

Planning Statement

High Ash
Little Green
Bronington
Whitchurch
SY13 3HH

Conversion of existing outbuilding into a residential annexe and all associated works

Mr Beardmore

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1.0 Introduction

1.1 This Planning Statement has been prepared and submitted in connection with a planning application made to Wrexham County Borough Council ("The Local Planning Authority") for the conversion of an existing workshop outbuilding into a residential annexe (and all associated works) at High Ash, Little Green, Bronington, Whitchurch, SY13 3HH ("the Application Site").

1.2 The proposed development will see a long-term use be provided for an existing workshop outbuilding within the existing residential garden area serving the existing dwelling house at High Ash. It will provide annexe accommodation linked to the enjoyment of the existing dwelling house; facilitating multi-generational living on-site.

1.3 Very limited operational development is proposed as part of the application – ensuring there will be no adverse impacts upon the character of the area, nor upon local ecology.

1.4 This Planning Statement should be read in conjunction with the other documents submitted as part of the planning application, principally comprising:

- Completed Householder Planning Application Form
- Green Infrastructure Statement
- Package Treatment Plant Brochure Details
- Dwg No: 80528 / GH / 001 – Site Location Plan
- Dwg No: 80528 / GH / 002 – Existing Block Plan
- Dwg No: 80528 / GH / 003 – Proposed Block Plan
- Dwg No: 80528 / GH / 004 – Proposed NBB Plan
- Dwg No: 80528 / GH / 100 – Existing Floor Plans
- Dwg No: 80528 / GH / 101 – Existing Elevations
- Dwg No: 80528 / GH / 102 – Proposed Floor Plans
- Dwg No: 80528 / GH / 103 – Proposed Elevations

1.5 This Planning Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

1.6 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.

2.0 The Application Site & Background

2.1 The application site comprises the residential property known as High Ash, along with its associated residential curtilage (approximately 0.31 hectares in area).

2.2 High Ash is a relatively modern residential bungalow constructed with facing red brickwork, set within a spacious plot and accessed via an unclassified public highway.

2.3 Planning permission was granted by the Local Planning Authority in March 2007 for the construction of a workshop with inspection pit within the dwelling's residential curtilage (planning permission reference P/2007/0148). Condition 4 of the planning consent restricts the building's use to that of a workshop only.

2.4 The workshop has now become redundant and given its small scale and siting adjacent to the existing dwelling house at High Ash, it offers a perfect opportunity to be re-purposed into a residential annexe to allow multi-generational living on-site without requiring any significant new operational development.

2.5 The application site is located within the open countryside for the purposes of this planning application.

2.6 An aerial view of the application site and its immediate surroundings can be viewed below, with the application site denoted by the red star:



3.0 The Proposed Development

3.1 The application seeks planning permission for the conversion of the existing workshop outbuilding within the dwelling's residential curtilage, to a residential annexe, to be occupied as ancillary accommodation linked to the enjoyment of the principal (existing) dwelling house on-site.

3.2 The proposed conversion will provide a living area and bathroom on the ground-floor and a bedroom on the existing first-floor mezzanine.

3.3 The only physical change to the exterior of the existing building will be the replacement of the existing garage door within the southern elevation with a new set of windows and matching red facing brickwork.

3.4 The proposed annexe will share parking and garden areas with the existing principal dwelling house on-site.

3.5 Given the minor scale of the proposed conversion and its natural relationship with the existing principal dwelling house at High Ash, it will only be occupied for purposes ancillary to the occupation of the existing dwelling house.

3.6 The application also proposes the replacement of the dwelling's existing septic tank with a new package treatment plant and drainage field; to serve both the existing dwelling and proposed annexe.

3.7 The proposal will facilitate multi-generational living on-site; meaning the Applicant's family can move into the dwelling house without requiring the Applicant to leave their home.

4.0 Planning Policy Context

4.1 *Future Wales: The National Plan* 2040 is the National Development Plan for Wales. The overarching aim of Future Wales is to create a more sustainable, resilient, and inclusive Wales. It places strong emphasis on climate change mitigation and adaptation, reducing carbon emissions, and promoting renewable energy. The plan seeks to improve the well-being of future generations through a balanced approach to economic growth, environmental protection, and social equity. It supports compact and efficient urban growth in key locations, while also safeguarding rural areas and promoting biodiversity.

4.2 It aligns closely with the Well-being of Future Generations (Wales) Act 2015, embedding its principles throughout the strategy. It acts as a national vision that helps coordinate planning decisions at all levels, ensuring they contribute to a cohesive, prosperous, and sustainable future for all of Wales.

4.3 Future Wales recognises the changing nature of society and states:

> ***"Our society is ageing. We need to think about the type of homes in which we will live in the future; where they are; the social and healthcare services that will support us; and the type of places that we as an ageing population would like to live in.***
>
> ***We also need to think about how we will retain and attract young people to all parts of Wales, provide opportunities to support children and young people and promote active lifestyles. Future Wales together with Planning Policy Wales places a strong focus on the places we create through our planning system. Building new houses or infrastructure is not an end itself and we are determined to create places that support our well-being across the whole of our lives".***

4.4 With regards local planning policy, by order of the High Court of Justice, dated 19 May 2025, Wrexham Council's decision on the 20th of December 2023 to adopt the Local Development Plan (LDP) has been quashed. The LDP is no longer part of the development plan for Wrexham and is now un-adopted.

