

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING OFFICER – 30th July 2018

APPLICATION NO: P/2017 /0623	LOCATION: BROAD OAK FARM LLYNDIR LANE ROSSETT WREXHAM LL12 0AU	DATE RECEIVED: 25/07/2017
COMMUNITY: Rossett	DESCRIPTION: CHANGE OF USE AND CONVERSION OF BARNs TO 13 RESIDENTIAL UNITS INCLUDING PART	CASE OFFICER: MR
WARD: Rossett	DEMOLITION, ACCESS AND PARKING ARRANGEMENTS	AGENT NAME: CASSIDY AND ASHTON MR GUY EVANS
APPLICANT(S) NAME: MR S TROWBRIDGE		

This application was reported to committee on the 2nd of July. Following a site visit on the 13th of July Members deferred the application to enable further discussions to take place between officers and the applicants regarding potential amendments to address the reasons for refusal

The application was presented to Committee after lengthy discussions had already taken place between officers and the applicants. These discussions did not produce amendments plans that enabled a positive recommendation and I have no reason to believe that further discussions will be productive in so far as addressing the first two reasons for refusal.

I maintain that only the traditional buildings on the site (Barns A and B) are suitable for conversion, with Barn D being of no merit and even with amendments, likely to require extensive alteration and reconstruction in order to convert it to residential use.

The applicants have now submitted details that satisfy the concerns of Highways and Flood Officer therefore those two reasons for refusal can be deleted.

My original report is included below along with an amended recommendation.

THE SITE



PROPOSAL

The application seeks full planning permission for the conversion of agricultural buildings to 13 no. residential units including part demolition, access and parking arrangements.

HISTORY

None relevant.

DEVELOPMENT PLAN

Within Green Barrier and Special Landscape Area. UDP policies EC1, EC5, EC12, GDP1, H3 and T8 apply.

LPG 03 – Converting Rural Buildings, LPG 13 – Housing in the Countryside, LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:	No objection.
Local Member:	Notified 10.08.2017. Supports the proposal.
Welsh Water:	No objection. Condition recommended to ensure no surface/land water connected to the local drainage network.

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Highway Authority:	The proposal has not demonstrated provision of the required passing places and insufficient information has been submitted to adequately demonstrate the highway improvements required along the site frontage. In the absence of this information, the application has not demonstrated that there would be no resultant adverse impacts to highway safety and would conflict with UDP Policy GDP1 (d).
Public Protection:	No objection subject to conditions.
Ecology:	No objection subject to conditions.
Conservation:	Further details required.
Flood:	Insufficient information has been submitted to demonstrate that the proposal would not require culverting or the diversion of a ditch. In the absence of this information it has not been demonstrated that the proposal would not result in adverse impacts, having regard to an increase in flood risk.
NRW:	No objection subject to conditions.
Network Rail:	Condition recommended.
Ramblers Association:	Proposal must not divert or block footpaths Burton 1 and Burton 3.
CPAT:	Level 1 Photographic Survey recommended should be carried out.
Press Notice:	Expired 01.09.2017
Neighbours:	3 no. representations received, 2 from the same property. Concerns raised include the site is no longer in agricultural use, uncertainty over potential proposed use of the adjacent site, visual intrusion into the landscape, loss of openness to the green barrier, overdevelopment of the site, poor design and layout, landscaping has not been adequately considered, no modelling undertaken to assess flood risk, concerns raised in regards to surface water and flooding, the structural integrity of the buildings are questioned, dwellings should be resisted in green barrier, no evidence submitted to demonstrate the site has been marketed, the proposal does not meet principal planning policy, possibility that the scheme is trying to avoid paying an affordable housing contribution by excluding the adjacent site from the proposal, unsustainable location, highway problems created on access routes to and from the site, poor accessibility, no contamination report or tree report submitted, proposal would worsen the existing drainage problems in the area.

Green Barrier

As part of the scheme the proposal would involve demolishing a number of buildings, which would reduce the massing and built form on the site. The proposed site is considered to be contained within the existing footprint and would not extend or encroach any further into open countryside, beyond the existing.

Barn Conversions

The application seeks to convert 3 no. buildings, construct 3 no. buildings and demolish 5 no. buildings and 2 no. structures. The existing site layout with the barns annotated is shown below. Barns A, B and D are proposed for retention and conversion. The remainder are proposed for demolition.



Barn D

Barn D is considered to be of little architectural or historic merit.

Whilst the Conservation Officer states that the building as such can accommodate a greater degree of alteration without compromising the character of the site, LPG 03 states that some buildings of a particular form and construction will not be suitable for conversion.

Furthermore, where the building has no traditional or original features of merit, the design of any conversion should reflect the vernacular character and appearance of other buildings in the locality.

