STUDIO 3.
ARCHITECTURE & PLANNING

PLANNING STATEMENT
HOUSEHOLDER PLANNING APPLICATION

Old Farm, Bowling Bank, Wrexham, LL13 9RT

Proposal: Extension and Remodelling Works to Existing Farm Cottage

Applicant: Mr & Mrs Jones

Local Planning Authority: Wrexham County Borough Council

Date: November 2025



1. EXECUTIVE SUMMARY

The scheme has been refined following the pre-application response to address the concerns raised by the Planning Officer whilst maintaining the core objectives of transforming a poorly configured and thermally inefficient farmhouse into a modern family home appropriate for 21st-century living.

The key aspects of this proposal is that we have reduced the scale of the orangery in line with the feedback given from the pre-app. The proposed extension will retain the primary form and character of the existing farmhouse.

2. SITE DESCRIPTION AND CONTEXT

2.1 Site overview

Old Farm is situated at Bowling Bank, Wrexham, LL13 9RT, within the open countryside. The property comprises a two-storey detached traditional farmhouse with associated agricultural buildings and curtilage in the surrounding area.

The dwelling occupies a farmyard setting characteristic of rural Wrexham, with agricultural buildings positioned to the east and south. The site benefits from mature hedgerow screening along the highway boundary, which provides substantial visual containment and limits views of the rear elevation from the public realm.

2.2 Site Access and Parking

The property is accessed via an established private drive serving the farmyard. Existing parking provision within the curtilage comfortably exceeds the requirement for three spaces as specified in LPGN 16 for a three-bedroom dwelling. The proposal does not alter the existing access arrangements.



Figure 1 front and side perspective showing adequate parking provision

2.3 Existing Building Description

The existing farmhouse is a traditional rendered two-storey dwelling that has been subject to various incremental alterations over time. The building displays the following characteristics:

- **Construction:** Traditional masonry construction with rendered external finish
- **Roof:** Natural slate covering with low wall plate height
- **Fenestration:** Mixed window styles reflecting various periods of alteration
- **Thermal Performance:** Poor insulation standards requiring comprehensive upgrade
- **Internal Layout:** Inefficient configuration with compromised circulation

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3. THE PROPOSAL

3.1 Overview of Development

This application seeks planning permission for the extension and comprehensive modernisation of Old Farm to create a functional family home suited to modern living standards whilst respecting the surrounding area's agricultural character.

The proposal comprises a two-storey rear extension providing improved ground floor circulation and bedroom accommodation, a single-storey rear extension incorporating an Orangery. we have considered using glazing, a front elevation porch within the existing yard area to provide character and define the main entrance, comprehensive thermal upgrade and installation of modern heating systems, and complete modernisation of building services throughout.

The existing low wall plate results in high safety concern for children falling out of windows due to the low sill and head height of the window so our proposed 500mm increase mitigates this issue and improves the amount of natural light that can penetrate into the building.



Figure 2 area of proposed works

3.2 Scale and Massing Considerations

The pre-application officer noted that the proposals would not meet the guidance in LPGN 13 as the increase of floor area is too large. The revised scheme has been carefully recalibrated to address these concerns through reductions in scale: the single-storey garden room element has been reduced, bringing it much closer to the 4m permitted development threshold whilst maintaining essential functionality.

These reductions substantially decrease the overall floor area increase, addressing the LPGN 13 concerns whilst retaining the functional improvements essential to making the dwelling suitable for modern family occupation, with the revised extensions maintaining appropriate proportional relationships with the existing dwelling and remaining clearly subsidiary to the original farmhouse form.

3.3 Heritage and Character Considerations

Whilst Old Farm is not a listed building and does not lie within a conservation area, the proposal has been carefully designed to balance heritage retention with contemporary adaptation maintenance of the existing roofline (with minor wall plate adjustment), continuation of traditional materials (render and slate), and respect for farmhouse proportions, whilst the garden room orangery is clearly expressed as a new element, modern thermal performance is upgraded throughout, building services are updated to contemporary standards, and the internal layout is rationalised for modern function.

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4. Planning Policy Framework

Future Wales provides the national development framework for Wales, and whilst the proposal does not directly engage with the strategic policies of Future Wales, it aligns with the document's overarching objectives for sustainable rural communities and high-quality design in all development.

The proposal delivers sustainable benefits through comprehensive thermal upgrading that significantly improves energy efficiency, adaptation of the existing building rather than building , and enhanced building performance reducing carbon emissions, whilst respecting the existing farmhouse character and proportions.

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5. Technical Assessments

5.1 Drainage

A full drainage report has been prepared and will be enclosed within this application.

5.2 Access

The existing access arrangements from Bowling Bank serve the property and will be maintained without alteration. The access has operated safely for many years providing adequate visibility and manoeuvring space.

The proposal involves no intensification of use (remains single dwelling) and therefore generates no additional vehicle movements beyond the existing residential use.



Figure 3 showing appropriately screened highway



Figure 4 showing appropriately screened highway

5.3 Parking Provision

LPGN 16 requires 3 external parking spaces for a 3-bedroom dwelling (garages do not count towards parking provision). The site provides ample external parking within the existing curtilage and farmyard area, comfortably exceeding the 3-space requirement. Multiple vehicles can be accommodated with space for turning and manoeuvring.

5.4 Highway Safety

The pre-application officer noted: "It is assumed there would be no change to the site access currently serving the dwelling; thus, the proposal would not impact upon this."

This assessment is confirmed. The proposal will:

- Maintain existing access arrangements.
- Provide adequate parking.
- Generate no additional vehicle movements.
- Raise no highway safety concerns.

The development complies fully with UDP Policies PS8 and T8 and LPGN 16 parking standards.

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6. Conclusion

This householder planning application for the extension and modernisation of Old Farm represents appropriate and sustainable development in the countryside.

The proposal addresses genuine deficiencies in the existing dwelling through sensitive design that respects traditional character whilst delivering essential improvements for modern family living. The scheme has been carefully refined following constructive pre-application advice, demonstrating reduced scale whilst maintaining design quality and functional objectives.

The development complies with the relevant planning policy framework at national and local level, delivers Net Biodiversity Benefit, protects the River Dee SAC, and raises no amenity or highway safety concerns.

The mature hedgerow screening along the highway boundary ensures the rear extensions remain entirely concealed from public views, minimising visual impact whilst the traditional farmhouse character and form is preserved.

The substantial sustainability benefits through comprehensive thermal upgrading, the resolution of dangerous safety issues, and the support for sustainable rural communities through enabling continued viable occupation of a rural dwelling, collectively demonstrate that the proposal represents sustainable development deserving of planning permission.

On the basis of the assessment set out in this Planning Statement, and the supporting information accompanying this application, it is respectfully requested that Wrexham County Borough Council grant planning permission for this proposal.

Produced by: Ashton Beard

Signed off by: Harry Reece