4.5 Thus, the current development plan for Wrexham County Borough comprises Future Wales and the former Wrexham Unitary Development Plan (UDP), which was adopted in 2005 and expired in 2011. As such, there is no up-to-date 'local' development plan for the LPA area in question as things stand.

4.6 It is noted there are no directly applicable policies contained within the Wrexham UDP concerning proposals for new residential annexes within the open countryside. Notwithstanding this, in-line with Policy GDP1, the proposal can be delivered on-site without causing any adverse impacts in planning terms with regards the impacts upon the character and visual amenities of the area, highway safety and parking provision, impacts upon neighbouring residential amenity, the surrounding environment and ecological networks.

5.0 Review of Main Material Planning Considerations

Principle of Development

5.1 As noted, the proposal comprises the conversion of the existing outbuilding into a residential annexe, to provide ancillary residential accommodation associated with the principal dwelling house at High Ash.

5.2 In normal circumstances, the use of an existing outbuilding within the residential curtilage as ancillary accommodation would not require planning permission. It is acknowledged that Condition 4 of planning permission reference P/2007/0148 prohibits the use of the building for purposes other

than as a workshop, however the reason for the condition was to avoid negative impacts upon the amenity of neighbouring residents.

5.3 In this instance, the proposed use as an annexe will not have the potential to cause any adverse impacts upon the amenities of neighbouring residents (and would likely improve the existing situation as noise originating from the workshop would be ceased).

5.4 The proposed conversion will see minimal external alterations to the existing building whilst facilitating multi-generational living on-site. As noted within Future Wales, it should be acknowledged that society is undergoing major changes at the moment, and new opportunities for multi-generational living (where younger generations of a family can care for and support older generations within one planning unit) should be encouraged owing to its societal benefits.

5.5 The subject outbuilding is of a minor scale and is situated within very close proximity to the principal dwelling house on-site. Thus, it is ideally sited and designed to offer ancillary domestic accommodation and the fact it is an existing building means it is a more sustainable option than constructing a new extension or outbuilding.

5.6 In light of the above, the principle of the proposed development is acceptable and consistent with the aims and objectives of both local and national planning policy.

Design & Visual/Landscape Impact

5.7 As noted, only minor external alterations are proposed to the existing building in order to facilitate its conversion, and all materials used will match (as closely as possible) the existing building.

5.8 Given that no significant external alterations are proposed, the development will not cause any negative visual impacts upon the character of the area on this occasion.

Impact on Neighbouring Amenity

5.9 The proposed conversion will provide accommodation ancillary to that of the principal (existing) dwelling house on-site at High Ash.

5.10 As such, there will be no adverse impacts upon the amenity of the existing residential occupiers as the proposed accommodation will simply be an extension of the existing accommodation already on-offer.

5.11 No new openings are proposed within the building in any case, and as such, no new overlooking opportunities will exist.

Ecology, Biodiversity & NBB

5.12 As noted, no significant new operational development is proposed as part of the planning application – with the only external alterations comprising the replacement of the existing garage door with a new set of windows.

5.13 The existing outbuilding is of modern construction and does not have the potential to be in use by bats or nesting birds. In light of this, an ecology survey or preliminary bat roost assessment has not been submitted in support of the application given the low likelihood of any protected species being present.

5.14 It is acknowledged that the site does lie within the freshwater catchment of the Bala Lake and River Dee Special Area of Conservation (SAC) and therefore NRW's *Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation (July 2024)* is of relevance. However, the development as proposed is unlikely to be a source of additional phosphorus or a pathway for additional impacts. The development can therefore be screened out as not likely to have cause significant effect upon the integrity of the River Dee and Bala Lake SAC as it falls within the following criterion in the published advice:

- *Any development that does not increase the volume and phosphorus concentration of wastewater.*

5.15 Given the above, it is noted that no compensatory or mitigation measures would be required as a result of the proposals.

5.16 In any case, a new package treatment plant (and drainage field) is proposed to replace the existing septic tank on site – to serve both the principal dwelling house and the proposed annexe. As such, with regards foul drainage and the water environment an improvement is anticipated.

5.17 In addition, a scheme of measures to ensure a net benefit for biodiversity (NBB) accompanies the planning application along with a Green Infrastructure Statement.

5.18 In light of the above, the development is acceptable with regards its ecological impacts and is in accordance with the requirements of PPW and TAN 5.

Highways

5.19 The vehicular movements associated with the site will remain unchanged as a consequence of the proposal given that a residential annexe is proposed.

5.20 Whilst no new parking and turning areas are proposed, there is sufficient existing space on-site as existing, given that the workshop use would be extinguished.

5.21 It is confirmed that the parking provision on-site will be compliant with the requirements of LPGN 16 (Parking Standards) given that 4 parking spaces already exist on-site.

6.0 Conclusion

6.1 The proposed development will see the conversion and re-use of an existing outbuilding within the residential curtilage at High Ash into a small-scale residential annexe to facilitate multi-generational living on-site. The proposal will re-use an existing building with a close spatial relationship to the existing (principal) dwelling house on-site at High Ash.

6.2 The proposed annexe will be of a minor scale and will not involve any significant new operational development. Thus, there will be no adverse planning impacts associated with the proposed development.

6.3 Therefore, the proposal is fully compliant with both national and local planning policy requirements, and it is respectfully requested that planning permission be granted for the development without delay.