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Wrexham Council Planning Department
Lambpit Street
Wrexham

17th March 2024

Dear Sir or Madam

This is the covering letter for my application for change of use to part of my rear garden from agricultural to residential, and planning application for a garden shed in retrospect.

enjoy outdoor lifestyles with play outside for the
and barbecue lunch meals.

. We use the shed to create a “creativity space” including storage for his craft tools, and a social seating area to supervise our children’s outdoor play.

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.

I thank you for your time in considering my applications and I look forward to hearing from you.

Yours sincerely