



Householder Planning Application

For Ms and Mr Davies and Quick

At:

Wernfach, Pont-Y-Wal Lane, Bronllys, LD3 0NA

**Resubmission of application 23/0178/HH for the erection of two storey extensions  
(to replace existing side porch and rear extension).**

## **Introduction**

This statement has been prepared by CO2 Architects to provide sufficient background information to validate and determine the application. This application should be read in conjunction with the attached drawings. If further information is required for further clarification, do not hesitate to contact us.

## **Planning Statement**

This application has been prepared as a resubmission following the previously refused application 23/0178/HH.

It was noted in the previous delegated report that the scheme, despite significant in scale, was considered to enhance the existing dwelling, providing a superior design, and was therefore considered to be acceptable. The overall decision deemed that the proposed development was acceptable in terms of design but did not comply with relevant planning policy due to the absence of a PEA.

Following the completion of a PEA, we worked closely with KG ecology to develop a proposal that would have no impact on the bat roosts located below the barge board of the south-east elevation. This led to an iterative design process around the roof form, ultimately resulting with the scheme as presented. Given there is no negative ecological impact we therefore trust that the application is now in a position to be deemed acceptable.

## **Bats and biodiversity enhancement**

Please refer to the associated Bat Report produced by KG ecology

## **Phosphates**

As the proposal is for a residential extension the LPA can screen this application out of a need for an HRA.

## **Summary**

These proposals present an opportunity to enhance a built asset and the investment will ensure the buildings defining character and appearance is maintained for current and future generations. The proposed changes and materials used a successful balance between making the buildings function sustainably and preserving the historic form and original built fabric. We therefore trust that this application will be supported.