



Planning Statement

**Proposed Extensions and Alterations to Cartref, Bedwell Road, Cross Lanes,
Wrexham LL13 0TS**

August 2021

1. Introduction

- 1.1 This Planning Statement is submitted on behalf of Mr and Mrs Baker in relation to the proposed extension and alteration of a residential property known as Cartref at Bedwell Road, Cross Lanes, Wrexham LL13 OTS.
- 1.2 The site comprises a detached house which is understood to have been vacant for some time together with outbuildings, some of which have been demolished by the current owners, garden area and hardstanding/parking.
- 1.3 The site is located in open countryside adjacent to Bedwell Road about 0.5 miles north of Cross Lanes village and 1 mile south of the Wrexham Industrial Estate.
- 1.4 The proposal is to bring the house back into beneficial use, creating a modern family home which is appropriate in size and scale to the site and its setting. The extensions and alterations, which include the incorporation of an existing out building, have been designed to retain the character of the house whilst creating spaces appropriate to modern living.
- 1.5 In addition to this Statement the following documents are submitted as part of the planning application:
 - Location Plan
 - Site plans – existing and proposed
 - Existing and proposed Plans and Elevations
 - Photos

2. The Site and its Surroundings

- 2.1 The site is located adjacent to Bedwell Road in the open countryside between the village of Cross Lanes and the southern edge of the Wrexham Industrial Estate.
- 2.2 The existing three bedroom two storey house was built in the 1950's. It is built of a dark brown brick, with a hipped roof and prominent chimney stacks. It is understood to have been vacant for some years before the present owners bought it.
- 2.3 There were formerly a number of outbuildings on the site but all but one of these have been demolished by the present owners. The retained outbuilding has some character, matching the brick work and roof form of the main house and having slate roof tiles. It contains an office, toilet and potting area and appears to have been used for purposes ancillary to the residential use of the house.
- 2.4 The house sits in a plot of about 0.13ha. The front portion of the plot is roughly rectangular in shape and the house sits in the middle of it. The rear portion behind the house forms an elongated triangle. The house is set back from the road and separated from it by a front garden, 1.5m high brick boundary wall and a line of high hedges and trees.
- 2.5 Bedwell Road is single carriage way road. The application property is served by an existing access to it.
- 2.6 The nearest residential property is about 50m to the north, denoted as 'Daniel' on the location plan. This forms part of a farm complex on which there is a cluster of residential properties and farm/storage buildings. Beyond these, to the north and East on both sides of Bedwell Road, is the SecAnim animal processing plant. Further to the north is the Wrexham Industrial estate which provides a range of employment opportunities.
- 2.7 To the west, east and south of the application site is open countryside, predominantly in agricultural use.
- 2.8 The village of Cross Lanes is less than half a mile from the site to the south. It has a Co-op Food Store which is 0.4 miles from the site, about 8 minutes' walk.
- 2.9 Wrexham town centre which has a full range of facilities and services including, shopping, health, education and leisure is approximately 3.3 miles from the site to the north west and Wrexham railway station is 4 miles.

3. Pre-Application Consultation

3.1 The applicant submitted a pre-application consultation on 12 October 2020. A response was received from Simon Greenland on behalf of the Council on 15 January 2021. A copy is attached as part of the application.

3.2 This states that:

"I would accept the factual statements in the supporting planning statement.

Whilst the extent of additions to the property is significant, the design including the setting back of the two storey extension from the front elevation, the fact that development is within the main footprint of the dwelling, and the use of the existing outbuilding, would mean that the proposal would not be detrimental to visual amenity and would be in proportion to the existing dwelling. There are no affected nearby dwellings and the context of the nearby agricultural and food processing uses would be taken into account.

Overall it is considered that the proposal would comply with adopted policies and guidance as a householder application."

