Wrexham County Borough Council
Planning Service
16 Lord Street
Wrexham
LL11 1LG

BWEL/01
11th June 2025

Dear Sirs

ADDRESS: PARK LANE, PARKSIDE, ROSSETT, WREXHAM, LL12 0BL
APPLICATION REFERENCE: PLANNING PORTAL PP-13915935

On behalf of our Clients, , we are hereby pleased to submit the aforementioned planning application to Wrexham Borough Council for determination.

The Application seeks full planning permission for the following:

> ***"Change of use and conversion of existing building from Cattery (Sui Generis) to 1 no. dwellinghouse (C3) and associated works, including a side extension, and creation of new driveway"***

Details of the proposed works are documented later in this submission.

Application Documentation

The Application comprises the following information:

- Application Form and Certificate A;
- Site Location Plan/Block Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Floorplans and Elevations (existing and proposed);
- Green Infrastructure Statement;

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- Photographs of existing building;
- This Covering Letter.

The requisite application fee will be paid by our Client via the Planning Portal.

The Property and Background

This Application relates to an existing detached building located on Park Lane, Rossett, Wrexham, LL12 0BL (hereafter referred to as the "Property"), which was historically in use as a Cattery (Sui Generis use class). This use has long ceased and the building has remained vacant ever since.

The Property was granted planning permission in 1990 and since its construction has served only as a Cattery.

The proposed residential curtilage of the Property is as per that shown on Drawing Ref. L01 submitted as part of the Application, and shown below:

Figure 1: Proposed Residential Curtilage



Source: Mark Willacy Architects Drawing Ref. L01

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Details of the Property's planning history are provided below:

- **Application Ref. ROS 18228** – planning permission granted by Wrexham Borough Council on 13th June 1990 for the erection of a Cattery and the construction of a new vehicular access; and

- **Application Ref. P/2005/0176** – planning permission granted by Wrexham Borough Council on 9th September 2005 for the extension to an existing building to provide store, office and additional accommodation for cats.

Application Ref. ROS 18228 was lawfully implemented.

However, Application Ref. P/2005/0176 was not implemented and as such, the existing building is per the original building constructed in accordance with the plans approved under Application Ref. ROS 18228.

Proposed Use and Works

As outlined above, detailed planning permission is now sought by the Applicant for the following:

> ***"Change of use and conversion of existing building from Cattery (Sui Generis) to 1 no. dwellinghouse (C3) and associated works, including a side extension, and creation of new driveway"***

Table 1 below provides floorspace and volume details of the *original* and *existing* building, and that now *proposed* as part of this Application:

Table 1: Details of Site Area, and Existing and Proposed Floorspace

	Area and Floorspace
Red-line site area	9,693 square metres (0.96 hectares)
Original and Existing Building	52.64 square metres
Additional Floorspace Proposed	15.79 square metres (Side Extension of 6.32m Width x 2.57m Length x 4.6m Height)
Total Floorspace Proposed as part of this Change of Use Application	**68.43 square metres**

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The proposed dwelling, inclusive of the side extension, will comprise a total of 68.43 square metres of floorspace.

This represents a **30% increase** (15.79 square metres) in total floorspace over the *original* and *existing* building position.

There will be no increase in the building height; the current and proposed ridge height is 4.6 metres.

The proposed driveway to the new dwelling will utilise the existing area of hardstanding within the Site, accessible from Park Lane, negating the need for the loss of any undeveloped land to accommodate this.

In terms of car parking, off-road vehicular parking space will be provided within the residential curtilage, and through the creation of a formal driveway within the proposed residential curtilage. The remainder of the residential curtilage will be used as domestic garden land.

Details of Proposed Dwelling

The proposed dwelling would have the following characteristics;

- 2 no. bedrooms;
- 1 no. bathroom;
- Kitchen; and
- Living space.

Vehicular access from the Site would continue to be provided from Park Lane.

In respect of measures such as waste management and refuse collection, there is the ability to accommodate outdoor bin storage area located within the residential curtilage.

Development Plan Policies

In assessing the acceptability of the proposed development, we have had reference to the adopted Wrexham Local Development Plan to identify those policies which are considered pertinent in the determination of this Application. These are listed below, together with other relevant material planning considerations:

Land-Use Designation

The Property lies within the designated open countryside, as shown on the Local Development Plan Policies Map. The Property is not subject to any specific land-use designation.

