* Listed Viaduct is an impressive structure which can partially viewed from the farmhouse. However, can only be viewed at certain parts on the ground due to changes in levels. Where the house can be seen, the current redundant house is not improving the area, and a replacement house would improve the whole immediate area and key views which can be seen from the viaduct.
- 3.24 Chapel Farm is not located within any Conservation Area.
- 3.25 A Heritage Impact Assessment is submitted alongside this application. This confirms that there is no harm proposed to the heritage assets by replacing an existing redundant farmhouse.

Sustainability

- 3.26 Consideration is given to the effect on the proposed building on the environment.
- 3.27 The proposed dwelling will reduce energy demand and increase energy efficiency, a reduction in carbon emissions that are required by Building Regulations shall be achieved by the proposed dwelling.
- 3.28 The siting of the dwelling and the volume of glazing used on all elevations shall increase the amount of natural daylight into the dwelling and minimise energy usage. The design lends itself to maximising energy efficiency.
- 3.29 Chapel Farm is located within the development boundary of Cefn Mawr, a sustainable well-developed settlement. The proposed dwelling is in walking distance of public transport, and in walking distance to essential services, facilities and amenities. Therefore, reducing vehicle reliance.

Ecology

- 3.30 Bat Surveys have taken place on the building, the survey confirmed there is no evidence of roosting bats present within the building. Recommendations are made for bat boxes to be provided at the site to provide biodiversity enhancement. The Bat Report is attached to this application.

SAB

- 3.31 The full SAB application has been submitted to the Local Authority alongside this planning application.

4.0 PLANNING POLICY

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations state otherwise.
- 4.2 The starting point for decision-making as sets out in law is the adopted Development Plan for the local area. At present this comprises of:
- Wrexham Unitary Development Plan (UDP) 1996-2011
- 4.3 The Local Development Plan (LDP) 2013-2028 is currently under examination and will replace the current adopted UDP. The LDP will be a long-term strategy, therefore policies have been given some consideration.
- 4.4 Wrexham's UDP was adopted in 2005, and although now considered outdated, remains the adopted policy until the Local Development Plan becomes formally adopted.
- 4.5 Planning Policy Wales (2021) constitutes guidance for local planning authorities as a material consideration in the determination of planning applications.

Wrexham Unitary Development Plan 1996-2011

Policy PS1

- 4.6 New development for housing will be directed within defined settlement areas.

Policy PS3

- 4.7 Development should use previously developed brownfield land comprising of vacant, derelict or underused land.

Policy EC9- Listed Buildings of Special Architectural or Historic Interest

- 4.8 Development or redevelopment within the curtilage of buildings or structures listed must respect the setting and character of the listed buildings or structures.

Policy GDP1- Development Objectives

- 4.9 The policy states overall new development objectives, this includes that built development in its scale, design and layout, and in its use of materials and landscaping accords with the character of the site and makes a positive contribution to the appearance of the locality.

Policy EC5-Special Landscape

- 4.10 Development for agriculture, small-scale farm-based and other rural enterprises, essential for operation development is acceptable.

DRAFT Wrexham Local Development Plan 2013-2028

Policy SP2- Location of Development

- 4.11 New development is directed to the defined settlement limits as identified on the Proposals Map.

Settlement Hierarchy

- 4.12 Acrefair/ Cefn Mawr is considered a 'Tier 2: Service Centre'

Policy DM- Development Management Considerations

- 4.13 The policy outlines considerations for new developments. This includes according with character, local divisiveness and appearance of the site, and contribute to low carbon communities through energy efficiency.

Planning Policy Wales (PPW)

- 4.14 Welsh National Planning Policy was recently updated in February 2021.

- 4.15 Paragraph 3.55 of PPW states that previously developed land should wherever possible be used in preference to greenfield sure for new suitable development. In settlements such land should be generally considered suitable for appropriate development where its re-use will promote sustainability principles.
- 4.16 The planning system must enable provision of a range of well-designed, energy efficient, good quality market homes that will contribute to the creation of sustainable places as stated in Paragraph 4.2.2.

5.0 ASSESSMENT AND CONCLUSION

Principle

- 5.1 The proposal is seeking to demolish, an existing three-storey detached farmhouse and adjacent stable block and replace with a modern fit for purpose replacement two-storey detached farmhouse with attached garaging. In turn making use of previously development land in a sustainable location on an existing farmstead. The existing building has no architectural merit.
- 5.2 The proposed replacement farmhouse shall be sited on the footprint of the existing redundant farmhouse and adjacent stabling.
- 5.3 The current farmhouse has been left redundant for in excess of 12 years, the council have recognised the house is no longer fit for habitable purpose and has been removed from the council tax register. The Building Condition Survey submitted confirms the house is no longer habitable and the volume of works required for the building is unviable and unsustainable. Therefore, demolition and re-build is the best way forward.
- 5.4 The proposed new build will improve the whole aesthetical appearance of the area, especially off Newbridge Road. It will provide a habitable farmhouse for the family to occupy which ensures the safety and security of the farm.
- 5.5 The proposal complies with national and local policy planning policy and is considered development which is not inappropriate. The development is considered reasonably

necessary for Chapel Farm and the farmstead is located within the Cefn Mawr Development Boundary.

Access and Parking

- 5.6 The site has safe access to the highway, and benefits from excellent transport links and pedestrian infrastructure. The proposal includes an appropriate level of vehicle parking for the dwelling.
- 5.7 The proposed dwelling will not create any different vehicle movements on and off the site to what is currently standing today as the owners have to attend the farm every day. Therefore, no adverse impact will be created on the local highway network.

Heritage

- 5.8 There are no adverse impacts on any designated areas adjacent to the site, or Listed Buildings. If anything, it will improve the setting of the overall nearby heritage assets through improving the immediate area positively and enhancing views. The submitted HIA confirms minimal impact shall be had.
- 5.9 It would be irresponsible for Wrexham County Borough Council to not allow a replacement farmhouse for Chapel Farm. The current house has been left redundant for a long period of time and remains uninhabitable. The accompanying Building Condition Survey confirms this. The location and siting of the dwelling will be replacing the current and vows no impact to the neighbouring property which has been allowed for residential conversion in recent years or the viaduct opposite.

Sustainability

- 5.10 The site is located within the settlement boundary of Cefn Mawr and is considered to be a highly sustainable and accessible settlement. It is considered a Service Centre within the LDP.
- 5.11 The replacement of the existing dwelling with a modern contemporary design, will reduce carbon emissions and energy efficiency for the dwelling will be maximised, meeting current building regulations standards. The design lends itself to this.

Ecology

- 5.12 It is not considered that any biodiversity will be impacted by this proposal, the accompanying ecology report outlines this and their recommendations for increasing biodiversity on the site.

Conclusion

- 5.13 The proposal complies with national and local planning policy, and therefore the principle of the redevelopment is acceptable.
- 5.14 It is therefore respectfully requested that full planning permission is granted without delay.