3.3 Following a pre-application consultation, it would be usual to make some changes to the design to respond to the Council's comments. In this case, however, the positive comments mean that no such changes are required. Some small changes have been made but these relate to design development and the applicants' personal choices regarding the proposed living arrangements and do not materially change the proposals. These are described in Section 4.

4. Proposed Development

- 4.1 The proposal is to extend and alter the existing house to provide a modern family home. This includes the incorporation of the existing outbuilding to the rear which is of some character as a rural outbuilding typical of the area.
- 4.2 The proposed extensions wrap around the side and rear of the existing building. The proposed side extension is at two storeys for part of the length of the side (north) elevation. The remainder of the side extension and the rear extension is single storey.
- 4.3 The proposal has been sensitively designed to provide usable and efficient floorspace while maintaining the character of the existing house. Additional space is integrated in such a way as to minimise any impact on the scale and massing of the building. The form has been kept compact to minimise the visual impact of the enlargement of the dwelling. The use of the existing outbuilding further underlines this strategy as it does not add a new visual element but rather streamlines the existing appearance.
- 4.4 As indicated in Section 3 there have been some minor design changes since the pre-application consultation. These are the result of design development and the personal preferences of the homeowners. The updated design is not materially different from that submitted at pre-application stage and therefore the Council's pre-application response is still valid.
- 4.5 The changes include the space formerly designated as a workshop becoming a playroom, and minor revisions to bedroom and bathroom layouts. In addition, the existing outbuilding has been more fully integrated with the main house to provide more usable spaces in a contemporary open plan layout. In addition, the roof form has been simplified, which not only allows for more efficient construction but will also be more in keeping with the property's rural location.
- 4.6 The existing dwelling has a total floor area (ground plus first floor) of 165.2 sq m. The proposed extensions have a total floor area of 110.8sq. m. This represents an increase of 67 %. In addition, the existing outbuilding which it is proposed to convert to residential use is 31.6 sq. m. Adding this to the total of the extended floorspace gives an increase of 86% in the residential floorspace. However, as this is an existing building it would not increase the overall built volume on the site.
- 4.7 The proposed extended dwelling incorporates an integrated garage.

- 4.8 Materials will match the existing and include facing brickwork and render, as scheduled on the application drawings. The roof will be interlocking concrete tiles. The striking chimneys which are a feature of the existing house are replicated in the extension and both existing and new chimneys will be clad in facing brick. The fenestration pattern in the existing house is also replicated on the front and side elevations of the extension. All existing windows will be replaced with white powder coated aluminium frames and the windows in the extension will match, to create a coordinated visual approach. Similarly, all existing rainwater goods will be replaced with new ones with a black finish and those on the extension will match.
- 4.9 The interior will provide light and open contemporary family living spaces. Externally the site will be attractively laid out to incorporate car parking and garden areas.
- 4.10 The site is of generous dimensions and can easily absorb the proposed development without adverse visual impact either in respect of the existing house or any other property. It will have no material impact on the wider landscape, the amenity of residents of other properties in the area or on highway safety.

5. Planning History

- 5.1 A search of Wrexham Council's on-line planning records shows no planning applications on the site itself.
- 5.2 The only applications recorded in the vicinity relate to the animal processing and packing plants some distance to the north of the site.

6. Planning Policy Framework

6.1 Wrexham UDP 1996-2011

6.2 The current Development Plan is the Wrexham Unitary Development Plan (UDP), adopted in 2005.

6.3 Policy GDP 1 General Development Principles

6.4 Policy GDP1 states that all development should (inter alia):

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

6.5 Wrexham Local Development Plan 2 (LDP2) 2013-2028

6.6 The LDP2 is currently being prepared by the Council and will eventually replace the UDP. It was submitted to the Welsh Government and PINS on 30th November 2018. It has been through Examination hearings and the Inspectors have made comments. The Examination period has been extended to allow the Council to respond to Natural Resources Wales' recently published interim planning advice on the potential increase of phosphate levels in river Special Areas of Conservation (SACs) and to undertake further public consultation on this matter. Following this, the next stages will be for the Inspectors to issue their report and the Council to adopt the Local Plan. The Plan can be given some weight because it has reached a fairly advanced stage.