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Other relevant policies of the development plan, insofar as they relate to the proposed development, are set out below:

Wrexham Local Development Plan

- **SP2** – Location of Development
- **SP11** – Transport and Accessibility
- **SP12** – Design Principles and Masterplanning Framework
- **SP14** – Natural Environment
- **SP19 –** Green Infrastructure
- **H7 –** Housing in the Countryside
- **H9 –** Conversion of buildings outside of settlement boundaries to residential use
- **NE3 –** Trees, Woodlands and Hedgerows
- **DM1 –** Development Management Considerations

Local Planning Guidance Notice

Wrexham Borough Council has published the following guidance:

- **LPGN 3** – Converting Rural Buildings
- **LPGN 13** – Housing in the Countryside
- **LPGN 20** – House Extensions

It should be noted that the above Local Planning Guidance Notes were prepared to provide additional guidance to policies contained in the now replaced Unitary Development Plan (UDP). Accordingly, the weight to be attracted to these Guidance Notes now needs to be considered having regard to their consistency with the new policies contained in the Local Development Plan, and Planning Policy Wales Edition 12.

Planning Policy Wales Edition 12 (February 2024)

Planning Policy Wales Edition 12 (PPW12) is the key material planning consideration of relevance to this Application. PPW12 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable development as the process by which to improve the economic, social, environmental and cultural well-being of Wales, and proposals should seek to promote sustainable development.

Paragraph 1.18 re-iterates the presumption in favour of sustainable development.

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Within PPW12, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

Placemaking features strongly within PPW12, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.

Chapter 4 of PPW12 includes reference to new housing provision, with the need for a supply of land which is deliverable. PPW12 recognises the role that can be played in the re-use of vacant and under-used land.

Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance conservation objectives with the wider economic needs of local businesses and communities. The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development demonstrated through a Green Infrastructure Statement as required by paragraph 6.2.12. Paragraph 6.2.13 recognises that green infrastructure can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.

Chapter 6 also covers matters relating to flood-risk and drainage. PPW12 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems ("SUDS"), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body ("SAB") before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

Policy Assessment

Having regard to the above, we go on to assess the proposed development within the context of the development plan and other material planning considerations in Table 2 below:

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Table 2: Assessment of Proposed Development within context of the Development Plan

Policy	Assessment
Wrexham Local Development Plan	
SP2 **Location of Development**	This Policy seeks to direct new development to land within the defined settlement limits and employment areas identified on the Policies Map. However, it does not preclude development in the Countryside, subject to compliance with other relevant policy guidance contained within the LDP.
SP11 **Transport and Accessibility**	This Policy seeks to ensure that development is provided in a safe, efficient and sustainable manner, including restricting development that would have an unacceptable impact on the safe and efficient operation of the transport network. In view of the lawful use of the existing building, the proposed change of use would result in a reduction of vehicle movements and would in no way result in any intensification of use. It would deliver an overall betterment to the safe and efficient operation of the transport network.
SP12 **Design Principles and Masterplanning Framework**	The proposed change of use will retain the existing fabric and appearance of the existing building, with the proposed additions to it designed such that they will be of a high quality and sustainable design which makes a positive contribution to the countryside and in no way appears incongruous within its rural setting. This in turn will safeguard the quality of the built and natural environment.
SP14 **Natural Environment**	The proposed change of use of the existing building will in no way result in any adverse impact on the natural environment, including natural landscape features and green infrastructure. A Green Infrastructure Statement is submitted as part of this Application to demonstrate how the proposed change of use of the land and building to a residential can deliver landscape and ecological benefits.
SP19 **Green Infrastructure**	As outlined above, a Green Infrastructure Statement is submitted as part of this Application to demonstrate how the proposed change of use of the land and building to a residential can deliver landscape and ecological benefits. Existing trees and hedgerow features around the Site, together with existing grassland, will be retained and enhanced.
H7 **Housing in the Countryside**	This Policy sets out limited exceptions for housing in the countryside, outside of defined settlement limits. Part (iv) of the identifies the conversion of an existing non-residential building to a dwellinghouse

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Policy	Assessment
	as being acceptable, subject to satisfying the guidance in Policy H9, as considered below.
H9 **Conversion of Buildings outside of settlement limits to residential use**	This Policy allows for the change of use of non-residential buildings in the countryside to a dwellinghouse, where the following criteria can be satisfied: **a) The building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension; and** The building is in good condition, and it is structurally capable of conversion to a dwellinghouse without the need for any extensive alteration, rebuilding, or extensions. This is illustrated through the submitted site photographs and a visual inspection of the building. The extensions which are proposed are considered to be proportionate to the original and existing building and constitute no more than a 30% increase in floorspace over the original and existing floorspace as documented earlier in this letter, to provide a suitable level of habitable living space. The size of the extension is not considered to be extensive, and at a total of 68.43 square metres, would exceed the Welsh Development Quality Requirements for a 2-bedroom, 3-person dwelling (bungalow). **b) The building is worthy of retention due to its appearance, historic, architectural or landscape value; and** The existing building is as per previously approved on the Site under Application Ref. ROS 18228. The design of the building was deemed to be appropriate for a countryside setting, and there is no reason why the building cannot be retained and continue to contribute positively to the countryside through its appearance. **c) The creation of a residential curtilage does not have a harmful effect on the character of the countryside.** The existing building is already subject to a large curtilage area, as shown on OS Mapping. The proposed residential curtilage would not extend beyond the existing curtilage of the Cattery building, as based

