BASE

Domestic:

PLANNING STATEMENT

PROJECT REFERENCE: BA4582

PROJECT NAME: The Stables

PROJECT DESCRIPTION: A proposed two-storey gable-end extension with single-storey wrap-around to rear, plus a single storey front entrance porch, link corridor to an existing detached garage and the construction of a new detached 3-bay garage to an existing family dwelling.

PROJECT LOCATION: The Stables, Burton Road, Rossett, Wrexham, LL12 0HU

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EXECUTIVE SUMMARY

- The applicant proposes the extension of an existing 18th century stable block property with the addition of a two-storey gable-end extension with a single-storey wrap-around to the rear, plus the construction of a front entrance porch, link corridor between the dwelling and the existing detached garage.

- A pre-planning application enquiry was submitted to Wrexham County Borough Council (ENQ/2025/0060) seeking to gauge the council's planning opinion on the proposals in order to inform this planning submission, with the formal feedback received on 16th May 2025.

- The pre-application response confirmed that the principle of extending the existing dwelling and constructing ancillary domestic outbuildings can be acceptable in principle should the proposed works remain clearly incidental to the enjoyment of the host dwelling, do not constitute a disproportionate addition and do not harm the character, appearance or openness of the countryside.

- Following the councils pre-application feedback, the design proposals were amended to the comments raised. This includes the reduction in the scale of the proposed extensions, alterations to the materiality to the proposed porch and reduction of the proposed detached garage.

- The extensions seek to create a larger open plan kitchen / living / dining space, social space and gym/leisure space at ground floor, with a new master bedroom, master ensuite and dressing plus improved larger family bathroom at first floor.

- The applicant also proposes the construction of a new 3-bay detached garage with living accommodation within the roof-space above. The position of the outbuilding will be positioned adjacent to the main dwelling and will be of a size and design which respects the existing property.

- The extensions and garage will be constructed using a facing brick plinth and black powder-coated aluminium cladding to the walls that wrap over to the roof, to create a contemporary, minimal aesthetic. The cladding is a sympathetic material that reference's the properties rural setting. With exception of the porch which will be clad in a natural timber cladding.

- The scale and layout of the proposed scheme will result in a development that relates well to its surroundings and will have no impact upon the visual amenity of nearby properties or impact any key views into the site. The position of the extensions will be positioned and scaled to respect the existing property.

- The proposal will be subservient to the original dwelling, with a pitched roof-line that mirrors the angle of the existing dwelling, with the proposed ridge-line and eaves falling below that of the main house to ensure it remains subservient.

- The proposals would not contravene any local or national planning policy guidelines and would not have an adverse impact on neighbouring properties.

1.0 INTRODUCTION

This application proposes the extension of an existing 18th century stable block property with the addition of a two-storey gable-end extension with a single-storey wrap-around to the rear, the construction of a front entrance porch, link corridor between the dwelling and the existing detached garage plus the construction of a new detached 3-bay garage and accompanying works at The Stables, Burton Road, Rossett, Wrexham, LL12 0HU. This statement is to be read in conjunction with the following documents:

- Application Form
- PL-000 Location Plan
- PL-001 Existing Floor Plans
- PL-002 Existing Elevations
- PL-003 Existing Block Plan
- PL-101 Proposed Floor Plans
- PL-102 Proposed Elevations
- PL-103 Proposed Block Plan
- PL-104 Proposed Garage
- PL-105 Proposed 3D Visualisations
- PL-106 Proposed 3D Visualisations
- PL-107 Proposed 3D Visualisations

A pre-planning application enquiry was submitted to Wrexham County Borough Council (ENQ/2025/0060) seeking to gauge the council's planning opinion on the proposals in order to inform this planning submission, with the formal feedback received on 16th May 2025. Following the councils pre-application feedback, the design proposals were amended accordingly.



Photograph of the front of the property from the wider landscape.

2 THE LOCATION AND CONTEXT



Aerial View

2.1 THE LOCATION

The Stables is an attractive and substantial detached family home situated in the in the picturesque hamlet of Burton, within the village of Rossett, 6 miles north of Wrexham town centre and 9 miles south of Chester City centre.

The village of Rossett offers a range of services with local store, post office, church, pharmacy, doctor's surgery, dentist, pubs and restaurants. Schooling is well provided for with state, primary and secondary education at Rossett complemented by private schools in Chester including the Kings & Queens and Abbey Gate College at Saighton.

