

PLANNING STATEMENT APPENDICES - August 2026

Appendix A – Existing Dwelling Photographs

This appendix contains photographs of the existing dwelling at Graig Madoc, showing its current form, scale, materials and relationship with the immediate surroundings. The images are provided to demonstrate the established residential context of the site prior to development.

Figure 1: Front and side elevation view



Figure 2: Rear Elevation



Figure 3: Rear patio and garden – no existing trees will be impacted. They will remain 10- 15 metres from proposed rear extensions



Figure 4: Side elevation and view of garage
(Flat roof has been replaced due to storm damage)



Appendix B – Local Character & Neighbouring Properties

This appendix includes photographs of neighbouring and nearby properties within the locality, illustrating the prevailing rural character, traditional forms and material palette, including stone-built dwellings.

The photographs are provided for contextual purposes only, to demonstrate local character and to show how the proposed stonework, slate roofs and overall design approach have been informed by the surrounding vernacular.

Figure 5: Llanmihangle Farmhouse



Figure 6: River Cottage



Figure 7: Cartref



Figure 8: Listed Bridge that leads to Graig Madoc



Appendix C – Existing Access & Parking Arrangements

This appendix provides photographs of the existing site access and parking arrangements, including the current garage structure. The images demonstrate the established access point, existing hardstanding, and the limitations of the current garage, which is not capable of accommodating a vehicle or tractor in its existing form.

Figure 9: Access point 1 from the main private road to Graig Madoc.



Figure 10: Access point 2 from the main private road to Graig Madoc.



Figure 11: Side elevation and view of garage



Figure 12: View of garage and proximity to tree / boundary that will be repositioned (moving away from established tree and hedgerow).



Appendix D – Trees, Hedgerows & Landscape Features

This appendix contains photographs of existing trees, hedgerows and landscape features within and adjacent to the site. The images demonstrate the maturity and importance of these features, which have directly informed the siting and design of the proposed development, including the repositioning of the garage to protect established vegetation and maintain landscape openness. Plus, photographs of works already carried out – planting of trees and rebuilding / strengthening hedgerows.

Figures 13 and 14: New tree planting



Figure 15: Rebuilding hedgerows



Appendix E – Aerial Photography & Wider Site Context

This appendix contains aerial imagery of Graig Madoc and the surrounding area, including neighbouring properties and the wider landscape context.

The aerial images are provided to demonstrate:

- The established domestic curtilage of the dwelling
- The spatial separation between Graig Madoc and neighbouring properties
- The absence of coalescence or ribbon development
- The relationship of the dwelling to surrounding fields, hedgerows, trees and Green Wedge land
- The existing access routes in the context of the wider highway network.

The aerial imagery demonstrates that:

- The site sits comfortably within its own plot
- Proposed development would remain contained within the existing domestic envelope
- The openness and function of the Green Wedge would be preserved
- No encroachment toward neighbouring land or boundaries is proposed

The images are included for contextual and illustrative purposes only and are intended to support the assessment of landscape impact, openness and spatial character.