6.7 Policy SP13: Design Principles & Masterplanning Framework

6.8 Policy SP13 states that all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

6.9 Policy DM1: Development Management Considerations

6.10 Policy DM1 sets out a list of criteria that all development must meet. These are broadly similar to those set out in Policy GDP1 of the UDP and therefore they are not repeated here.

6.11 In addition to the UDP, the Council has approved a series of Local Planning Guidance Notes (LPGNs) to amplify Development Plan Policy. Those particularly relevant in this case are LPGN 13 Housing in The Countryside and LPGN 20 house Extensions.

6.12 Local Planning Guidance Note 13 Housing in the Countryside

6.13 LPGN13 states that general advice about extensions is set out in LPGN 20 House Extensions but that because of their potential visual impact, the scale of dwelling extensions in the countryside will be an especially significant consideration. The following guidelines, relevant to the proposed development, will therefore apply:

- extensions must be clearly subsidiary to the original dwelling and should not result in an increase of more than one third in the floor area of the original dwelling. In most cases, extensions up to this size will strike a reasonable balance between providing additional floorspace and maintaining a broad range of rural housing accommodation;
- extensions resulting in an increase of more than one third in the floor area of the original dwelling will only be appropriate:
 - (a) in the case of small dwellings where the additional space is essential to meet modern standards; and
 - (b) where a higher quality design more in keeping with the character of the original dwelling could be achieved;
- this does not imply that all extensions of one third or less will be granted planning permission. Proposals of inappropriate scale and design will be refused due to their adverse impact on the dwelling.
- garages must be proportional to the needs of the dwelling and there will rarely be circumstances where accommodation for more than two cars per dwelling can be justified.

6.14 Local Planning Guidance Note 20 House Extensions

6.15 The LPGN notes that The Development Plan stresses that generally house extensions will be permitted, providing that they reflect and enhance the appearance of the existing property, adjoining properties, and their setting in terms of scale, design and materials. However, there are a substantial number of detailed issues that need to be taken into account in designing domestic extensions.

6.16 The key issues in respect of the proposed development include:

- Extensions should reflect the existing dwelling and should retain the character, scale, design and materials of the original property;
- The size and scale of the resulting extension should not over-dominate the existing dwelling;
- Outside settlement limits, any extension should be clearly subsidiary to the existing dwelling, and should not normally exceed one third of the floor area of the original dwelling;
- the roof of the proposed extension should not be higher than the existing dwelling;

- the extension should leave a minimum of 50 square metres of usable private garden space within the boundary of the site;
- extensions should not result in the loss of parking spaces;
- if there are trees within or adjacent to the property they should be given careful consideration and every effort should be made to retain them;
- the extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties, or be visually overbearing when viewed from adjoining houses.

6.17 The LPGN also sets out specific technical advice in relation to side, front, rear and roof extensions.

6.18 **Planning Policy Wales**

6.19 Paragraph 1.2 that the primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

6.20 Paragraph 3.56 relates to development in the countryside. It states that new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