The dwelling is well connected throughout the North West and North Wales. Beyond Chester the Southerly by-pass connects to the M53 & M56 Motorways facilitating daily travel to Liverpool and Manchester.

2.2 CONTEXT

The Stables is an attractive and substantial detached family home occupying an idyllic setting offering approximately 3200 square feet of accommodation and 1.5 acres including an orchard and beautifully maintained walled garden, situated in the in the picturesque hamlet of Burton, within the village of Rossett. The property was converted from the 18th century stable block of Cam-yr-Alyn Hall in 1995, and retains many original external features.

The property is approached via its own driveway off Burton Road. The driveway runs alongside the woodland walkway, then leads through the orchard garden to the front of the house, where there is a gravelled parking area and block-paved courtyard, providing parking space for several vehicles.

The grounds of over 1.5 acres comprise of a private walled garden, orchard garden, ornamental gravel garden and long driveway with adjacent woodland walk. The walled garden includes well-maintained landscaped lawns, paved seating areas ideal for entertaining and a children's play area.







Above: Photographs of the front of the property, including the existing garage, from the wider landscape.



Left: Photograph of the rear of the property, including the existing conservatory to be demolished to make way for the single-storey wrap-around extension to the rear.



Right: Photograph of the gable-end, the location for the proposed two-storey extension, with the single-storey wrap-around to the rear located where the existing conservatory stands.

3 Design

3.1 Design Brief

The application is for the proposed extension and internal reconfiguration of an existing family dwelling.

The initial design brief was to incorporate a new social/entertaining space at ground floor and new master bedroom suite at first floor within a proposed two-storey gable extension, more suitable for modern day living. A minimum of 4 no. bedrooms including a master suite with a large dressing area and ensuite provision. The brief also sought to improve the flow and connection between the ground floor spaces and the external garden.

The design brief also sought to explore the following works:

- Consideration of a porch-type extension to improve the space available within the entrance, whilst providing a larger / grander. Entrance more proportional to the size of the property.
- Extension to the rear or side of the property which would provide additional space to the current playroom and also replace the existing single-storey conservatory which is of little architectural value and very poor in terms of thermal performance.
- This additional space would be used to create a flexible social area, primarily used for hosting, noting the importance that the space responds to other areas within the dwelling and its external amenities.
- Improve/ modernise the kitchen space including the introduction of pantry and a generous boot room with separate external access.
- A minimum of 4 no. bedrooms, each to be considered as a double with one being a master suite with a generous dressing space and ensuite provision.
- Improvement to the existing family bathroom.
- The incorporation of a modest balcony to the master bedroom to provide additional light and allow the property to take better advantage of the unobstructed views to the northeast of the property.
- Conversion of the existing garage block to a flexible leisure area /home gym, noting preference to attach this to the main dwelling through the use of a visually lightweight glass link.
- Creation of a new garage. It is envisaged this would be a separate building accessed off the existing driveway with a first floor in the roof space.

3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

These options explored designs that would achieve the most appropriate social/entertainment space to allow better flow between the new and existing ground floor spaces of the property and first floor bedroom arrangements.

Various design options were also explored for the gym annexe facility, with its location within the landscape and relationship with the existing driveway paramount to the client's aspirations.

Throughout the design development stage careful consideration was given to designing a two-storey gable extension that was subservient to the existing property, whilst the design options ranged from a traditional aesthetic to a more contemporary, modern design that sought to stand as a contrasting modern addition to the historic home.

The two-storey gable extension and single-store wrap around to the rear was further developed as a modern, contemporary addition, both in form and materiality, as this creates a successful contrast to the original dwelling allows the original features of the home to be showcased and celebrated. The use of large expanses of glass provides a more subordinate extension to the existing house, whilst suitably defining what is a new, modern addition to the original building in a subservient manner, reducing any impact on the house.

3.3 Pre-Planning Application Response (ENQ/2025/0060)

A pre-planning application enquiry was submitted to Wrexham County Borough Council (ENQ/2025/0060) seeking to gauge the council's opinion on the proposals in order to inform this planning submission, with the formal feedback received on 16th May 2025. Following the councils pre-application feedback, the design proposals were amended accordingly.

The pre-application response confirmed that the principle of extending the existing dwelling and constructing ancillary domestic outbuildings can be acceptable in principle should the proposed works remain clearly incidental to the enjoyment of the host dwelling, do not constitute a disproportionate addition and do not harm the character, appearance or openness of the countryside.