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Policy	Assessment
	on the OS Mapping (which the submitted red-line boundary is consistent with).
NE3 **Trees, Woodlands and Hedgerows**	The proposed change of use of the existing building, and associated works, will not result in any unacceptable harm to existing trees, woodlands and hedgerows of significant public amenity, natural or cultural value, or those that provide important ecosystem services. As outlined above, a Green Infrastructure Statement is submitted as part of this Application to confirm that new soft landscaping could sensitively be provided within the curtilage of the proposed dwellinghouse, and to ensure that it assimilates within the countryside and its surroundings.
DM1 **Development Management Considerations**	Having regard to the provisions of this Policy, the proposed change of use of the existing building to 1 no. dwellinghouse will provide for the following: - The re-use of a vacant building which provides for the efficient use of land and an existing building for residential use; - Proposed side extension to the building, the scale and design of which carefully reflect the existing design and character of the building, and its countryside setting; - The proposed change of use would not cause any adverse amenity impact on nearby properties and their occupants, and would offer a betterment in this regard over the lawful use of the building; - The proposal would not give rise to any highway safety issues or parking problems, such that the operations of the local highway network will not be compromised; and - The proposed change of use will not increase the risk of flooding and appropriate drainage measures are capable of being provided, as per those associated with the existing building.

In respect of other material planning considerations:

- **PPW12** – the proposal will align with key objectives set out within PPW12, which encourages high-quality development, and the re-use of vacant and under-used land to deliver new housing. The provision of green infrastructure is encouraged within PPW12, something which the proposal responds to positively;

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- **LPGN 3** – ***Converting Rural Buildings*** – this guidance note provides supplementary guidance to former policies contained within the Unitary Development Plan (UDP). Accordingly, it now attracts limited weight given that the UDP policies have been replaced. Nevertheless, upon review of LPGN3, it is clear that the proposed conversion of the existing building to a dwellinghouse would satisfy the guidelines set out under Part 1 '*Development Principles.'* Part 2 of the guidance is not applicable as the existing building is not in agricultural use. Photographs of the existing building demonstrate its potential and suitability for conversion, as does a visual inspection of the building;

- **LPGN 13** – ***Housing in the Countryside*** – this guidance note provides supplementary guidance to former policies contained within the Unitary Development Plan (UDP). Accordingly, it now attracts limited weight given that the UDP policies have been replaced. Nevertheless, the guidance contained within Parts B (Conversion of Rural Buildings) and E (House Extensions) could be viewed as still offering a steer to proposals such as that now being applied for. On review it is clear that the proposal would satisfy the guidance set out under Parts B and E of LPGN13. The latter allows for extensions resulting in an increase of no more than one third in the floor area of the original dwelling (in this case building) where a) in the case of small dwellings, additional space is essential to meet modern standards, and.b) where a high-quality design is more in-keeping with the character of the original dwelling; and

- **LPGN 20** – ***House Extensions*** - this guidance note provides supplementary guidance to former policies contained within the Unitary Development Plan (UDP). Accordingly, it now attracts limited weight given that the UDP policies have been replaced. Nevertheless, the proposed side extension to the existing building would satisfy the Council's guidance on matters such as separation distances, car parking, trees, design (being subsidiary in scale and appearance), and minimum garden sizes.

As demonstrated above, the proposed development is considered to accord with the relevant policy requirements of the development plan, and the additional guidance contained in Local Planning Guidance Notes (notwithstanding that the latter are predicated on now out-of-date UDP policies).

In respect of other material planning considerations, there is no further guidance contained in any supplementary planning guidance, nor national planning policy, to support a determination of this Application against anything other than the policies contained in the development plan.

<u>Conclusion</u>

The proposed change of use and conversion of the existing building to 1 no. dwellinghouse will protect and enhance the character of the local area through its scale, design and appearance, and deliver an overall betterment to the urban area and streetscene along Park Lane over the lawful use of the land and building.

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There would no harm arising from the proposed development to the local environment, or local/neighbouring amenity.

The proposed replacement dwelling is therefore considered to align with the development plan as a whole, and other material planning considerations.

Summary

We trust that the information submitted as part of this Application is sufficient to enable its validation, and we look forward to receiving confirmation to this effect in due course. In the event that you have any queries, please do not hesitate to contact us.

Yours Sincerely

Steve Grimster
Managing Director

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