Bryniau Clwyd a Dyffryn Dyfrdwy
Clwydian Range and Dee Valley
Ardal o Harddwch Naturiol Eithriadol
Area of Outstanding Natural Beauty

Bryniau Clwyd a Dyffryn Dyfrdwy AHNE
Park Gwledig Loggerheads, Yr Wyddgrug, Sir Ddinbych CH7 5LH

Clwydian Range and Dee Valley AONB
Loggerheads Country Park, Nr. Mold, Denbighshire CH7 5LH

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Ref P/2026/0300
Dyddiad | Date: 03rd June 2026

Sarah Duckworth
Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sarah,

PROPOSAL: Demolition of Existing Dwelling and Erection of Replacement Dwelling.

LOCATION: Llys Llewelyn, Blackwood Road, Garth, Trevor, Llangollen

Thank you for consulting with the Joint Committee on this application. The following observations are submitted on behalf of the Joint Committee.

Wrexham UDP policy H10 'Replacement Dwellings in the Countryside' supports the principle of replacement provided, amongst other things, the new dwelling does not adversely impact upon the character of the local landscape. The aim is to ensure that the replacement dwelling reflects the form, bulk, height and character of the existing building and that it will lead to an improvement in the rural environment. To this end, adopted LPG 13 'Housing the Countryside' states that the floor area of a replacement dwelling should not be more than one third larger than the existing dwelling and that the removal of other outbuildings will not be accepted as "site development". It therefore appears that the scale and mass of the proposed dwelling would exceed these limits. The applicants have highlighted other similar replacement dwelling applications in the locality where the general policy size thresholds have been exceeded. However, these examples do not set a precedent as each application should be treated on its own merits and in accordance with the relevant guidelines.

That said, the Joint Committee are not adverse to a contemporary design which combined with the use of a natural and recessive palette of materials can be more easily assimilated into the landscape than a more conventional or traditional dwelling. However, the extent of the integral triple garage is a concern, as it could be converted to additional accommodation leading to further pressure for another garage on site in future. It may also be beneficial to reduce the level of the plinth by at least a metre, which would assist in reducing the height and mass when viewed from the Vale of Llangollen. On balance, and notwithstanding the policy constraint, the Joint Committee would not object, subject to the imposition of conditions to strictly control the use of facing materials, the submission of an external lighting scheme to reflect the AONB Dark Skies policy, the retention and protection of existing trees, a landscaping scheme and the removal of permitted development rights to control extensions, outbuildings and boundary treatment.

I would be grateful if you could take account of the committee's views when deciding this application.

Yours sincerely,
Dave Williams
AONB Planning Advisor

