Clwydian Planning

Design and Access Statement

Project

Greenways Farm

Date

02.12.2025

Revision

P01

Irish Square, St Asaph, Denbighshire, LL17 0RN

55 Well Street, Ruthin, Denbighshire, LL15 1AF

0174 579 8500

Document Contents

1. Introduction 3
2. The Site & Proposals 3
3. Planning and Policies 4
4. Summary and Conclusions 5

1. **Introduction**

This statement supports an application for the conversion of an existing outbuilding at Greenway, Grange Road, Whitchurch into a self-contained holiday let. The proposal seeks to bring a redundant barn back into productive use, supporting rural tourism and local economic development in line with Welsh planning policy. The proposals will require the Change of Use of the barn to Use Class C6 (Short term Holiday Lets)

2. **The Site, Previous Applications & Proposals**

The Site

The site is located in the rural area of Tarts Hill, which is situated between Whitchurch and Penley. The building in questions forms part of the Greenways farm estate.

The majority of the farm estate sits on one side of Grange Road and the barn outbuilding in question on the other. Grange Road is a public country road that runs from Tarts Hill Lane to the A539.

The main farm building is a 2-storey dwelling, surrounded by garden space. On the opposing side of the land sits a, agricultural yard with a gated access yard. The barn outbuilding is situated on the other side of Grange Road. It is single storey building with a pitched slate tile roof. A metal container with steel framing was erected at a previously point in the buildings life to act as storage and a covered car port.

Previous Applications

A previous application was made to Wrexham County Council for the conversion of the same barn to form a dwelling that included the change of use of the land. The application reference was P/2014/0002 and approval was received following an appeal.

The Proposal

The applicant is proposing to reinstate the vacant barn outbuilding and convert it to a self-contained holiday let. This will be facilitated by the demolition of the metal container and car port and by then extending the barn into this space. The architectural features of the existing barn outbuilding will be maintained on the extension, allowing the new elements to tie seamlessly into the existing.

The barn will be reconfigured internally to include private spaces such as a bedroom and bathroom, as well as amenity spaces such as the open plan Living/Kitchen/Dining area. Externally a raised timber deck area provides external amenity space to be used for relaxing, dining and potentially the use of a Jacuzzi.

Native species of hedgerow and trees will be planted at the rear of the building to create a contained garden space, affording holidaymakers an external amenity space they can occupy.

A soakaway will be installed to ensure sufficient drainage of surface water, as well as a Private Treatment Plant that will manage wastewater from the proposed holiday let.

Two parking bays will be required; one immediately adjacent to the holiday let, then another in the existing yard opposite the holiday let. Due to the small nature of the development, there will be minimal impact on highways in the immediate local area and traffic will be very low.

3. Planning and Policies

National Planning Policy – Planning Policy Wales (PPW)

- Placemaking & Sustainable Development
- Good Design (Chapter 3)
- Tourism (Chapter 5)
- Distinctive & Natural Places (Chapter 6)

The conversion of the barn to a holiday let will contribute positively to the social, economic and environmental wellbeing of the area and the applicants and visiting holiday makers. It will also support rural tourism and the diversification of the rural economy and building stock. The conversion will be undertaken using context-driven design methods and will therefore be of a high-quality of design and construction.

Technical Advice Notes (TANs)

- TAN 6 – Planning for Sustainable Rural Communities
- TAN 12 – Design
- TAN 13 – Tourism
- TAN 18 – Transport

The proposals encourage the reuse of rural buildings, simultaneously promoting tourism in these areas and boosting the economic landscape of the local area and wider Wales. They also support well-located holiday accommodation, through the conversion of existing building stock to self-contained holiday lets that benefits local communities.

Local Planning Policy (Wrexham County Council Local Development Plan)

- Note 3 – Converting Rural Buildings
- GDP1 – General Development Principles
- E5 – Environmental Protection
- CLF9 – Tourism and Leisure Facilities

The Wrexham CC LDP requires the proposals to respect local character and protect the environment of which they are situated in. It is also states that proposals must support rural tourism development. The proposals align with both of these policies.

Wrexham CC LDP dictates how rural buildings are to be converted. The conversion must take into account structural soundness and stay within rebuilding limits. Wrexham CC state that planning permission will not be granted if the proposals include:

- Rebuilding of more than 10% of the walls if the roof structure needs to be rebuilt
  -or-
- Rebuilding of more than 20% of the walls if the roof structure is to be retained

In this case, the roof structure is to be retained as it is believed to be structurally sound, and the proposals do not require more than 20% of the existing walls to be rebuilt.

Note 3 also clearly states that any converted rural buildings are to maintain the character of its existing form and to have a visually positive impact on the local area. The proposals at Greenways farm aim to do exactly this, whilst using traditional materials and finishes that reflect the vernacular character and appearance of other buildings on the farm and in the locality.

4. Summary and Conclusions

The proposed conversion of the existing barn at Greenway, Grange Road, Whitchurch into a self-contained holiday let represents a sustainable and context-sensitive development that aligns with national and local planning policy. The scheme will bring a redundant rural building back into productive use, supporting rural tourism and contributing to the diversification of the local economy in accordance with Planning Policy Wales (PPW) and relevant Technical Advice Notes (TANs).

The design respects the character of the existing barn, retaining its architectural features while introducing high-quality, sympathetic extensions. Measures such as a soakaway for surface water and a private treatment plant for foul drainage ensure compliance with sustainable drainage principles. Parking provision is adequate, and the scale of the development will have minimal impact on local highways.

The proposal satisfies Wrexham County Borough Council Local Development Plan policies, including GDP1, E5, CLF9, and Local Planning Guidance Note 3 on rural building conversions. It meets structural integrity requirements, avoids excessive rebuilding, and maintains the rural character of the site. Biodiversity enhancements and sensitive landscaping further support environmental objectives.

Overall, the development delivers a positive contribution to the local area, providing high-quality visitor accommodation that promotes rural tourism, economic growth, and environmental sustainability.

Clwydian Planning

Irish Square, St Asaph, Denbighshire, LL17 0RN

55 Well Street, Ruthin, Denbighshire, LL15 1AF

0174 579 8500

www.clwydianplanning.co.uk