Following the councils pre-application feedback, the design proposals were amended accordingly, including the following:

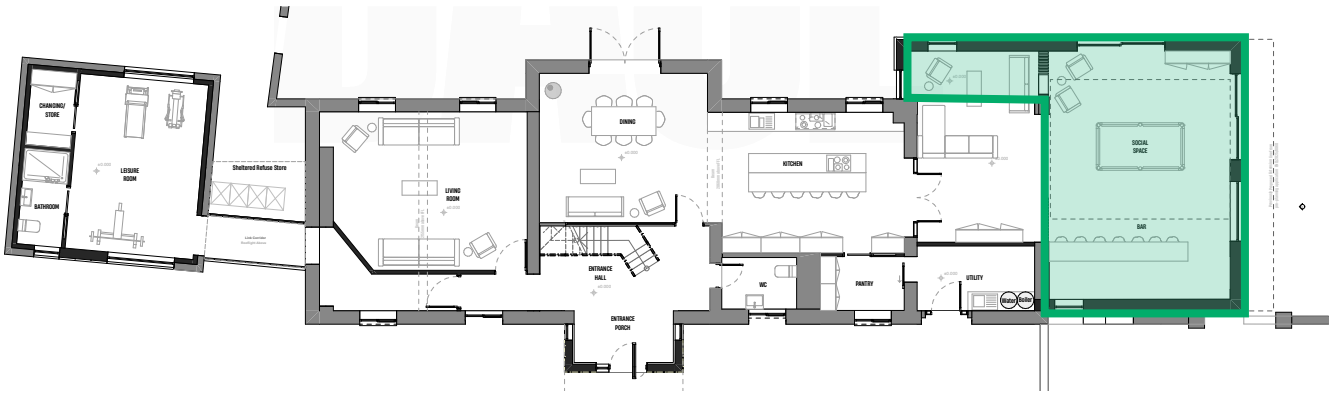
- In response to the feedback, the proposed link has been revised to be completely glazed and set back from the front elevation, ensuring it is visually lightweight and subservient in form, in line with the guidance provided.
- In response to the Council's comments, the proposed garage has been reduced in size by 2930mm in length and revised from a four-bay to a three-bay structure. The design now incorporates agricultural-style materials to better reflect the rural character of the setting, ensuring the outbuilding appears more modest, ancillary, and subservient to the host dwelling.
- In response to the feedback, the proposed front porch has been revised to incorporate traditional brick and timber materials, matching the existing front elevation and preserving the visual simplicity expected in rural domestic architecture.
- While the Conservation Officer raised concerns about the porch's impact on the linear form and its proximity to the first-floor window, we note that the Case Officer considered the porch acceptable in principle, subject to material amendments. To address both views, we have revised the design to reduce the roof pitch—bringing it further away from the first-floor window—and updated the materiality to better reflect the character of the host dwelling.
- In response to concerns regarding the scale of the two-storey gable end extension, the footprint has been reduced by 1 metre in length to ensure it is more clearly subordinate to the host dwelling. The proposed materials have been retained, as they are supported by the Conservation Officer, who noted the 'nice juxtaposition between the old and new,' highlighting their positive contribution to the overall design.
- In response to comments regarding the massing of the single-storey side and rear wraparound extension, we note that this element replaces an existing conservatory. The proposed extension has a reduced footprint compared to the existing conservatory, which protrudes further. As such, we believe the new design results in a more appropriate and integrated addition to the existing barn, improving upon the current form while reducing visual impact.
- In line with the Council's guidance on cumulative scale, we can confirm that the total proposed extensions amount to less than one third of the original host dwelling's footprint. This ensures the development remains proportionate and reflective of the character and setting of the property in its open countryside location.
- The Conservation Officer's supportive comments regarding the proposed materiality—specifically the 'nice juxtaposition between the old and new'—have been noted. As such, the material palette for the extensions has been retained to preserve this positive contrast.

3.4 Design Proposal

Following the initial design development the proposed layouts were further refined to provide the optimal design for the extension. This design review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the proposals.