7. Planning Appraisal

- 7.1 The proposed development meets the Council's guidance on extensions set out in LPGN 20 for the following reasons:
- 7.2 Character, Design and Materials
- 7.3 The extensions and alterations retain the character of the existing house in terms of proportions, brick work, fenestration and the use of hipped roofs and chimneys.
- 7.4 All materials including bricks and roof tiles will match, so far as is possible, those of the existing dwelling.
- 7.5 Scale and Massing
- 7.6 The extensions are clearly subsidiary to the main dwelling. The side extension, which is the only element visible from Bedwell Road, is set 450mm back from the main front elevation and with a lower roof ridge line.
- 7.7 The extension is two storey for part of the side elevation (roughly 50%) and then wraps around to the rear at single storey height. The existing outbuilding at the rear converted to residential use and integrated with the main house.
- 7.8 The design breaks down the mass with a mix of materiality to compliment the existing house through the use of facing brickwork and through coloured render.
- 7.9 The compact design of the extensions fits snugly with the existing building and does not extend its footprint significantly outwards. The design carefully ensures that the mass of the resulting building is visually minimised, for example by ensuring that they are clearly subsidiary to the main building and making use of the existing outbuilding. The extensions are in scale with and proportionate to the original and the new elements integrate seamlessly with the old.
- 7.10 Private Garden Space, Car Parking and Trees
- 7.11 The plot is sufficiently large to ensure that, in accordance with the guidance in LPGN 20, there will be well in excess of 50 sq m of private garden space even after the extensions are added.
- 7.12 The extensions will also not result in the loss of car parking spaces. The new integrated garage will provide one parking space and an additional three spaces are provided externally.
- 7.13 No trees will be affected or required to be removed by the proposed development.
- 7.14 Impact on Amenity of Neighbouring Residential Properties
- 7.15 There are no immediately neighbouring residential properties. The nearest neighbouring house is approximately 50m away and there is no direct relationship between the two in terms of outlook. There will therefore be no

impact on privacy daylight or sunlight to neighbouring properties, nor will there be any impact on their outlook.

7.16 Additional Requirements for Rural Extensions (LPGN 13)

7.17 LPGN states that extensions in the countryside must be clearly subsidiary to the original dwelling and should not result in an increase of more than one third in the floor area of the original dwelling.

7.18 In this case the extensions will be subsidiary to the original but they will amount to an increase in more than one third of the original dwelling.

7.19 LPGN 13 indicates that the reason for this restriction is the potential visual impact of extensions. In this case however, the proposed extensions are in scale with the original dwelling and do not represent a disproportionate addition to it. The site is large enough to accommodate the extensions without giving the appearance of a significantly larger building.

7.20 The LPGN also states that the one third 'allowance' strikes "*a reasonable balance between providing additional floorspace and maintaining a broad range of rural housing accommodation.*" This is not explained in any further detail. However, "*a broad range*" suggests that both larger and smaller properties are required. In addition, given that the house has not been lived in for some years, it has contributed nothing to rural housing requirements during that time. The proposed alterations and extensions mean that it will be brought back into use as a family home and will add to the diversity of rural housing supply.

7.21 The LPGN further states that extensions resulting in an increase of more than one third in the floor area of the original dwelling will only be appropriate:

- (a) in the case of small dwellings where the additional space is essential to meet modern standards; and
- (b) where a higher quality design more in keeping with the character of the original dwelling could be achieved;

7.22 The second of these is relevant in this case. The proposals represent a very high quality of design which results in an extended building which maintains the character of the original and enhances the quality of the accommodation whilst still being appropriate to the setting. It will provide a modern family home which will enhance the range of overall housing provision in the area.

7.23 In terms of the UDP policies, the proposed development also meets the design requirements set out in Policy GDP 1 in terms of scale, design, layout etc.

7.24 The proposed development also meets the objectives of LDP2 and Planning Policy Wales to promote sustainable development as it will make use of existing resources and bring back into beneficial use a vacant family home, thus also enhancing the housing stock in the rural area.

8. Conclusion

- 8.1 The proposal is for the alteration, refurbishment and extension of the vacant residential property at Cartref to provide a modern and liveable family home which is appropriate in size and scale to the site and its setting and retains the character of the existing house.
- 8.2 The proposals are not materially different from those submitted to the pre-application consultation in October 2020 which received a positive response from the Council in January 2021.
- 8.3 The proposals have been designed to a very high quality and meet the criteria set out in LPGN13 under which extensions of more than a third of the existing floorspace may be permitted.
- 8.4 They also meet the relevant design requirements set out in local and national planning policies.
- 8.5 For these reasons the Council is asked to approve the application.