DESIGN AND ACCESS STATEMENT

Bronydd, Quarry Road, Glyn Ceiriog, Llangollen, LL20 7DA

Proposed single-storey side extension to an existing detached residential dwelling.

Applicant: Tim & Jackie Latham

1. INTRODUCTION

This Design and Access Statement supports a full planning application for a single-storey side extension at Bronydd, Glyn Ceiriog. It outlines the proposal, site context and demonstrates compliance with national and local planning policy. It also takes account of pre-application advice received from Wrexham County Borough Council (ref: ENQ/2025/0250, dated 13 October 2025), which confirmed that the proposed development is likely to be supported in principle.

2. SITE AND CONTEXT

Bronydd is a detached bungalow located on Quarry Road, on the western edge of Glyn Ceiriog. The property is set within a large rural plot and benefits from established boundary vegetation and mature hedgerows. The dwelling forms part of a small residential cluster that includes The Office Cottage.

The site lies outside the settlement boundary but within a Special Landscape Area as designated under Policy EC5 of the Wrexham Unitary Development Plan (UDP). The surrounding area is defined by undulating topography, stone boundary walls, and strong landscape character.

3. DESIGN PRINCIPLES AND PROPOSAL

The proposal involves the construction of a single-storey side extension to provide additional living accommodation. The extension has been designed to be subordinate in scale, massing and appearance to the existing dwelling, preserving its original form.

Matching external materials will be used, including render and slate, to maintain architectural consistency and visual integration with the host dwelling.

4. POLICY CONTEXT AND DESIGN RESPONSE

The design responds to the following policy framework:

- Planning Policy Wales (Edition 12, February 2024)
- Future Wales: The National Plan 2040
- Technical Advice Note (TAN) 12 – Design
- Wrexham UDP Policies GDP1, PS2, PS8, PS11 and EC5

• LPGN 13 – Housing in the Countryside

• LPGN 16 – Parking Standards

• LPGN 20 – House Extensions

• LPGN 21 – Space Around Dwellings

The proposal accords with these policies by delivering a modest and sympathetic extension that complements the existing property, preserves amenity and maintains landscape character.

5. SCALE AND APPEARANCE

The extension is single-storey and proportionate to the dwelling. Its roof pitch, eaves line and materials match the existing building, ensuring that it remains visually subordinate. Fenestration reflects the existing window proportions to achieve a coherent architectural appearance.

6. LANDSCAPE AND GREEN INFRASTRUCTURE

The proposal retains all existing landscape features. No trees or hedgerows will be removed as part of the works. A separate Green Infrastructure Statement accompanies this application, detailing enhancement measures such as native hedge reinforcement, pollinator planting, bat and bird boxes, hedgehog access gaps and permeable drainage features.

7. ACCESS AND PARKING

Vehicular access from Quarry Road remains unchanged. Adequate off-street parking is available within the curtilage, meeting the requirements of LPGN 16 (Parking Standards). The proposal will not affect existing access or highway safety.

8. NEIGHBOUR AMENITY

The extension is positioned to the side of the dwelling and benefits from generous separation from neighbouring properties. Given its single-storey scale, there will be no adverse impact on neighbouring privacy, daylight, or outlook.

9. SUSTAINABILITY

The scheme has been designed to minimise its environmental impact through the use of locally sourced materials and efficient construction methods. Improved insulation and glazing will enhance energy efficiency and reduce long-term carbon emissions.

10. CONCLUSION

The proposed single-storey side extension at Bronydd represents a modest and high-quality design that complements the host dwelling and surrounding area. The scheme accords with the principles of good design and relevant planning policies, ensuring that the development is appropriate to its rural setting.

The proposal will deliver improved living accommodation while maintaining landscape character and providing measurable biodiversity enhancements. Planning permission is therefore respectfully sought.