Two-Storey Gable Extension with single-storey wrap-around to rear:

- The proposal looks to develop a two-storey gable extension with single-storey wrap-around to the rear (Shown in green on the below plan). This will house the proposed social/entertainment space, bar and utility room at ground floor, with master-bedroom and external terrace at first floor. The extensions are at the rear of the property, unseen from the public highway and having little impact on the street-facing elevation.
- The existing single-storey conservatory will be demolished as part of the works.
- The extension will be subservient to the existing dwelling and will have a modern, contemporary architectural character, with predominately glazed facade with large aluminium framed apertures and a black powder-coated aluminium cladding to the external walls that wraps over to the roof to achieve a seamless, contemporary and minimalist aesthetic. This material choice was supported by the Conservation officer at the pre-application stage.
- In response to concerns regarding the scale of the two-storey gable end extension at the pre-application stage, the footprint has been reduced by 1 metre in length to ensure it is more clearly subordinate to the host dwelling.
- The internal layout of the extension will encourage a better flow between the existing 18th century stable block home and the social space of the proposals, helping to eradicate the disconnect that exists between the kitchen and living spaces in the current layout.
- The pitch angle will follow the same degree pitch as the existing barn roof to provide a fluid integration and minimise the extension's impact on the existing dwelling and ensure it remains subservient, with a lower ridge-line to provide a subordinate extension to the existing house.
- The extension's front elevation will also be in-set from the existing dwelling's front and rear façades by 200mm to retain subservience to the barn.
- The extension will have a vaulted ceiling at first-floor to provide the required head-room for the bedroom space.
- The single-storey warp-around aspect of the extension will sit lower than the existing first floor windows, to eliminate any negative impact to the first floor accommodation's access to views, natural light and ventilation.
- The proposed roof to the extension protrudes out over the external terrace at first-floor to provide shelter to the terrace, whilst a solid splay wall provides privacy to the house occupants and neighbouring properties.
- A series of narrow, linear glazed apertures are positioned at the connection point between the proposed extension and existing dwelling to delineate the connection between what is the original historic barn and the modern addition.
- The proposed extension will be a successful addition to the property, creating a contrast to the original dwelling that allows the original features of the home to be showcased and celebrated. The use of large expanses of glass provides a more subordinate extension to the existing house, whilst suitably defining what is a new, modern addition to the original building in a subservient manner, and allowing for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.



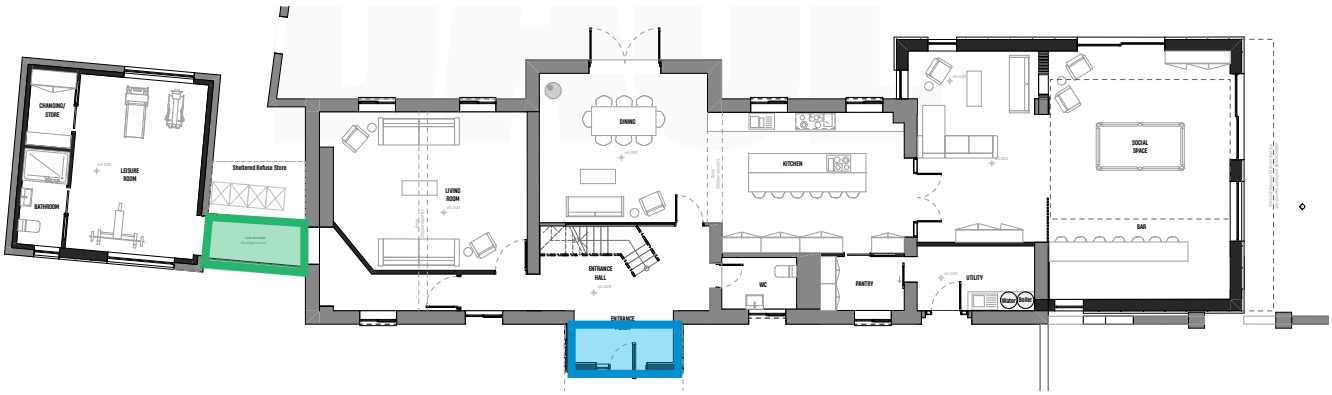
Above: Proposed ground-floor plan, with the two-storey gable extension and single-storey wrap-around to the rear shown in green.

