Planning & Heritage Statement

Dinas, Newbridge

Proposal: Single-storey side and rear extension, garage conversion, and whole-house thermal upgrade (EWI).

1. Introduction & Proposal

This statement is submitted in support of a planning application for a modest extension and comprehensive refurbishment of the existing bungalow at Dinas. The primary objective of the proposal is to provide essential, level-access accommodation for a resident with a disability, provide space for the whole family, and to significantly improve the thermal performance of the building through a "fabric-first" retrofit.

2. Design & Accessibility

The internal layout has been meticulously designed to meet the specific requirements of the applicant. Key features include:

- Enhanced Level Access: Seamless transition from the new kitchen/living area to a dedicated bedroom and wet room.
- Rationalised Circulation: The garage conversion into a utility room and loft access ensures the remainder of the home remains clutter-free and accessible.
- Increased Natural Light: The inclusion of rooflights and a new patio door (replacing a standard window) ensures a high-quality living environment.

Refer to proposed elevations and 3D views.

3. Heritage Impact (WHS Buffer Zone)

The property is situated within the Buffer Zone of the Pontcysyllte Aqueduct and Canal World Heritage Site. The design respects this context by:

- **Scale & Massing:** Maintaining a single-storey height that remains subservient to the original dwelling.
- **Materials:** The proposed through-colour silicone render finish provides a clean, contemporary, yet neutral aesthetic that is prevalent in the local area. Samples can be provided to the local authority as required.
- **Character:** By applying External Wall Insulation (EWI) to the entire envelope, we are unifying the disparate elements of the existing house and the new extension, creating a more cohesive appearance that enhances the local street scene.

4. Biodiversity & Protected Species

While the project involves work to adjoin the extension roof and apply EWI, it is our professional assessment that a formal Bat Survey is not required for the following reasons:

- **Building Condition:** The existing eaves and soffits are in a well-maintained, tightly sealed condition with no visible ingress points or gaps suitable for roosting.
- **Scope of Works:** The work primarily involves wrapping the vertical envelope; the existing roof structure is being retained with minimal disturbance to the ridge or main tiles.
- **Evidence:** Photographs provided as part of this application demonstrate the "sealed" nature of the existing roof-to-wall interface.



Figure 1: Site photograph of existing eaves and soffits, demonstrating the sealed condition of the roof-to-wall interface and the absence of viable ingress points for protected species.



Figure 2: Site photograph of existing eaves and soffits, demonstrating the sealed condition of the roof-to-wall interface and the absence of viable ingress points for protected species.



Figure 3: Site photograph of existing eaves and soffits, demonstrating the sealed condition of the roof-to-wall interface and the absence of viable ingress points for protected species.

5. Sustainability & Thermal Performance

In line with Planning Policy Wales (Edition 12) and the move toward decarbonisation, this scheme adopts a "Fabric First" approach. The application of high-performance External Wall Insulation will drastically reduce the building's carbon footprint and provide a comfortable, healthy living environment for the residents.

6. Drainage (SAB Compliance)

The proposed works have been calculated to ensure the total new "construction area" remains below the 100sqm threshold. As such, the development does not require a mandatory SuDS Approval Body (SAB) application. All new hardstanding (patio area) will be constructed using fully permeable materials to manage surface water on-site.

7. Conclusion

The proposal represents a sensitive and necessary upgrade to a family home. It provides essential accessibility for a disabled resident while delivering a high-performance, sustainable retrofit that respects its position within the World Heritage Site Buffer Zone. We trust the officer will find the scheme acceptable and support the application.