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Justification Statement



Statement prepared for:

Mr Neville Roberts

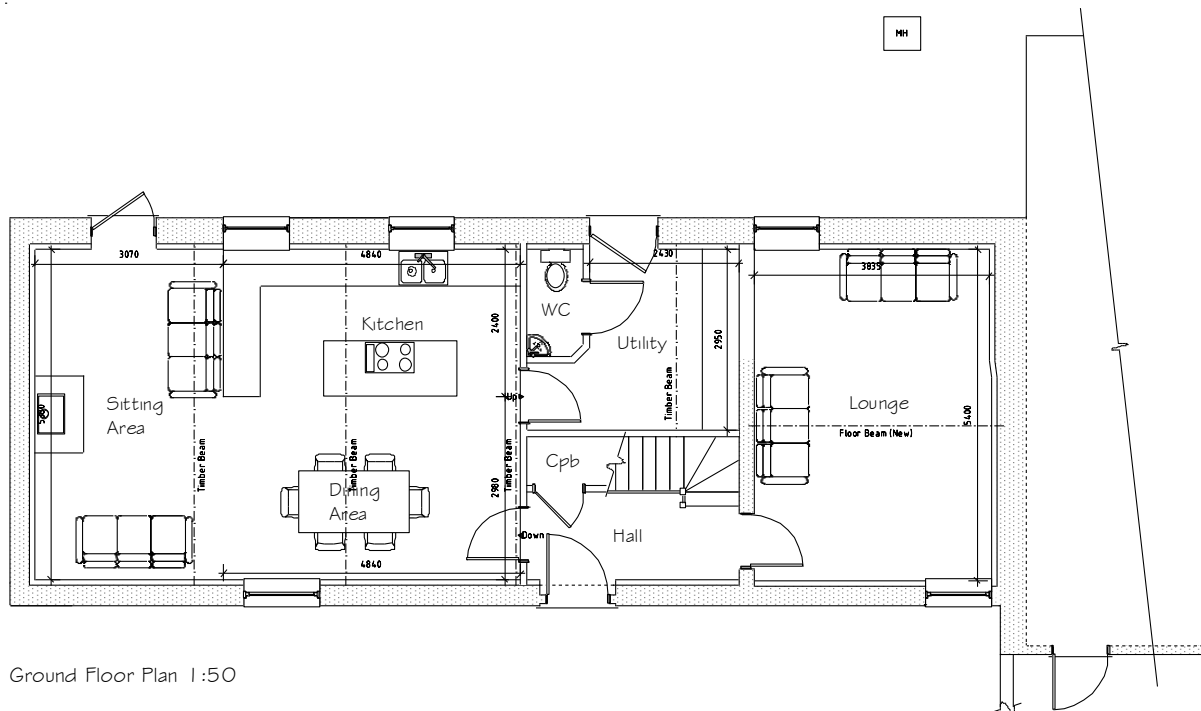
Middle Sontley Farm,
Sontley, Wrexham,
LL13 0YP

Statement required for:

Obtain planning permission on a detached barn to convert to a four-bedroom dwelling.

1.0 Brief

- 1.1** This justification statement was produced by Blueprint Architectural Services on behalf of Mr Roberts to support the application at the property.
- 1.2** The Barn is no longer in agricultural use, its currently being used for storage.
- 1.3** The purpose of this document is to highlight that the Barn is no longer in use for agricultural needs. Commercial development wouldn't be acceptable due to the surrounding properties having already been converted from agricultural buildings to residential properties.
- 1.4** Commercial development proposals for the barn has proven inappropriate in recognition of its immediate surroundings.
- 1.5** In keeping with its characteristics the proposal to convert the existing barn to a four-bedroom dwelling would be the preferred option for this development.