Front Porch Extension:

- The proposal seeks to develop a minimal single-storey front porch to the primary elevation of the existing barn, unseen from the approach to the property and the public highway.
- In response to the pre-planning application feedback, the proposed front porch has been revised to incorporate traditional brick and timber materials, aligning with the existing front elevation and maintaining the visual simplicity typical of rural domestic architecture. While the Conservation Officer expressed concerns regarding the porch's impact on the linear form and its proximity to the first-floor window, we note that the Case Officer considered the porch acceptable in principle, subject to material revisions. To address both sets of comments, the porch design has been amended to reduce the roof pitch—creating greater separation from the first-floor window—and to enhance material consistency with the host dwelling.
- The pitch angle will follow the same degree pitch as the existing barn roof to provide a fluid integration and minimise the extension's impact on the existing dwelling and ensure it remains subservient, with a lower ridge-line to provide a subordinate extension to the existing house.
- A series of narrow, linear glazed apertures are positioned at the connection point between the proposed porch extension and existing dwelling to delineate the connection between what is the original historic barn and the modern addition.
- The proposed porch will be a successful addition to the property, creating a contrast to the original dwelling that allows the original features of the home to be showcased and celebrated.

Garage Conversion Works.

- The proposal looks to renovate and convert the existing double garage into a leisure suite, including gym, changing area and a shower room.
- In response to the pre-planning feedback, the proposed link has been revised to be completely glazed and set back from the front elevation, ensuring it is visually lightweight and subservient in form, in line with the guidance provided.
- The link will use transparent glass to minimise its impact on the existing barn, creating a contemporary and modern addition that successfully contrasts with the existing agricultural context.
- The existing garage door will be replaced with large aluminium frame windows and black-power coated cladding to suitable match the material palette of the proposed extensions.
- Two newly incorporated large aluminium-framed glass apertures to the rear elevation of the converted garage will provide large expanses of clear access and visibility between the gym space and rear garden, whilst providing a double-aspect views and light access.



Above: Proposed new front porch shown in blue, and proposed new link corridor shown in green.

Additional Works to the Main House:

- Some internal walls are proposed to be removed and new structural supports introduced at all floor levels in order to open up the internal spaces and create larger interior rooms, better flow and access between spaces and successfully create spaces suitable for modern living.
- A new primary staircase is proposed, with the creation of a large first floor void. This void is proposed to provide a large, bright double-height entrance hall, creating a more welcoming and appropriate entrance to the existing dwelling.
- New family bathroom, repositioned to the rear of the dwelling, to create a larger footprint to provide much needed space for a separate shower and bath, appropriate for modern family requirements.



External View of the property from the garden.



WE West Elevation (Rear)

Above: Existing North West Elevation



WE North West Elevation (Rear)

Above: Proposed North West Elevation



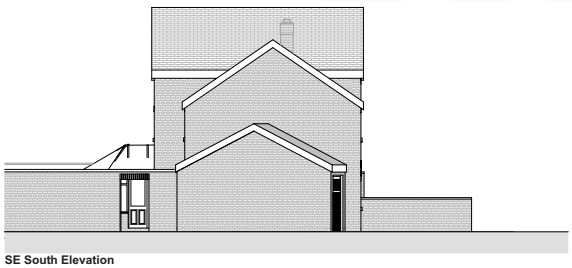
EE East Elevation (Front)

Above: Existing South East Elevation



EE South East Elevation (Front)

Above: Proposed South East Elevation



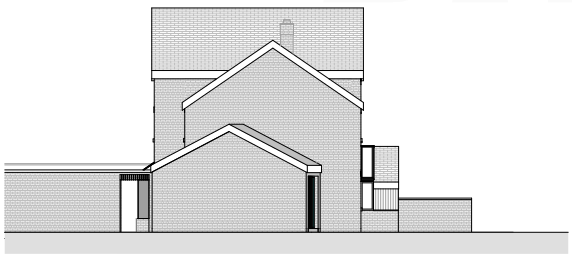
SE South Elevation

Above left: Existing South West Elevation.



NE North Elevation

Above right: Existing North East Elevation.



SE South West Elevation

Above left: Proposed South West Elevation.



NE North East Elevation

Above right: Proposed North East Elevation.



Proposed exterior view of the proposed corridor link from entrance driveway.



Proposed exterior view of the extension from the garden.



Proposed external view of the front porch extension and the proposed new garage in the background.



Exterior view of the proposed extension from the garden.

3.5 Use

The application does not involve a change of use.

3.6 Scale

The proposals outlined in this application provide an 40 sq.m two-storey side gable-end extension addition, a 20 sq.m footprint single-storey wrap-around extension addition to the rear, and a 5 sq.m single-storey entrance porch to the front elevation. The proposals also include the construction of a 65 sq.m detached garage to the west of the driveway.

The proposals also include the demolition of a 15 sq.m existing single-storey conservatory to the rear.

