Planning

Proposal

October
2026

PROJECT PROPOSAL

The Stables, Vron Farm, Llewelyn Road, Tanyfron
LL11 5TW

09.10.26 Rev A

Prepared by :

haus97

Prepared for :

Wrexham County Borough Council

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01 Introduction

Project Address:

The Stables,
Vron Farm,
Llewelyn Road,
LL11 5TW

Applicant:
Ms Angela Swarbrick-Harvey

Agent/Designer:
Haus97

Proposal:
Due to the removal of permitted development rights under an Article 4 Direction, permission is sought for the replacement of the existing front entrance door and installation of photovoltaic panels to the south-facing roof.

The application also seeks retrospective planning permission for stone veneer already applied to the existing boundary wall.

02 Existing

The existing dwelling is a converted stone barn and is neither listed nor located within a conservation area. A low brick wall, approximately 300mm high, defines the property boundary.

The applicant has clad the existing brick boundary wall with stone sourced from Vron Farm, reflecting the character and materiality of the existing dwelling and surrounding buildings.

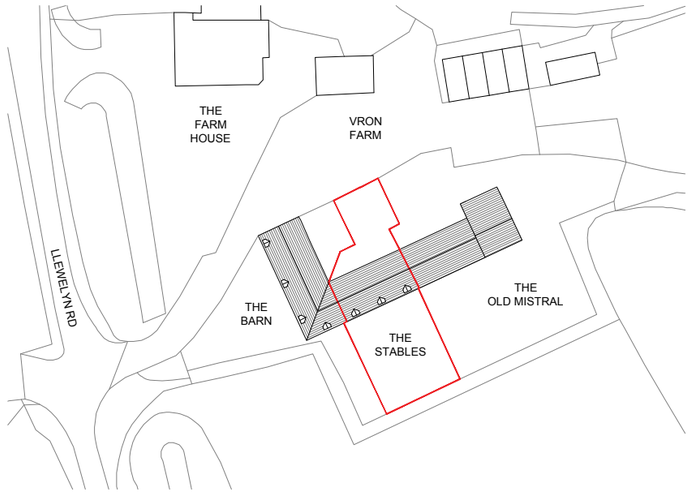


Figure 1: Existing Site Plan - NTS

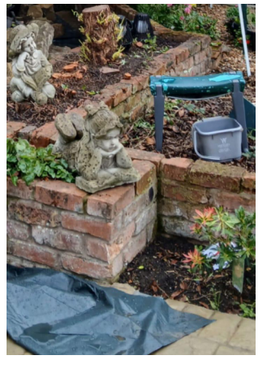


Figure 2:
Existing Brick Boundary Wall



Figure 3:
Existing Brick Boundary Wall



Figure 4:
Entrance Door

03 Proposed

The proposed front entrance door will be designed to complement the existing barn character of the dwelling.

Marley SolarTile® roof-integrated photovoltaic panels are to be installed, or similar approved equivalent, to the south-facing rear roof slope. Panels will have a dark finish selected to closely match the existing roof tiles and provide a low-profile, integrated appearance. Final model, number and layout will be subject to specialist technical and structural assessment.



Figure 5: Proposed Site Plan - NTS



Figure 6:
Stone Clad Wall

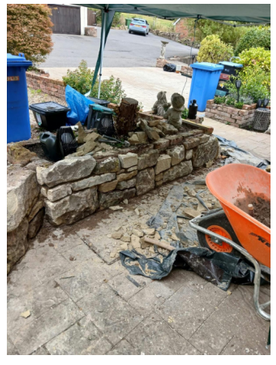


Figure 7:
Stone Clad Wall



Figure 8:
Proposed Entrance Door - Barn-style