



**Planning Statement in relation to the
conversion of, and two storey extension to the existing detached
garage to provide ancillary living
accommodation for a family member and office
space for applicant's own use
Barnfields, Mulsford, Sarn, Malpas SY14 7LP**

1.0 Introduction

- 1.1 Barnfields is a detached bungalow standing in a substantial residential curtilage fronting onto the adjacent highway.
- 1.2 To the North West of the house is a detached brick pitched roof garage with an outside staircase to a loft room above, which is situated to the rear.
- 1.3 The front of the garage consists of a double garage door with a bullseye style window above.

2.0 Existing building

- 2.1 The existing building measures 6.4m deep by 5.2m wide and is currently used for garaging and domestic/garden storage.
- 2.2 The garage is approached from the highway by means of a gravelled driveway and there is a large open area for the on-site parking of vehicles.
- 2.3 There is an established hardstanding to the rear of the garage which will be used as the base, as it previously had agricultural buildings on it.

3.0 Proposed alterations

- 3.1 The proposed works are fully set out on the submitted plans and involve both the conversion of the existing garage into residential use as well as a two storey extension to the rear and first floor extension to the Western elevation.
- 3.2 The works in the existing garage ground floor involve the provision of a kitchen and dining area, with toilet/cloakroom leading through to a living room in the ground floor of the proposed extension with associated new window arrangement including removal of the garage door.



- 3.3 At first floor level there will be a pitched roof extension on the eastern side of the existing garage with the retention of the bullseye window in the front elevation.
- 3.4 The first floor layout will include an office, staircase and “Jack and Jill” bathroom and a doorway through to a new bedroom.
- 3.5 There will be two rooflights in the eastern facing roof space facing open fields with large feature windows in the rear elevation providing views over Barnfield's rear garden.
- 3.6 Materials will be to match the existing garage and the host property.
- 3.7 The extension at the rear will be “dog-legged” to retain the existing western boundary and will provide a feature in the layout and elevations.
- 3.8 The accommodation is for the applicant's daughter to live in as she has been brought up in the area and cannot afford a separate dwelling but requires a degree of independent living.
- 3.9 She is a paramedic and as the applicant and his wife are aware that in the future they may require on-site family care.
- 3.10 All facilities will be shared with the house, e.g. power, water, garden, driveway, parking etc, there will be no physical division of the existing curtilage and there will be no separate postal address
- 3.11 In addition, the applicant Edmund Putwain has worked from home part time for the last 16 years and the extension will enable him to use the office in the proposed converted building thus benefiting from better facilities.
- 3.12 The applicant fully understands that a new independent residential unit in this location would be contrary to the Council's adopted housing policy and is aware that any approval will restrict the accommodation to be used solely in association with the main host dwelling and will not be able to be leased, rented or sold separately to the main house and as such accepts the imposition of an appropriately worded condition.

4.0 Planning Policy

- 4.1 It is considered that the specific policies in the Wrexham Unitary Development Plan are as follows:-



GDP1 – Development objectives
PS2 - Development and the Environment

- 4.2 The applicant as previously stated is aware that a condition along the following wording will be imposed on any consent given:

“The annex extension shall only be used for purposes ancillary to the use of the host dwelling as a single dwelling house and for no other purpose”.

- 4.3 It is fully understood that the annex cannot be used as a separate unit of living accommodation and can only be used an ancillary to the main dwelling in accordance with Policy GDP1(f) of the Wrexham Unitary Development Plan.

5.0 Conclusion

- 5.1 Officers and Members, if appropriate, are requested to support this ancillary accommodation for the family member.
- 5.2 The applicant has designed the window arrangement to ensure minimal impact on the adjacent neighbour and written confirmation has been received from the occupier of Silver Birches that no objection is raised subject to the use of the unit and its design being undertaken in accordance with the submitted plans.