Barn D is a modern, single storey red brick building with what appears to be metal vents along each elevation. Photographs of the building are shown below.





The building is considered has no features of merit or interest which would be worthy of retention. In order to facilitate the conversion of the building, the entire roof would need replacing, as would a large extent of the walls in order to remove the metal vents and replace with openings.

A calculation as to the total amount of re-build required to facilitate the conversion of this building has not been undertaken, however it would appear that the extent at this stage would be relatively significant.

The extent of openings and glazing proposed is also considered to be significant, particularly in the context that there appear to be hardly any openings in the existing building as it stands.

It is considered that the cumulative amount of re-building and insertion of new openings required to facilitate the proposal would be extensive and would go above what is considered to be reasonable by virtue of conversion.

It is considered that the resultant appearance of the building would be domestic in nature and more akin to bungalows or dwellings located within small suburban estates.

The proposal would conflict with Wrexham UDP Policy H3 which, amongst other criteria, seeks to ensure that any building subject of conversion is structurally

sound and capable of conversion without extensive re-building tantamount to the erection of a new dwelling.

The proposal would also conflict with LPG 03 as it is considered to be unsuitable by virtue of its form of construction and having no traditional features of merit. The resultant design and layout of this building is considered would therefore adversely impact on the character and appearance of this countryside locality.

Barns A and B

Barns A and B are considered to be more traditional in appearance and construction with original features, worthy of retention.



There are already existing openings serving both buildings with some of the walls having traditional exterior patterns.

The submitted Structural Survey states that the entire roof of Barn A would need replacing, as do the roof trusses of Barn B.



Provided the re-building of the walls are considered to be limited and any replacement of the roofs are proportionate to the original in terms of scale and height, the conversion of these buildings are considered could be acceptable in principle.

Parking Barns

Three parking barns are proposed as part of the application, involving the construction of three new buildings. No existing buildings would be utilised to facilitate provision of these, conflicting with the guidance set out within LPG 03.

The proposed Site Layout Plan is shown below.



Conclusion

The proposal, by virtue of the existing appearance and form of construction of the single storey building known as Barn D, is considered would be unsuitable for conversion. The extent of re-building and alteration that is required to restore the single storey building referred to as Barn D to a habitable condition, is considered would be tantamount to the erection of new dwellings outside a settlement limit which would conflict with UDP Policies H3 and H5 of the UDP and the provisions set out within LPG 03 and 13.

Overall the cumulative re-build, alteration and construction of new buildings, by virtue of the resultant design, layout and appearance as well as the associated curtilages, is considered would adversely impact on the character and appearance of this open countryside location, the built form and surrounding landscape. The proposal would be contrary to Policies H3 and H5 of the Wrexham UDP and the provisions set out within Local Planning Guidance Notes 03 and 13.

Visual and Residential Amenities: The submitted Site Layout Plan shows the private amenity space serving units 4 – 6 would be along the frontage of these properties, adjacent to the access road leading into the site and visible from the adjacent highway.

Detailed consideration would need to be given to boundary treatments to ensure these do not compromise the traditional character and appearance of this part of the conversion complex, particularly given its highly prominent appearance from the street scene.

The amenity space provided for units 7 – 8 is not considered to be appropriate at this stage, resulting in overlooking into these garden areas and potential noise and disturbance to the occupants of these properties as a result of car parking and a proposed access point into this part of the site. An alternative solution should be considered.

Highway Safety: The proposal has not demonstrated provision of the required passing places and insufficient information has been submitted to adequately demonstrate the highway improvements required along the site frontage. In the absence of this information, the application has not demonstrated that there would be no resultant adverse impacts to highway safety and would conflict with UDP Policy GDP1 (d).

Ecology: No objection subject to conditions.

Drainage: Insufficient information has been submitted to demonstrate that the proposal would not require culverting of an existing watercourse. In the absence of this information it has not been demonstrated that the proposal would not result in an increased risk of flooding.

Conclusion: The principle of development is not considered to be acceptable and there are no material considerations which would outweigh the conflict with local plan policy in allowing approval of this scheme.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposal, by virtue of the existing appearance and form of construction of the single storey building known as Barn D, is considered would be unsuitable for conversion. The extent of re-building and alteration that is required to restore the single storey building referred to as Barn D to a habitable condition, is considered would be tantamount to the erection of new dwellings outside a settlement limit which would conflict with UDP Policies H3 and H5 of the UDP and the provisions set out within LPG 03 and 13.
2. The cumulative re-build, alteration and construction of new buildings, by virtue of the resultant design, layout and appearance as well as the associated curtilages, is considered would adversely impact on the character and appearance of this open countryside location, the built form and surrounding landscape. The proposal would be contrary to Policies H3 and H5 of the Wrexham UDP and the provisions set out within Local Planning Guidance Notes 03 and 13.