

PLANNING STATEMENT

Outline Application to Consider Access, Layout and Scale

for Replacement Dwelling at

Bronydd

Chwarel Wynne

Quarry Road

Glyn Ceiriog

LL20 7DA



Contents

1. Description of the Proposal
2. Planning History
3. Aerial View of the Site
4. Adjacent planning permissions
5. Relevant Development Plan Policy
6. Access, Layout and Scale
7. Appearance and Landscaping
8. PHOTOGRAPHS

1. Description of the Proposal:

1.1 This OUTLINE Application is to consider the proposal to replace the existing house known as Bronydd with a bespoke, architect designed, sustainable, timber log, eco house of similar scale, proportions and height, on the same site.

The required Prior Notice Application will be submitted to the Local Authority in due course giving 6 weeks notice for the Demolition.

1.2 The matters for consideration in this Outline Application are those of **Access, Layout and Scale**.

1.3 The aspects of Appearance and Landscaping are not being determined as part of this application and will need to be the subject of an "Application for Approval of Reserved Matters".

The reason for this is that the applicants wish to establish whether the proposal is acceptable in principle before outlaying the expense of a detailed architects design.

1.4 Bronydd is a substantial former country house measuring in excess of approximately 280 sq m (3000 sq ft) over two floors with additional substantial attic space, in all providing 8 or more large bedrooms.

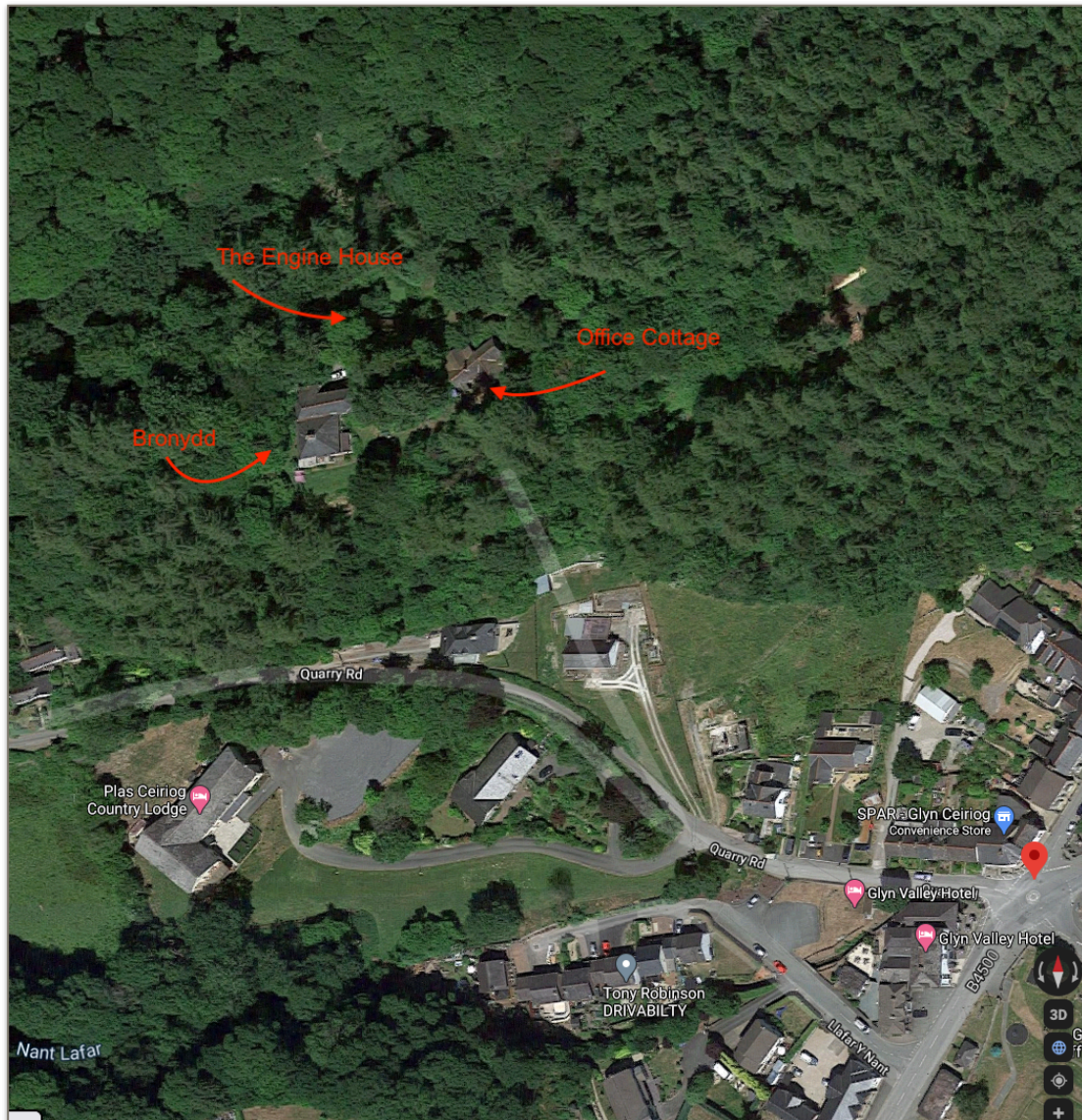
1.5 The house was built in two distinct sections. The larger section has a square floor-plan under a massive pyramid slate roof with central chimney stack, the other section is a long rectangular shape under a hipped slate roof.

Later more minor additions include two two-storey bay windows and porches. The house is built in local stone and brick and rendered and painted.

2. Planning History:

There does not appear to be any recent planning history for Bronydd.

3. Aerial View of the Site



4. Adjacent planning permissions

Reference P/2020/0691 Planning Application for the Conversion of the Engine House into a Two-Bedroomed Self-Contained Annexe for Tourist Accommodation has been registered recently.

5. Relevant Development Plan Policy

Wrexham UDP 1996 - 2011 Adopted 2005

General Development Principles Policy GDP 1

The proposal complies with GDP1. The scale of the proposed replacement dwelling will be similar to the existing dwelling.

It is proposed to site it in the same position but use natural, sustainable, eco friendly modern timber log building methods and materials which will blend into the existing woodland landscape and enhance the site.

Housing Policy H10 Replacement Dwellings in the Countryside

The proposal complies with Policy H10 in that it is located on the site of the original dwelling and its size will reflect the floor area and two storey form and bulk of the original dwelling.

The existing dwelling is inadequate for modern living standards by virtue of its physical condition, the building has significant structural damage throughout. This means that it is unfeasible to repair and restore from both an engineering/practical and a cost perspective and has to be demolished.

The replacement sustainable eco friendly timber log building which is being proposed will blend into and become part of the woodland landscape and lead to an improvement in the rural environment.

6. Access, Layout and Scale.

6.1 The existing concrete and chippings/gravel access leading from the High Street up to the existing site is fit for purpose and will not need to be altered.

6.2 The layout and scale of the proposed building will be similar to that of the existing, with the new build in two sections similar to Bronydd, in order to break up the bulk of the building and add architectural interest.

7. Appearance and Landscaping

These detailed aspects of development are not under consideration for this OUTLINE application but will be submitted for consideration in an "Application for approval of reserved matters" at a later date.

However, the proposed building will be orientated on the site to make the most of the south facing aspect and the views across the valley and the type of timber eco house being considered can be seen on the following website: <https://timbersustainablehomes.co.uk>

8. PHOTOGRAPHS

North Elevation



South and West Elevation



East Elevation

