TOWN AND COUNTRY PLANNING ACT 1990

PLANNING AND COMPULSORY PURCHASE ACT 2004

PLANNING (WALES) ACT 2015

# PLANNING APPLICATION ON BEHALF OF: IAN SOUTHWELL

## SPRINGFIELD

## BUCK ROAD

## COMMONWOOD

## WREXHAM

## LL13 9TF

## PROPOSED ALTERATIONS AND EXTENSION TO DETACHED GARAGE

# SUPPORTING PLANNING STATEMENT

PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN TO YOUR PROJECT

**PAL Ref: 5069** **December 2024**

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# 1 INTRODUCTION

## 1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Ian Southwell to submit a planning application for extension and alterations to the exterior of the existing detached garage associated to the existing dwelling, comprising works that entail side extension with new upvc fenestration, concrete roof tiles to match existing with render finish; and existing Septic tank to be replaced with Sewerage Treatment Plant in same position as existing.

1.1.2 The host property is Springfield, Buck Road, Commonwood, Wrexham LL13 9TF.

1.1.3 This statement has been produced to explain the design rationale of the proposal and to set out the main planning assessment considerations.

1.1.4 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Town and Country Planning Act 1990, together with Future Wales: the national plan 2040, Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Local Development Plan.

# 2 SITE CONTEXT

## 2.1 THE SITE

2.1.1 The application site is a detached two storey residential property and garage situated on the corner of Buck Road and Borras Road. The site benefits from private drive, amenity space laid to lawn and patio. Despite being within the countryside, this area is a semi-rural built up area of Commonwood.

2.1.2 The application property is bound by fields and neighbouring gardens to all boundaries. The curtilage is well defined through hedging. This provides an effective screen resulting in blocking long distant views and protected neighbouring amenity.

2.1.3 Despite being a rural location the surrounding area is residential and agricultural. The property can be seen in the aerial photo below.



Source: Google Earth

# 3 PLANNING HISTORY

## 3.1 CONTEXT

3.1.1 P/2013/0472 Two-storey and single storey extensions to dwelling - Approved

3.1.2 Permitted development rights remain intact.

# 4 PROPOSED DEVELOPMENT

## 4.1 SUMMARY

4.1.1 The application site relates to a detached dwelling, the property fronts onto a large lawned garden area off the driveway with an existing detached garage. The site lies within Commonwood which is a countryside location.



4.1.2 The application proposal seeks approval for alterations to the detached garage to create additional space. The alterations proposed entail: single storey side extension, additional window, additional door – render and concrete roof tile finish will match existing host property. In addition the existing Septic tank is to be replaced with a new Sewerage Treatment Plant in same position as existing.

4.1.3 By extending the garage the additional space will be conducive to the needs of the applicant.

4.1.4 The materials used in any exterior work will be sympathetic to and in character with the existing dwelling.

4.1.5 The external changes are minor and visually unremarkable and will have no adverse impact to the public realm nor to the character of the countryside location (visual or spatial).

# 5 PLANNING POLICY

## 5.1 INTRODUCTION

5.1.1 The following section of this report references national and local policy contexts and provides a planning appraisal of the acceptability of the proposal from a planning perspective. It will also address all relevant policy areas that can be considered as material considerations.

## 5.2 FUTURE WALES: THE NATIONAL PLAN 2040

5.2.1 Future Wales – the National Plan 2040 is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining, and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems, and improving the health and well-being of our communities.

5.2.2 Future Wales does not contain statements on all land use planning issues set out in Planning policy Wales. It has policies on issues where the Welsh Government considers them a national priority at this time or matters which are distinctly spatial and require national leadership.

5.2.3 Development in towns and villages in rural areas will support local aspirations and need, complementing rather than competing with efforts to grow our cities and towns. Communities in rural areas are strongly supported; the aim is to secure sustainable economic and housing growth which is focused on retaining and attracting working age population and maintaining and improving access to services. In areas designated for their landscape or ecological importance, protection against inappropriate development remains in place. Policy 4 – The Welsh Government supports sustainable and vibrant rural communities.

## 5.3 PLANNING POLICY (PPW)

5.3.1 The Edition 12, February 2024 PPW sets out the Government's planning policies for Wales and how these are expected to be applied. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

5.3.2 The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.3.3 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales

5.3.4 The relevant paragraphs in relation to this application are within Section 3;

5.3.5 Para 3.3 ..” To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area...”

5.3.6 Para 3.9 ..” The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.”

5.3.7 This proposal subject of the application is considered fully consistent with the above PPW objectives.

## 5.4 WREXHAM LOCAL DEVELOPMENT PLAN

5.4.1 The following policies are relevant to the determination of this application and are considered to align with the principles, aims and objectives of PPW and are considered to carry significant weight.

5.4.2 Policy SP6 states that in order to be acceptable, extensions to or replacement of an existing dwelling in the green wedge should be limited in scale and should not undermine the function of the green wedge, in particular in relation to the openness of the area.