Figure 16: Graig Madoc

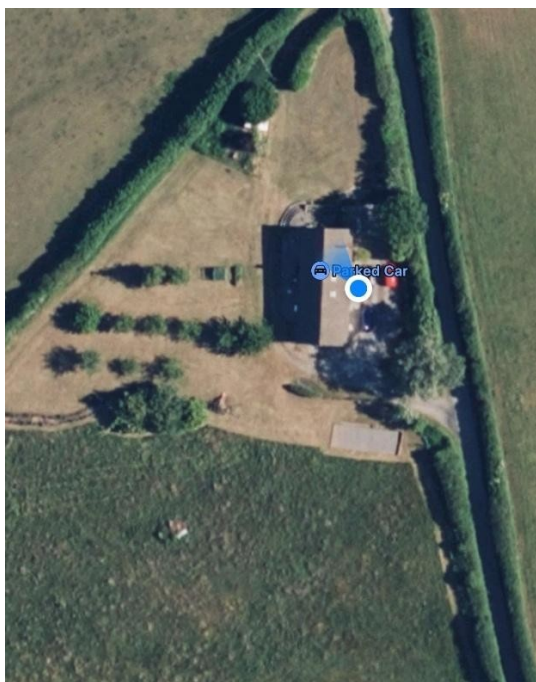


Figure 17: Llanmihangle Farmhouse

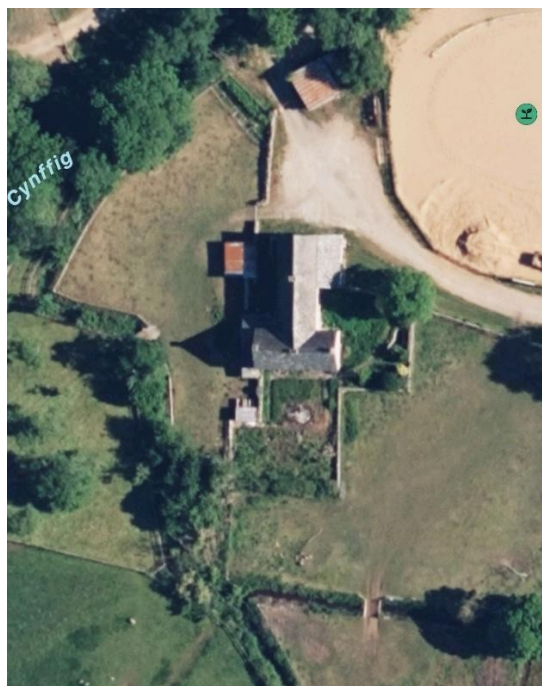


Figure 18: Cartref



Figure 19: Llanmihangle Mill Farm

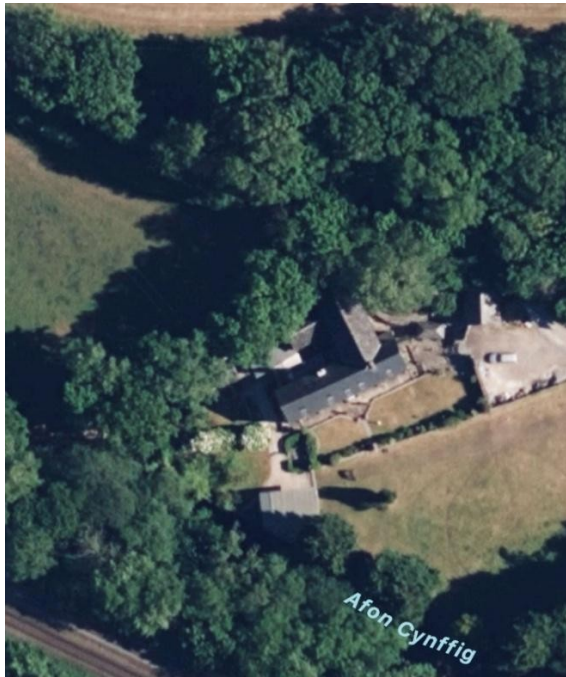


Figure 20: Wider site context



Appendix F – Concept Sketches, Precedent Imagery & Indicative Site Plan

This appendix includes early-stage illustrative material provided to support the planning application.

F1 – Concept Sketches and Massing Models of Proposed Development

The following are simple sketches to demonstrate the general form, scale and massing of the proposed rear extensions and garage arrangement. Design Fundamentals are:

- Rear-only positioning of extensions
- Subservient relationship to the existing dwelling
- Overall proportionality within the established domestic envelope. The sketches do not represent final design, materials or detailing

