

Proposal: PROPOSED ROOF CONVERSION INTO HABITABLE USE WITH
ANCILLARY ACCESS STAIR WITHIN DWELLING.

Address: QUARRY RISE, TAN Y GRAIG, CEFN MAWR, WREXHAM

This statement is intended to assist the Local Planning Authority in making an informed decision, about the proposal included within planning application for the proposed roof conversion and alterations to Quarry Rise, Tan y Graig, Cefn Mawr, Wrexham, and to assess the impact of the proposal on the World heritage significance of its location.

Planning Policies expects sustainable design and development principles to respect the local distinctiveness by ensuring the design protects, restores conserves and enhances the natural environment appropriate in scale, and character.

Quarry Rise is not a listed building but lies within Cefn Mawr Village and a World Heritage Site. The key characteristics of the dwelling is that it is built from local quarry stone walls and slate roofing. and has a good size garden with sizeable outbuildings/ car garage within its grounds.

The dwelling is set well back from the main road on a hillside and is accessed via a private drive directly off High Street and is sited within a private community cluster of houses within a former Quarry known as Tan y Graig

Details of proposal

In considering the proposal due regard to local and national policies and guidance has been taken and where applicable compliance has been met. The existing roof space is already formed as the dwellings construction in 2006 included attic trusses within its design to allow for future expansion into the roof space rather than extend the buildings footprint.

The introduction of a dormer roof extension with glazed doors to its rear elevation (s.w.) leading out to a small narrow balcony has been introduced, not only to provide additional practical accommodation within the roof space, but to also make the most of the stunning views afforded to the dwelling.

The proposed materials including slate roof will be sympathetic to the existing dwelling in appearance and also reflecting the existing buildings proportions so as to not have a significant adverse impact on its setting. The majority of dwellings in Cefn Mawr village are located on hillsides, and as in most instances there are properties below the application site the difference in their floor levels and distance between each property will ensure there will be no overlooking concerns.

In conclusion it is considered that the proposed elevational changes would have little if no impact on the original dwelling or its setting within WHS and we would ask that our application is given favourable consideration for approval.