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Planning Statement: Proposed Residential Extension - High Street, Bangor-on-Dee Conservation Area

1. Site Context and Heritage Setting

The application site is located within the Bangor-on-Dee Conservation Area, along the historic High Street. This area is defined by its traditional building forms, vernacular materials, and strong visual relationship with the River Dee and surrounding countryside. The existing property is a two-storey brick-built dwelling typical of the 19th-century domestic architecture found in the village.

The proposed development consists of a single-storey side extension with a gabled roof, as shown in the accompanying architectural drawings. The design incorporates sympathetic materials and proportions that reflect the character of the host building and its conservation setting.

2. Design and Conservation Approach

The extension has been carefully designed to:

- **Respect the scale and massing** of the existing structure, ensuring subservience to the original two-storey form.
- **Use traditional palette of materials** such as brickwork/render and slate roofing to maintain visual continuity with surrounding buildings.
- **Incorporate heritage-sensitive detailing**, including vertically proportioned windows and conservation-style rooflights.
- **Enhance the setting** through soft landscaping, including native shrubs and planting that soften the building's edge and contribute to the street's rural character.

3. Impact Assessment

The proposed works are considered to have a **positive impact** on the Conservation Area by:

- Preserving the architectural integrity of the existing building.
- Avoiding harm to key views or the historic streetscape.
- Supporting the continued residential use of the property in a manner that aligns with conservation principles.

The extension is modest in scale and visually coherent with the surrounding built environment. It does not involve demolition of historic fabric and is fully reversible.

4. Policy Compliance

The proposal complies with:

- **Planning Policy Wales** and local development policies relating to heritage conservation.
- **Cadw guidance** on development within conservation areas.
- The objectives of the **Bangor-on-Dee Conservation Area Appraisal**, which encourages sensitive adaptation of historic buildings to support long-term viability.

5. Conclusion

This application demonstrates a thoughtful and respectful approach to development within a designated heritage setting. The proposed extension enhances the usability of the property while preserving the special architectural and historic interest of the High Street in Bangor-on-Dee.

Heritage Statement

Site and Proposal

The site is an end of terrace two storey brick/render house, located on the High Street within the Bangor on Dee Conservation Area. The proposal is a modest single storey side extension with associated landscaping to enhance the setting.

Heritage Significance

The Conservation Area's special interest derives from its historic street pattern & traditional palette of materials. The host building contributes positively through surviving traditional materials and proportions despite later alterations. The immediate setting includes similarly proportioned dwellings and a mix of modest modern additions that have not undermined the area's overall character.

Impact Assessment

The proposed works are small in scale and located to the side of the property, with the extension set clearly below the main house ridge so it remains visually subordinate. The extension's materials and detailing are specified to match or sympathetically reference existing features, reducing contrast with the street scene. A gravel parking bay will replace the concrete over-site finish with soft landscaping buffer zones complete with native planting proposed to minimise visual intrusion whilst enhancing the setting of the proposal.

Net heritage impact: Low and localised. The extension will not harm key streetscape views or roofline continuity when constructed with specified materials and proportions.

Introduction of soft landscaping will serve to visually enhance whilst providing a Net Biodiversity benfit to the site in lieu of the existing concrete over site.

Justification and Public Benefit

The extension provides modest, necessary residential improvements while remaining subordinate to the host dwelling, retaining evident historic form and pattern of development. The gravelled parking bay & soft landscaping will enhance visual appearance of the frontage to the property & contribute to the character of the area.

Mitigation Measures

- Use slate roof tiles and either matching brickwork or a light sympathetic render to integrate the extension with the host building.
- Windows and doors to be painted timber or high_quality joinery with traditional proportions and simple stone or brick lintel/sill detailing.
- Provide a narrow native planting buffer between driveway and boundary and use permeable gravel or paving to reduce visual and surface water impacts.

Conclusion and Recommendations

The proposal is modest, subordinate and reversible in principle, delivering limited public benefits while keeping heritage harm to a low and localised level. Determination should be informed by final materials and detailed sections; approval is appropriate where materials, joinery detail, landscaping and arboricultural measures are secured by condition.

via the manipulation of form and structure to create architecture

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Project/Client	Drawing Title	Date	Status	Scale	Drawing Number
Riverstone Cottage, High Street, LL13 0AU **Mr & Mrs Adams**	**Planning & Heritage Statements**	Oct 2025	Planning	NTS@A3 mtrs	**25-745-008**

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