
Design and Access Statement

Extension and
remodelling of an
existing dwelling
and all associated
works:

Badgerbank barn
Cloy Lane
Overton
Wrexham
LL13 0HR

Prepared for:

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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals to extend and existing dwelling to accommodate additional living space and a further one bedroom. The information included within this statement is intended to assist the Planning Officer in making their decision.

The barn proposed for extension comprises a one-storey detached barn with a detached annex. In order to make the barn a more sustainable, life-long place to live, we feel that by taking the exiting approval on the barn and tweaking the internal arrangement of the room, we can make better use of the space provided and create a lifetime home for our clients and their young family.

2.0 BACKGROUND

The original barn was approved for conversion in 2004 (P/2004/0871) and has since has a number of small extensions.

Mr N Comerford and his wife currently have one infant and have subsequently outgrown their two bedroom bungalow. Our client would like to create a larger, more practical, sustainable life-long home for themselves while remaining in a dwelling they call home.

Mr and Mrs Comerford both have elderly parents living in close vicinity and require additional care that is currently provided by Mr and Mrs Comerford. Mr and Mrs Comerford wish to send their child (children) to the local schools where they grew up and continue to support the local community.

Alternative dwellings in the area rarely come up for sale meaning our clients would have to move out of the area they work, grew up in, provide care and enrol their child in the local school.

3.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

The dwelling in question is a traditional barn that has successfully been converted into a dwelling.

Badgerbank farm is location 2.5miles from the small town of Overton.



3.0 THE PLANNING APPLICATION PROPOSAL

The proposal will be to extend the existing barn to create a further bedroom and living area. The extension would provide a 3 bedroom detached bungalow with bathroom facilities and living space.

The proposed extension would be 59.85 sqm and would be an 'infill' to the layout of the site. The extension would be accessed through the redesigned dinning room of the existing dwelling.

The extension will match the conversion and have little impact on the surrounding area.

The proposed extension will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer. Glazing will be sealed double glazing and 'low E glazing' to reduce heat

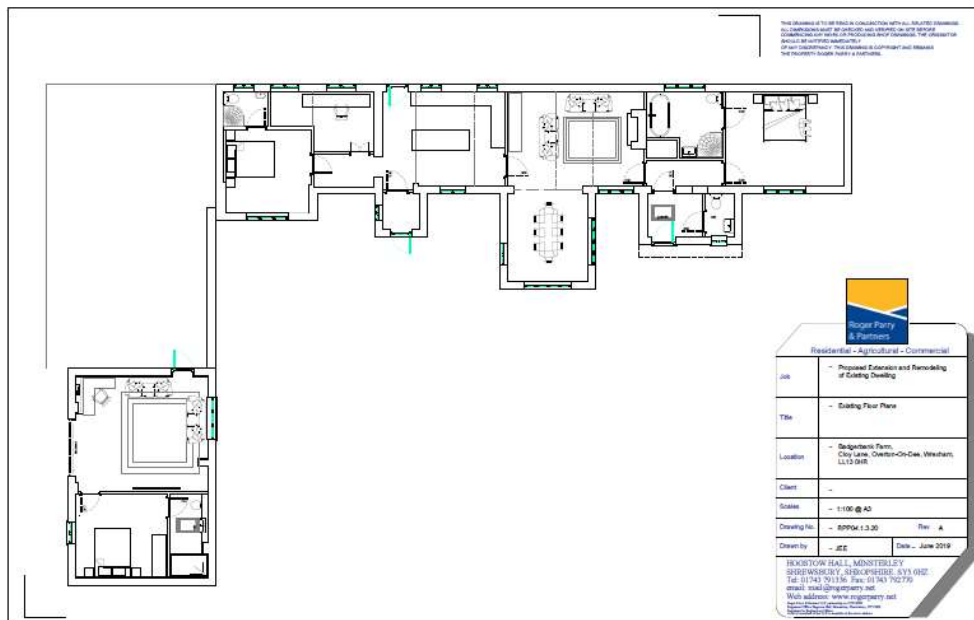
loss. Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development.