3.7 Appearance

The material palette proposed seeks to complement the existing dwelling and the surrounding context, retaining the character and feel of the place. The proposed materials were supported by the Conservation Officer during the pre-application stage, noting the 'nice juxtaposition between the old and new,' highlighting their positive contribution to the overall design.

The two-storey gable-end extension with single-storey rear wrap-around extensions, and glazed link additions will be subservient to the existing dwelling and will be a modern, contemporary architectural character, with predominately glazed facade with large aluminium framed apertures and a black powder-coated aluminium cladding to the external walls that wraps over to the roof to achieve a seamless, contemporary and minimalist aesthetic. The large aluminium-framed glass apertures that will provide large expanses of clear access and visibility between the interior spaces and external terrace and gardens.

The proposed detached garage will also share the same black-powder coated aluminium cladding to the external walls that wraps over to the roof to achieve a seamless, contemporary and minimalist aesthetic.

A series of narrow, linear glazed apertures are positioned at the connection point between the proposed extensions, porch and corridor link to the existing dwelling to delineate the connection between what is the original barn and the modern additions.

The proposed modern, contemporary extensions will be a successful addition to the property, creating a contrast to the original dwelling allowing the original features of the home to be showcased and celebrated. The use of large expanses of glass provides a more subordinate extensions to the existing house, whilst suitably defining what is a new, modern addition to the original building in a subservient manner, reducing any impact on the house.

In response to the pre-planning application feedback, the proposed front porch has been revised to incorporate traditional brick and timber materials, aligning with the existing front elevation and maintaining the visual simplicity typical of rural domestic architecture.

3.8 Landscaping

The existing terrace will be extended by approximately 90 sq.m to provide suitable space around the proposed new side gable-end and single-storey rear wrap-around extension, with potted plants and shrubs to allow for easy maintenance.

The wider landscape beyond the immediate curtilage of the dwelling will remain as shrubs, mature trees and lawn. The large walled boundary to the rear garden of the property will remain untouched, continuing to act successfully as an acoustic and privacy screen.

4 Access & Highways

The existing access will not be altered as part of this proposal, with access being achieved from Burton Road.

5 Drainage & Flooding

5.1 Drainage

The proposals will be incorporated into the dwelling's existing drainage.

5.2 Flooding

After reviewing the Environment Agency flood maps, we have ascertained that the site does not lie within a flood risk zone.

6 Conclusion

The applicant proposes to extend an existing 18th-century stable block property through the addition of a two-storey gable-end extension, a single-storey wrap-around to the rear, a new front entrance porch, and a link corridor connecting the main dwelling to the existing detached garage.

A pre-application enquiry (Ref: ENQ/2025/0060) was submitted to Wrexham County Borough Council to seek early feedback. In the response dated 16th May 2025, the Council confirmed that the principle of extending the dwelling and constructing ancillary domestic outbuildings can be acceptable in principle should the proposals remain proportionate, clearly incidental to the enjoyment of the host dwelling, and preserve the rural character and openness of the countryside.

Following this advice, the proposals were revised to address the Council's concerns. Changes included a reduction in the scale of the extensions, adjustments to the material palette, and a decrease in the size of the proposed garage—from four to three bays.

The material strategy now features a facing brick plinth and black powder-coated aluminium cladding wrapping over the walls and roof to create a contemporary yet sympathetic aesthetic, referencing the rural context. These materials have been retained following Conservation Officer support, noting a “nice juxtaposition between the old and new.”

The revised scale and siting of the proposals ensure the development respects the form of the existing dwelling, with subservient ridge and eaves lines and a design that preserves key views into the site. The porch has been revised with traditional brick and timber materials and a lower roof pitch to address concerns about its relationship to the first-floor window and the building's linear form.

Overall, the proposals remain clearly subservient to the host dwelling, constitute less than one-third of the original footprint, and have been carefully designed to maintain the character and appearance of the surrounding countryside. The scheme aligns with both local and national planning policy and is not anticipated to have any adverse impact on neighbouring properties or the wider rural setting.



Exterior view of the proposed extension from the garden.

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PROJECT REFERENCE: BA4582

PROJECT NAME: The Stables

PROJECT DESCRIPTION: A proposed two-storey gable-end extension with single-storey wrap-around to rear, plus a single storey front entrance porch, link corridor to an existing detached garage and the construction of a new detached 3-bay garage to an existing family dwelling.

PROJECT LOCATION: The Stables, Burton Road, Rossett, Wrexham, LL12 0HU