

| Application No. | Application Type                 | Date Valid | Expiry Date | Extension of Time Date |
|-----------------|----------------------------------|------------|-------------|------------------------|
| P/2024/0235     | Householder Planning Application | 21/03/2024 | 16/05/2024  | 07/06/2024             |

| Applicant                                                                                                                                                                                     | Agent Name and Address                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| LYNDA OLIVER<br>GLASCOED<br>LANE FROM B4500 TO GREEN BANK<br>DOLYWERN<br>LLANGOLLEN<br>LL20 7AG                                                                                               | LYNDA OLIVER<br>GLASCOED<br>DOLYWERN<br>PONTFADOG<br>WREXHAM<br>LL20 7AG |
| Description of Development                                                                                                                                                                    | Location of Development                                                  |
| NEWID DEFNYDD O DIR AMAETHYDDOL I DDEFNYDD PRESWYL A CHODI SIED GOED (YN OL-WEITHREDOL) / CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL USAGE AND ERECTION OF TIMBER SHED (IN RETROSPECT) | GLASCOED<br>DOLYWERN<br>PONTFADOG<br>LLANGOLLEN<br>LL20 7AG              |

|                  |     |
|------------------|-----|
| Relevant History | N/A |
|------------------|-----|

| Constraints                          | Applicable | Acceptable | Not Acceptable |
|--------------------------------------|------------|------------|----------------|
| Outside settlement                   | √          | √          |                |
| Inside settlement                    |            |            |                |
| Conservation Area                    |            |            |                |
| Listed Building/ setting             |            |            |                |
| Green Barrier                        |            |            |                |
| Special Landscape Area               | √          | √          |                |
| Flood Risk                           |            |            |                |
| Within Buffer Zone or affecting SAC* | √          | √          |                |
| World Heritage Site                  |            |            |                |
| AONB                                 |            |            |                |
| Phosphates                           |            |            |                |
| NBB/GIS                              | √          | √          |                |

| Local Planning Guidance   | Acceptable | Not Acceptable |
|---------------------------|------------|----------------|
| 7 landscape               | √          |                |
| 13 housing in countryside | √          |                |
| 21 space around dwellings | √          |                |

|                 |   |  |
|-----------------|---|--|
| 32 biodiversity | √ |  |
|-----------------|---|--|

| Key Issues          | Acceptable | Not acceptable | Observations Below | N/A |
|---------------------|------------|----------------|--------------------|-----|
| Residential Amenity | √          |                | √                  |     |
| Design              | √          |                | √                  |     |
| Highway safety      |            |                |                    | √   |
| Parking             |            |                |                    | √   |
| Conservation/LB     |            |                |                    | √   |
| Ecology             | √          |                | √                  |     |
| Trees               | √          |                |                    |     |
| Other               |            |                |                    |     |

### KEY PLANS AND PHOTOGRAPHS (All plans and photos on Civica file)

|                               |   |
|-------------------------------|---|
| None – see Civica for details |   |
| Yes – see below               | √ |







## APPLICANT'S SUPPORTING STATEMENT

We chose the site for the shed based on it being the furthest from the apple trees in the garden which are veteran age and lichen affected. We also chose this position in order to provide a seating area to supervise our children playing without needing to remove existing hedges for visibility.

Our entire garden contains 5 apple trees, 4 of which are within our residential curtilage. The one apple tree in the eastern agricultural section is a small crab apple, of poor quality. We also have a spread of damson trees across the northern boundary, again of poor quality. Whilst the trees provide no food value to the local community we respect and preserve these trees to upkeep the rural image and biodiversity of the area.

I wish to express that the agricultural zoning of half of my rear garden was not brought up in my property searches when I purchased the property in 2023. This explains how we did not realise the positioning of our shed would require permission. This area of land has been under residential usage for over 10 years based on anecdotal local knowledge and online property market historical data. It is not divided from the residential section in any way, the natural boundary is the hedge dividing our property from the green lane on the east side.

The garden shed also serves to screen ourselves from the green lane which is used by 4x4 vehicles and dirt bike "green-laners". Upon moving to the property we found the use of this lane provided a noise nuisance and reduced the privacy of our garden. We feel that the shed enhances our children's safety given there could be an accident in the green lane causing ingress to our property boundary.

| CONSULTATION RESPONSES | Consulted | Supports | Comments | Objects | No objection/<br>no comments | No response |
|------------------------|-----------|----------|----------|---------|------------------------------|-------------|
| Community Council      | √         |          |          |         | √                            |             |
| Local member(s)        | √         |          |          |         |                              | √           |
| Highways               | √         |          |          |         |                              | √           |
| Public Protection      | √         |          |          |         | √                            |             |

|                         |   |  |   |  |   |   |
|-------------------------|---|--|---|--|---|---|
| Natural Resources Wales | √ |  | √ |  |   |   |
| Welsh Water             | √ |  | √ |  |   |   |
| Contaminated land       | √ |  |   |  | √ |   |
| Neighbours              | √ |  |   |  |   | √ |

## KEY COMMENTS MADE

Community Council and Local Member: N/A

Consultees: NRW comments re phosphates and protected species

Neighbours: N/A

Others: Ecology officer: recommends condition for NBB

## MAIN ISSUES

Change of use.

Advice from lead officer: this application was acceptable as this is a householder scheme as it's on the curtilage of the site of which they have extended the garden into the adjacent area along with erecting the building within this extended area. It was the previous owners that had extended the curtilage, Lynda and her husband had only recently bought the property and had not realised the area in discussion was not part of the curtilage as it is evident visually it is a 'garden area'.

Landscape impact

The structure does not detract from the visual amenity and special character of the area.

Residential amenity

No issues arise

Ecology

NBB/GIS form now received

## CONCLUSION

The proposal complies with adopted policies and guidance and will have no adverse impacts on the landscape or biodiversity.

| RECOMMENDATION             |    |
|----------------------------|----|
| GRANT                      | √  |
| REFUSE                     |    |
| S106 Required              | no |
| Cadw/ WG Referral Required | no |

|                                        |           |
|----------------------------------------|-----------|
| <b>Is application EIA Development?</b> | <b>no</b> |
|----------------------------------------|-----------|

## CONDITIONS

1. In accordance with approved plans
2. Matching materials
3. Domestic use only
4. NBB as proposed

|                                                                       |                    |
|-----------------------------------------------------------------------|--------------------|
| <b>Planning Manager</b>                                               | <b>Date Signed</b> |
| <b>Gwyn Humphreys</b><br><b>Lead Officer – Development Management</b> | <b>05/06/2024</b>  |