Good design and layout can help to achieve the objectives of making the best use of previously developed barn. Good design, local distinctiveness and the integration of the development into the existing built environment will ensure that there will be a positive impact upon the character and appearance of the locality.

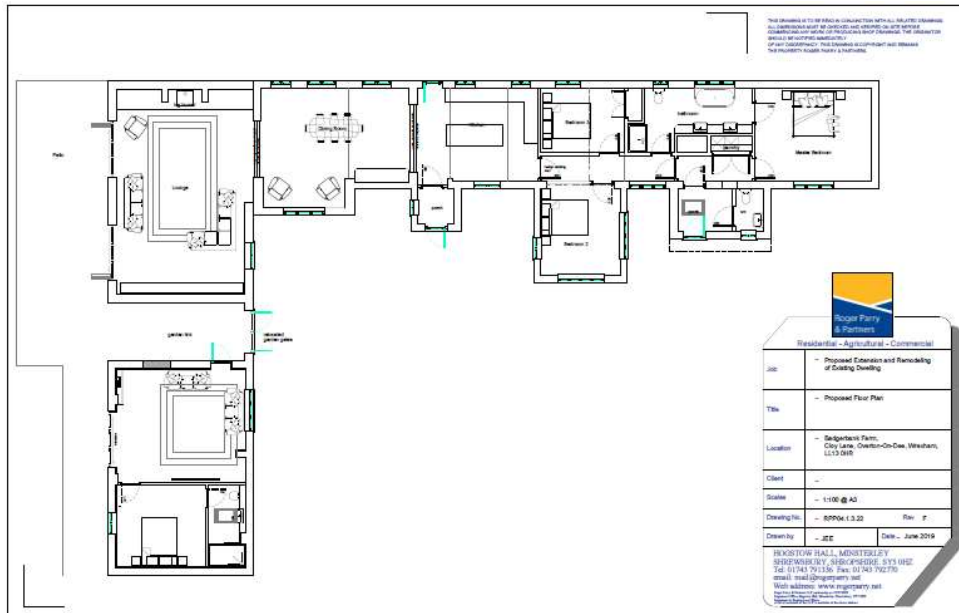
The design proposals can be seen on the drawings accompanying the application. It has been designed sympathetically to retain the character of the dwelling.

The proposed extension to the barn conversion will safeguard the significance of the main building that's been converted. The extension will houses an ancillary leisure area with a high degree of partition it will leave an undivided space free from subdivision, this protecting its character.

The overall scale and design will not have a detrimental impact in the residential amenities of the area nor will it have an adverse affect on the character of the existing building.



Existing floor plans



The proposed extension and remodelling

4.0 PLANNING POLICY CONTEXT

Wrexham Extensions Policy

House Extensions (Housing in the Countryside)

Extensions to dwellings in the countryside will be permitted in appropriate cases. Detailed advice on the matters which the Council will take into account when considering extension proposals is contained in Local Planning Guidance Note No. 20 'House Extensions'.

However, in view of their potential visual impact, the scale of dwelling extensions in the countryside will be an especially significant consideration. The following guidelines will therefore apply:-

- extensions must be clearly subsidiary to the original dwelling and should not result in an increase of more than one third in the floor area of the original dwelling . In most cases, extensions up to this size will strike a reasonable balance between providing additional floorspace and maintaining a broad range of rural housing accommodation;

The proposed extension will be 59.85sqm, we believe this will provide a balance to the floor plan and layout of the dwelling.

- extensions resulting in an increase of more than one third in the floor area of the original dwelling will only be appropriate:
 - (a) in the case of small dwellings where the additional space is essential to meet modern standards; and
 - (b) where a higher quality design more in keeping with the character of the original dwelling could be achieved;

The proposed extension will be less than a third of the existing dwellings floor space. The extension is required to allow the current local family to reside in their home with their growing family. The extension is within keeping of the existing dwelling and will have no detrimental effect on the landscape visual.