Ground Floor Plan 1:50

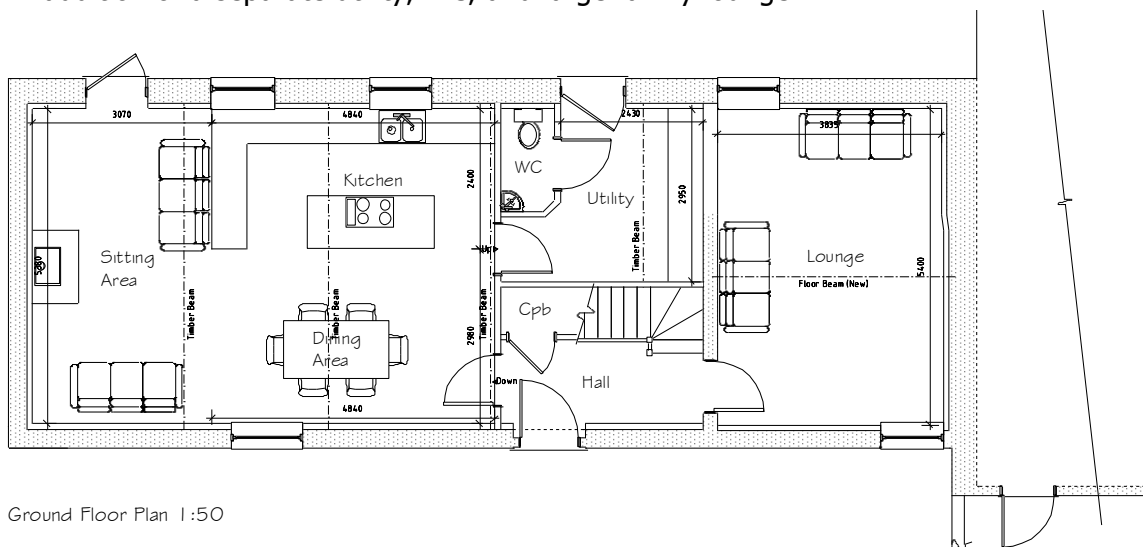
Figure 1.0- Ground Floor Plan

2.0 Conversion

- 2.1** Options for the barn conversion consist of, commercial and residential. To allow for a commercial development would disrupt the immediate neighbouring properties.
- 2.2** There is no longer an agricultural need and non-residential uses have proved inappropriate, due to the effect on the adjacent residential amenities.
- 2.3** The conversion would be undertaken sympathetically with maintaining / restoring the old features whilst following building regulation guidance for a dwelling fit for modern use/ occupancy. Without conversion the building will deteriorate, the structure is underutilised as a private storage area.
- 2.4** Converting to a residential dwelling will revitalise this old brick barn to its former glory without any impact on the surrounding buildings.

3.0 Proposal

- 3.1** The characteristics of the barn are to be retained, allowing the dwelling to compliment the surrounding properties. Using mostly the existing openings for windows and doors really in keeps with the aesthetics of the conversion. All windows are to comprise sealed double-glazed units set in softwood frames painted off white.
- 3.2** The ground floor plan works incredibly well with the space created from the existing barn, allowing for an open spacious sitting area, kitchen, and dining area, with the addition of a separate utility, WC, and large family lounge.



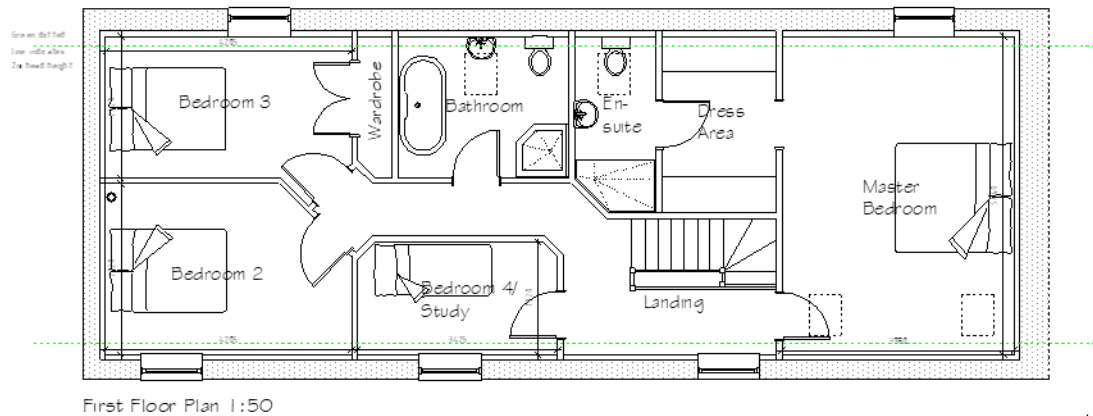


Figure 1.1- Floor Plans

- 3.4** The first-floor plan proposes a large family bathroom with four bedrooms; two double rooms, one master bedroom and one single. The master bedroom allows for a dressing area and an en-suite.



Figure 1.2- Elevations

- 3.5** Only minor rebuild/ repair, is anticipated in order to make the building fit for purpose.

- 3.6** The proposed conversion of the agricultural building to a single dwelling will not derive any adverse impacts and there are no surrounding uses that would likely give risk to harm to future occupants of the building.

4.0 Conclusion

- 4.1** We feel this application to site should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 4.2** Middle Sontley Farm has previously converted adjacent agricultural barns into residential dwellings.
- 4.4** The proposed dwelling will benefit from the existing vehicular access off the road serving the already converted residential properties.
- 4.5** Typical to the many barns in the area that have since been converted into residential use, the barn is considered suitable for conversion into a residential dwelling not only from the above justification, but also can be converted in accordance with Building regulation guidance without altering the appearance of the building structure.

*Document prepared by:
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On behalf of Blueprint Architectural Services*