5.4.3 Policy DM1: Development Management Considerations states development proposals will be supported provided it respects the site and surroundings and doesn’t unacceptably affect the amenity of local residents

5.4.4 This proposal has considered the policies referenced above to inform the proposed development, there are no important views or long distant views affected by the works proposed and is consistent with the above Local Plan objectives.

## 5.5 GUIDANCE NOTE NUMBER 13: HOUSING IN THE COUNTRYSIDE

5.5.1 This guidance note explains the approach which the Council takes towards dealing with proposals for housing development in the countryside. This proposal entails proportionate works to the existing garage. This proposal does not intend to raise the main roof height.

# 6 PLANNING CONSIDERATIONS

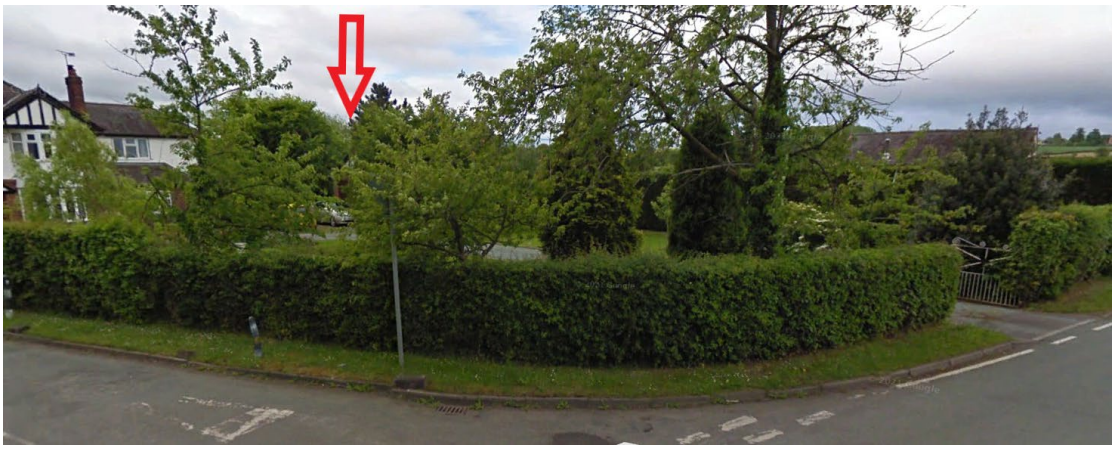
## 6.1 SUMMARY

6.1.1 The current proposal would result in the following works:

• Single storey side extension, additional window, additional door – render and concrete roof tile finish will match existing host property.

• Remove existing septic tank and replace with a new Sewage Treatment Plant (same position in rear lawn).

6.1.2 When assessing the proposals in terms of their impact on the countryside at this location, any change would be negligible given that it is either viewed against the backdrop of the existing dwelling or it turns its back to the open countryside and is totally concealed from wider view by the boundary screening and neighbouring building.





6.1.3 The fenestration additions are not considered to introduce any potential to cause loss of privacy to occupants of neighbouring properties.

6.1.4 The proposal would not give rise to any significant adverse impacts on health and quality of life of existing neighbouring occupants or the future occupants of the proposed dwelling. The development is therefore considered to be consistent with the provisions of PPW and Local Plan in this regard.

6.1.5 Due to its character and appearance, this part of Commonwood clearly forms part of a semi-rural residential area, rather than open countryside.

6.1.6 Due to the particular characteristics of the site, the neighbouring buildings and the design of the development proposed, it should not be a matter of contention that the works would not have a detrimental impact on the wider landscape or character of the area.

6.1.7 For the reasons given, the proposal would not be inappropriate development in the countryside and that the effect of the proposal on openness and character would not be harmful. It would not conflict with Local Plan Policies DM1 and SP6, where they seek to protect neighbour amenity and the countryside and would meet the similar aims of PPW.

# 7 CONCLUSION

7.1.1 The statement should be read in conjunction with the plans and form submitted.

7.1.2 It is considered that the proposals would have no more a materially greater impact on the openness and character of the countryside than the exiting house and garage have, as the garage is totally screened from the countryside, and when visible from the roadside this is at best glimpses, viewed against the backdrop of a residential setting.

7.1.3 The proposal is therefore considered to accord with the provisions of Policies DM1 and SP6 of the Wrexham adopted Local Development Plan and PPW. The overall size and scale of the proposals are considered modest. The design and materials are considered to harmonise with the existing dwelling and preserves the site's character and appearance.

7.1.4 There are no neighbour amenity implications, given the nature of the works and position of the nearest dwellings.

7.1.5 The proposed scheme is of a high standard of design and takes an appropriate approach to the following key design elements:

• The characteristics of the garage have informed both the extent and nature of the alterations.

• The proposed development is of a scale and design that is consistent with the appearance of the original garage.

• The alterations would be of appropriate materials and finishes to reflect the context of the site and surroundings.

• The proposed development would not impact upon the amenities of neighbouring properties.

7.1.6 We therefore respectfully request that this application is granted without delay.