

Supporting Statement

Highbrooke House

Higher Wych, Malpas SY14 7JT

2nd August 2020

Application Description: Conversion of farm outbuildings to holiday let accommodation.



FOR

Mrs Pearson

BY

Neil Campbell RIBA

For and on behalf of PACE Architecture Ltd.

P A C E
ARCHITECTURE

1 | Introduction

Highbrooke House resides in Higher Wych, Malpas and overlooks the England Wales border and falls within the Wrexham County Borough Council.



Fig 1. Aerial view of the site with the boundary stream to the left of shot.



Fig 2. Excerpt from 1160.P.001 – Site Location Plan

2| Planning History & Policy

P/2007/0778 – Extension to dwelling and construction of garage. (Approved 20.07.2007)

In preparation of this application we have reviewed a complied with, where possible, recommendations in 'LOCAL PLANNING GUIDANCE NOTE NO.3' (incorporating Local Policies GDP1, H3, E5 and CLF9)

3| Background Information

This application is essentially retrospective as conversion works were commenced by the now estranged husband of the Applicant. Mrs Pearson is somewhat naïve in matters of Planning & Building Control and naturally assumed all regulatory requirements had been met.

4| Proposed Use

The proposed conversion of the outbuildings/stables will be for holiday let use. The area is well travelled by tourists and the immediate area does not cater sufficiently for demand.

Furthermore, in close proximity to Highbrooke House is a wedding venue ('Iscoyd Park') which currently engages Ms Pearson's existing holiday let unit. They welcome the additional provision as currently guests have to travel farther away for accommodation.

There is ample on-site parking to cater for residential and holiday unit requirements.

4| Materials

Materials used reflect those of the existing and adjacent buildings i.e. render and slate roof. A pitch roof has replaced the poorly performing flat roof which I suspect was a later intervention to save the cost of repairing the original pitch roof. Rainwater goods are black and windows will be painted green to match the adjacent unit. Please refer to submitted drawings and images Fig 3-5 below for more information.



Fig 3 – South Elevation



Fig 4 – West Elevation



Fig 5 – North Elevation

5 | Conclusion

This application is for retrospective permission as the Applicant is now completed the works commence by a third party.

The conversion complies with recommendations suggested in 'Local Planning Guidance Note No.3' and supporting Local Polices.

The conversion to Holiday Accommodation will support local tourism and benefit other local businesses.

Should you require any further information or would like to arrange a site visit do please contact me.

Kind Regards
Neil Campbell

A handwritten signature in black ink, appearing to read 'Neil Campbell'.

For and on behalf of PACE Architecture Ltd.
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