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

ALTERATIONS TO GARAGE (APPROVED UNDER P/2024/1659) AND CONVERSION TO GRANNY ANNEX/ANCILLARY RESIDENTIAL ACCOMMODATION

SUPPORTING PLANNING STATEMENT

PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN TO YOUR PROJECT

PAL Ref: 5069 **May 2025**

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P/2024/1659 Decision Notice for alterations and extension to the garage - Approved

1 INTRODUCTION

1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Ian Southwell to submit a planning application for alterations to an existing garage (already approved under P/2024/1659) in combination with conversion of the extended garage into a granny annex/ancillary residential accommodation.

1.1.2 Works already approved under planning permission P/2024/1659 comprise a 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.

1.1.3 The use of the annex will be to accommodate elderly parents and occasional use by visitors/family visiting occupants of Springfield.

1.1.4 The host property is Springfield, Buck Road, Commonwood, Wrexham LL13 9TF. The detached garage is located alongside the existing main house.

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

1.1.6 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), TAN 12 : Design, TAN 5 : Nature Conservation and Planning, and the relevant policies of the adopted Wrexham Local Development Plan.

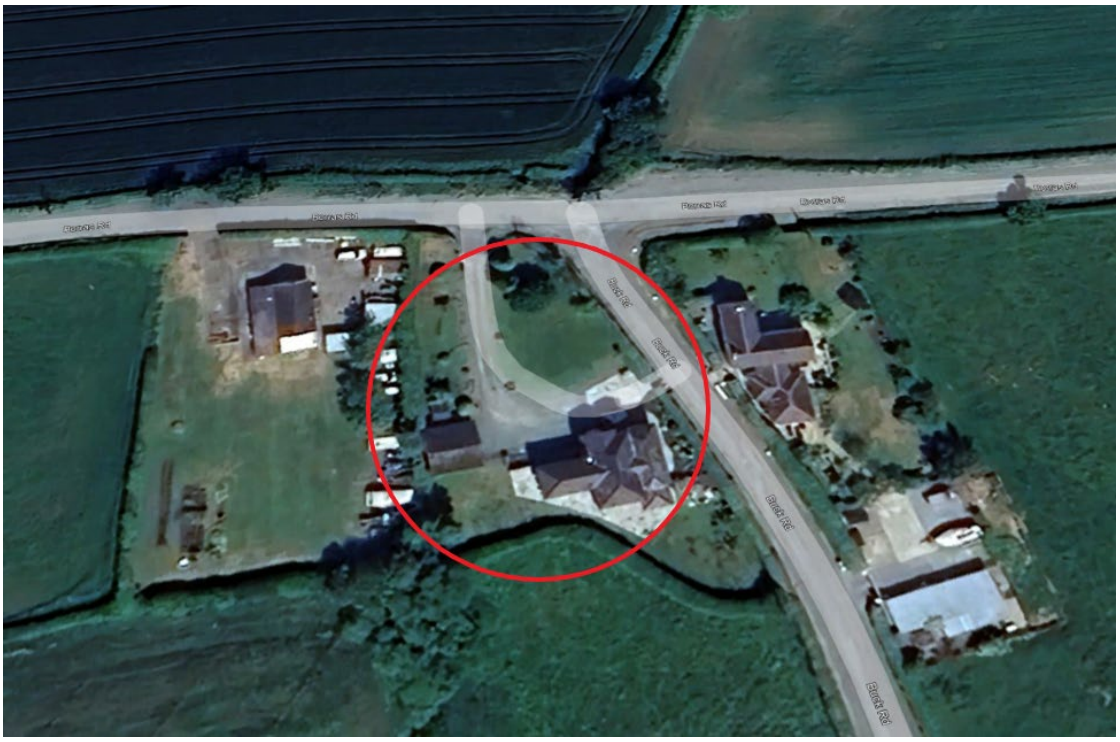
2 SITE CONTEXT

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 with mature 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 P/2024/1659 Extension to garage and replacement of septic tank with sewerage treatment plant - Approved

3.1.3 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 use of the already approved extended garage to allow occupancy by elderly relatives, and when necessary visiting family and friends of the occupants of Springfield.

4.1.3 Already approved alterations to the detached garage will create additional space. The principle of these alterations have been assessed and considered by the council not to cause harm, be compliant to planning policy and cause no detriment to the amenity of neighbours.

4.1.4 By extending the garage the additional space will be conducive to the needs of the applicant to create a one bedroom annex for his elderly parents. The annex will have an area for open plan living, bathroom and lounge. The garden will be shared with the main house, it is large enough for everyone on site to enjoy.

4.1.5 The materials used in any exterior work are already agreed and will be sympathetic to and in character with the existing dwelling.

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 SP12: Design Principles states that in order to be acceptable all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places – the alterations proposed have already been approved and considered acceptable.

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 and the occupancy as ancillary residential accommodation causes no harm to the amenity of the

nearest neighbours due to separation distances, continuation of residential use that already exists on site and screening by buildings and vegetation.