- this does not imply that all extensions of one third or less will be granted planning permission. Proposals of inappropriate scale and design will be refused due to their adverse impact on the dwelling.

The proposed extension is of appropriate scale and design to the local area.

- garages must be proportional to the needs of the dwelling and there will rarely be circumstances where accommodation for more than two cars per dwelling can be justified;
- urban-style blocks of garages will not be appropriate;
- an extension or outbuilding (ie to provide "granex" accommodation), in particular two storey outbuildings, which could be easily adapted into a separate new dwelling in the countryside would not be in accord with the development plan and will not be permitted;
- proposals for successive extensions to the same dwelling may not be permitted where their cumulative impact would destroy the character and appearance of the original building

The proposed extension will only enhance the existing dwelling

Local Planning Guidance Note No 20 - House Extensions

The Development Plan stresses that generally house extensions will be permitted, providing that they reflect and enhance the appearance of the existing property, adjoining properties, and their setting in terms of scale, design and materials. However, there are a substantial number of detailed issues that need to be taken into account in designing domestic extensions.

Your house and garden

The following points should be borne in mind:

- it is always important to consider the specific character of the building to be extended and to take account of the context of the property. Extensions should

reflect the existing dwelling and should retain the character, scale, design and materials of the original property, with existing details such as window shape and design and decorative ridge tiles repeated where possible, and similar materials used;

- the size and scale of the resulting extension should not over-dominate the existing dwelling;
- within settlement limits, an overall limit on the size of extensions would not be appropriate, provided that the extension complied with the Council's guidelines regarding garden size, separation distances, residential amenity, impact on townscape etc. Outside settlement limits, any extension should be clearly subsidiary to the existing dwelling, and should not normally exceed one third of the floor area of the original dwelling;
- in order to be in scale, the roof of the proposed extension should not be higher than the existing dwelling, and the pitch, angles and materials should match those of the existing dwelling; sometimes a lower ridge line will allow the extension to remain in scale with the existing;
- the extension should leave a minimum of 50 square metres of usable private garden space within the boundary of the site, (30 square metres in the case of small houses accommodating up to 2 people, 10 square metres in the case of flats and maisonettes). Exceptions may be made in the case of older terraced properties where basic facilities such as kitchens or bathrooms are required and cannot be provided within the existing property;
- extensions should not result in the loss of parking spaces if this would result in road safety or congestion problems. In order to reduce on street parking, parking may be acceptable in the front garden to maintain adequate provision, (usually two spaces) but only where sufficient landscaping and garden remains to protect the character of the area and reduce the visual effect of the development;
- if there are trees within or adjacent to the property they should be given careful consideration and every effort should be made to retain them. Guidance can be obtained from the Supplementary Planning Guidance note '[Trees in Development](#)' available from the planning department.

5.0 CONCLUSION

The proposed scheme is for full planning permission for the extension of a detached dwelling.

Mr and Mrs Comerford have two small children and outgrown the current two bedroom bungalow. Mr and Mrs Comerford wish to remain the local area so their child (children) can attend the local school and they can provide additional care to their elderly parents. The extension would allow our client to remain living in the local area they have grown up and have elderly parents that require additional care.

Mr and Mrs Comerford understand they have previously asked for small extensions and would like a final extension to allow them to keep their family home.

The proposed scheme complies with guidelines in accordance with policies .

The design and scale of the proposed extension has been sympathetically designed to match the existing converted dwelling.

The proposed extension has been designed to an appropriate scale and design, which is in keeping with the overall character and appearance of the dwelling whilst also complying with all relevant Policies.

On the basis of the above, the applicant considers that this scheme would result in no demonstrable harm to any interests of acknowledged importance.