Figure 21: Rear elevation concept sketch

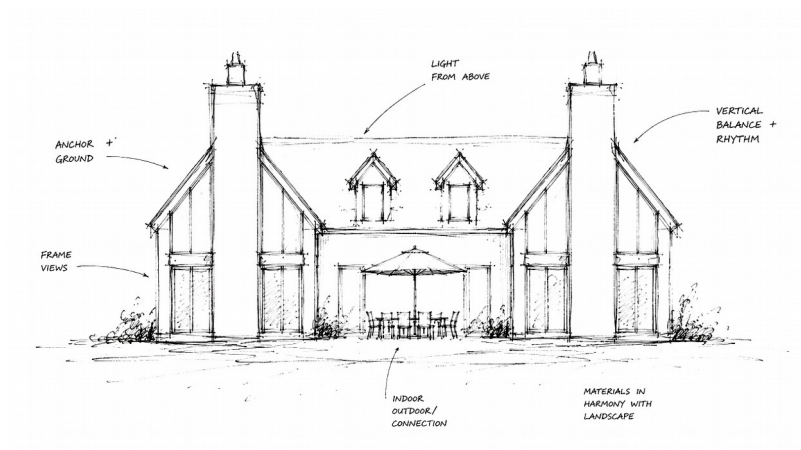


Figure 22: Floor plan concept sketch

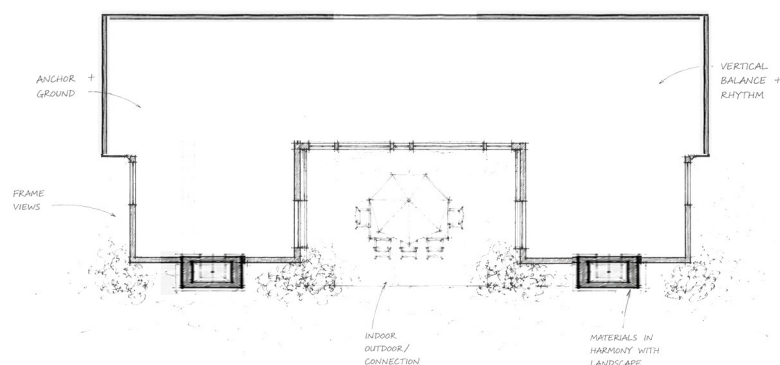
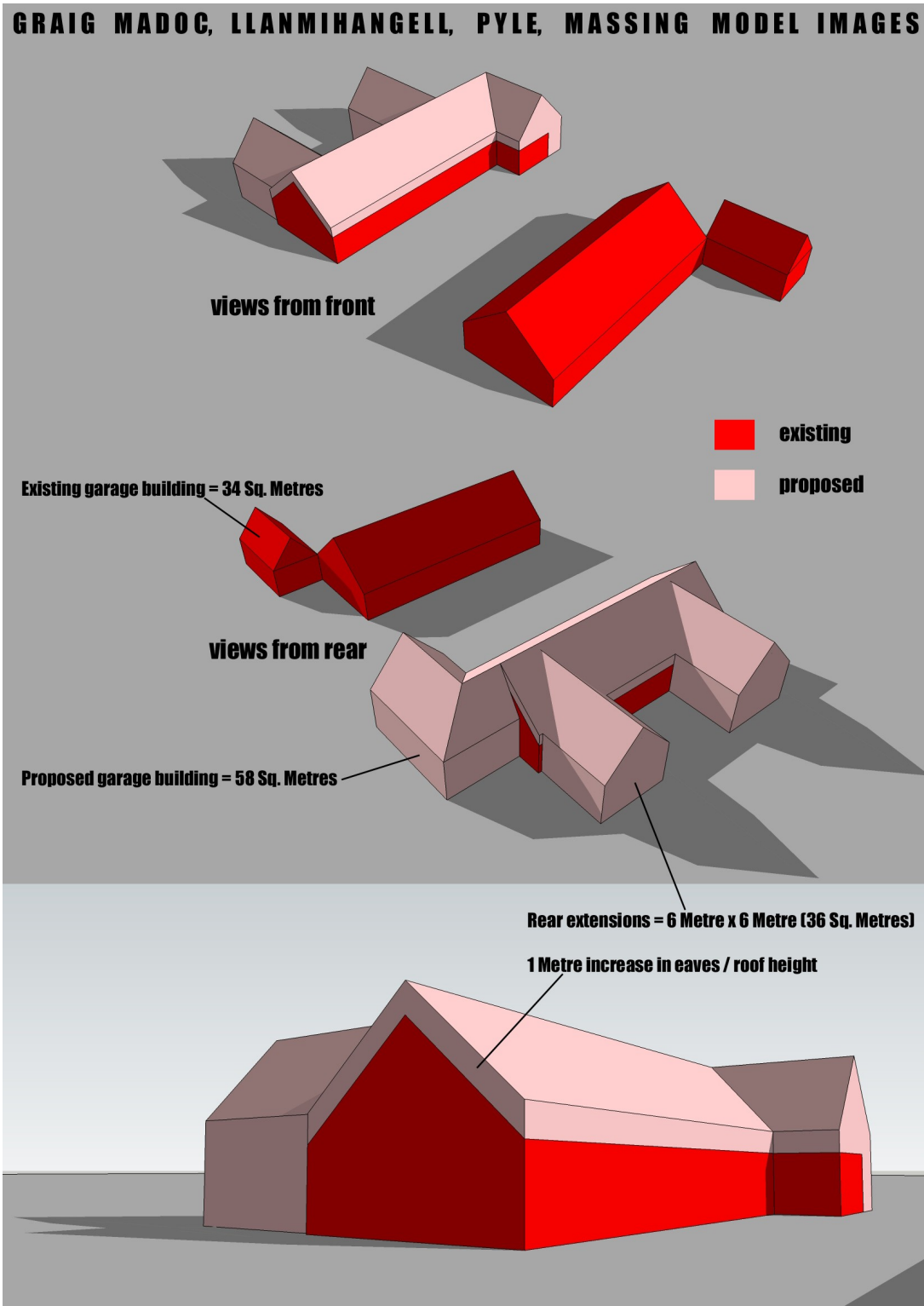


Figure 23: Early massing models



F2 – Precedent / Inspiration Images

The following are reference images to give an indication of the external and internal appearance of the proposed. These overall design aesthetic is to include:

- Stone-clad domestic buildings in rural settings
- Vaulted and proportionately scaled extensions
- Traditional forms interpreted in a contemporary yet restrained manner

Please note that the images shown below are provided for design inspiration only and are not intended to suggest direct replication. They are included to help communicate the design direction, material approach and rural character being considered.

Figures 24 and 25: Combination of stone, slate, timber and glass



Figure 26: Internal vaulted spaces with exposed oak framework



F3 – Indicative Site Plan Sketch

An indicative sketch site plan showing:

- The existing dwelling
- The approximate location of proposed rear extensions
- Existing access arrangements
- Key landscape features including trees and hedgerows

The site plan sketch demonstrates that:

- Development remains within the established domestic curtilage
- No encroachment toward boundaries is proposed
- Trees and hedgerows are retained and respected
- The openness and spatial character of the Green Wedge is preserved

Figure 27: Sketch site plan as proposed