5.4.5 Policy H6 relates to Proposals for the conversion of existing buildings to self-contained flats or Houses in Multiple Occupation will only be supported where the proposal satisfies the criteria, they being:

i. Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality; **it is, and alterations already approved** and

ii. In order to ensure that the cumulative impact of development would not lead to the over concentration of HMOs in the locality to the detriment of community cohesion or residential amenity: **N/A, this is not a HMO**

a) The proposal does not result in more than 10% of all residential properties within a 50m radius of the boundary of the application site being HMOs; and

b) There is a gap of at least two class C3 dwellings or other buildings not in use as HMOs between the development and any existing HMOs; and

iii. The proposal does not have an adverse effect on local parking provision; **it does not, there is plenty of parking and turning space that exists within the site, this is multigenerational living and will not generate anything more than the residential use currently can generate when the house has visitors or is fully occupied**, and

iv. The proposal will not have an unacceptable effect on the amenity of the occupiers of nearby properties or adversely impact upon the operation of nearby business premises; **it will not, this is already a residential property that generates family noise** and

v. Provision is made for a satisfactory standard of amenity for the occupiers of the development, including the provision of a drying area, bin storage and cycle parking and private outdoor amenity space. **The garden is very large and has capacity to provide separate bin storage and drying space if required (they may want to share) and private amenity space will be allocated as the family sees fit.**

5.4.6 The proposal of an annex in this location is consistent with the above Local Plan objectives.

5.5 TAN 12: DESIGN

5.5.1 PPW sets out the Welsh Government's land use planning policy in respect of 'Promoting sustainability through good design' and 'Planning for sustainable buildings', which includes the role of local planning authorities in delivering good sustainable design. The principle of design has been accepted by the council when determining P/2024/1659, for the alterations and extension of the existing garage.

5.6 TAN 5: NATURE CONSERVATION AND PLANNING

5.6.1 This Technical Advice Note provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

5.6.2 The Green Infrastructure Statement was accepted by the council when determining P/2024/1659, for the alterations and extension of the existing garage. The ancillary residential use has no additional adverse impacts on biodiversity within the site. What is being proposed will contributeto the protection and improvement of the environment.

6 PLANNING CONSIDERATIONS

6.1 SUMMARY

6.1.1 The current proposal would result in the following works:

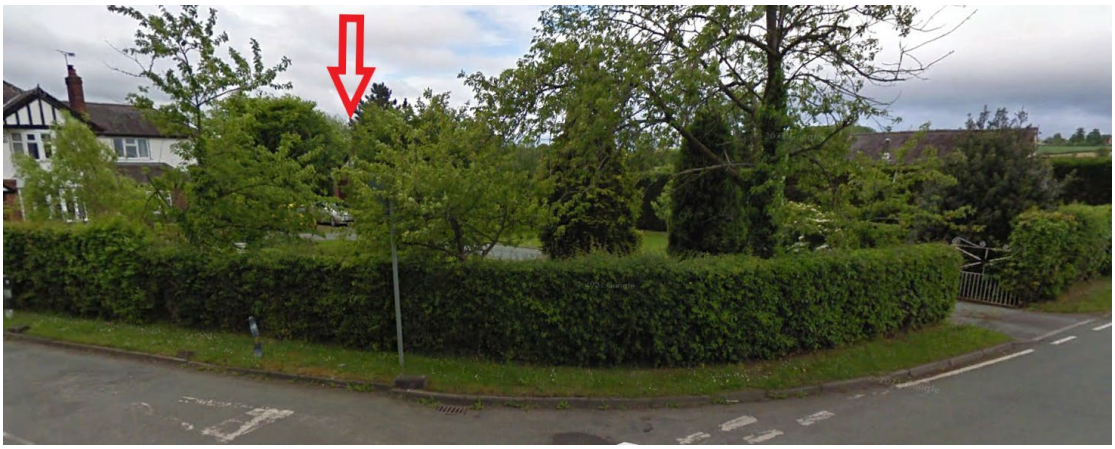
• Single storey side extension, additional window, additional door – render and concrete roof tile finish will match existing host property.

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

• Change the use of the outbuilding to an annex.

6.1.2 Residential annexes, also known as 'granny' annexes and ancillary residential accommodation, are a common form of development that allows relatives to live with their family but with a degree of independence.

6.1.3 When assessing the proposals in terms of its impact on the countryside at this location, any change would be negligible given that it is an established residential property and 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.





6.1.4 The fenestration additions are not considered to introduce any potential to cause loss of privacy to occupants of neighbouring properties by overlooking, as the windows do not look directly towards any other nearby properties and the boundaries are screened.

6.1.5 Both the works and the use as an annex 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, as the annex is 'ancillary' to the existing dwellinghouse and its occupants have a connection with those who occupies the existing dwellinghouse. The development is therefore considered to be consistent with the provisions of PPW and Local Plan in this regard.

6.1.6 The planning unit remains unchanged, in this case the 'primary use' is the existing dwellinghouse, with the ancillary annex which is closely linked and subservient to it, and the associated garden (Use Class C3a).

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

6.1.8 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, H6, and SP12, 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 amenity of neighbours or the openness and character of the countryside than the exiting house and garage have. 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, H6 and SP612 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 use and 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.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

APPENDIX A

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

Applicant Mr Ian Southwell

Agent Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United
Kingdom, CH3 8EG

Reference P/2024/1659

Date Received 09/12/2024

Decision Date 27/03/2025

Town and Country Planning Act, 1990

Location of Application

SPRINGFIELD, BUCK ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9TF

Description of Application

ESTYNIAD I GAREJ A NEWID TANC SEPTIG AM UNED TRIN CARTHFFOSIAETH

EXTENSION TO GARAGE AND REPLACEMENT OF SEPTIC TANK WITH SEWERAGE TREATMENT PLANT

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	27/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Ian Southwell

Reference P/2024/1659

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TARVIN, United
Kingdom, CH3 8EG

Date Received 09/12/2024

Decision Date 27/03/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):333/SBR/PL/004 REV B, 333/SBR/PL/003 rev a, 333/SBR/PL/002 rev a

3. The external surfaces of the building(s) shall be constructed of the materials specified on 333/SBR/PL/004 REV B

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement 9th December 2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.