

Cadnant Planning

Higher Oak, Oak Rod, Wrexham
Planning and Justification Statement
Mr and Mrs Bould
September 2018
2018.056

Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

Planning Statement



Cadnant Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy LL32 8UB
t. 01492 581800
e. info@cadnantplanning.co.uk
w. www.cadnantplanning.co.uk

Status of report:	Issued	V1.0	September 2018
Author:	Georgia Crawley MPlan (Hons)		
Checker:	Sioned Edwards MRTPI		
Reviewer:	Georgia Crawley MPlan (Hons)		
Approved by:	Sioned Edwards MRTPI		
Document control:	CAD.01 02.06.18		

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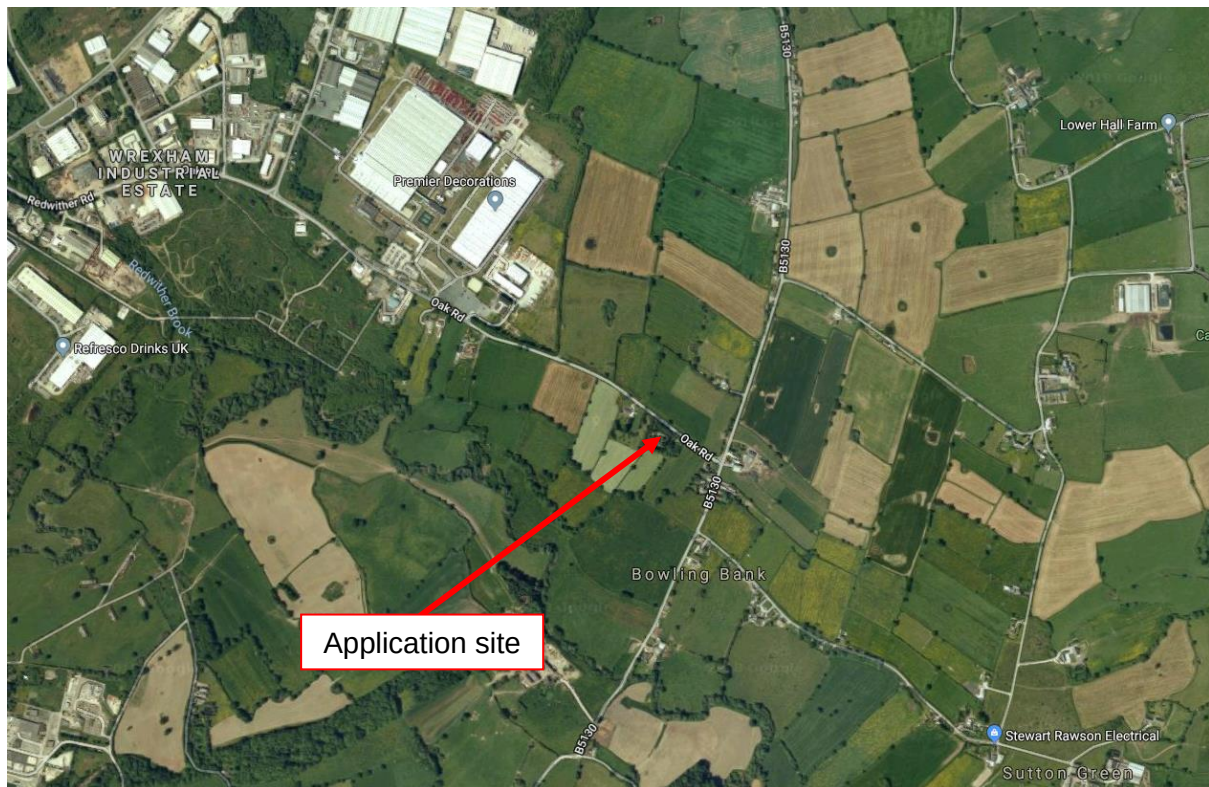
1. Introduction

- 1.1 This Planning Statement is submitted as part of planning application for the conversion of redundant agricultural buildings into two residential dwellings including creation of new access on land at Higher Oak, Oak Road, Wrexham, LL13 9RG.
- 1.2 The application forms a re-submission of a previously refused application P/2017/0727. The application was refused due to the amount of re-building and the scale of the proposed extensions. Reason two for refusal related to highway safety and that there was not adequate visibility demonstrated.
- 1.3 This re-submission application has made a variety of amendments to the originally submitted scheme including:
- Removal of extensions from the scheme;
 - Remodelling of the units;
 - Further survey work to establish visibility splays at 120m x 2.4m;
- 1.4 The proposed development has been sensitively designed and will secure a use for the traditional barns. Other uses for the barns have been considered, however, due to the close proximity of the site to the Wrexham Industrial Estate, it is considered that there is no economic demand. It is therefore considered that the use of the building as residential dwellings is acceptable in principle. It is considered that the barns are worthy of retention and without conversion they will likely fall into disrepair due to the ongoing maintenance costs with no viable use.
- 1.5 This Planning Statement sets out the sites context and features, outlines the proposed development, considers the relevant planning policy and guidance and provides an overview of the main considerations in determining the proposal.

2. The site and context

- 2.1 The application site is located along Oak Road, which is on the outskirts of Bowling Bank and a short distance to the East of Wrexham Industrial Units. The site is a former small holding, with the main dwelling the former farm house and the barns previously used for agricultural purposes. The site is identified within its wider context in Figure 2.1 below.

Fig. 2.1 Aerial image identifying the application site within its wider context



- 2.2 Figure 2.2 is an aerial image identifying the application site within its immediate setting. The site is well populated with trees and hedges and is not visible from the highway (Oak Road).
- 2.3 The site has existing well defined boundaries which will be utilised as part of the proposed development.

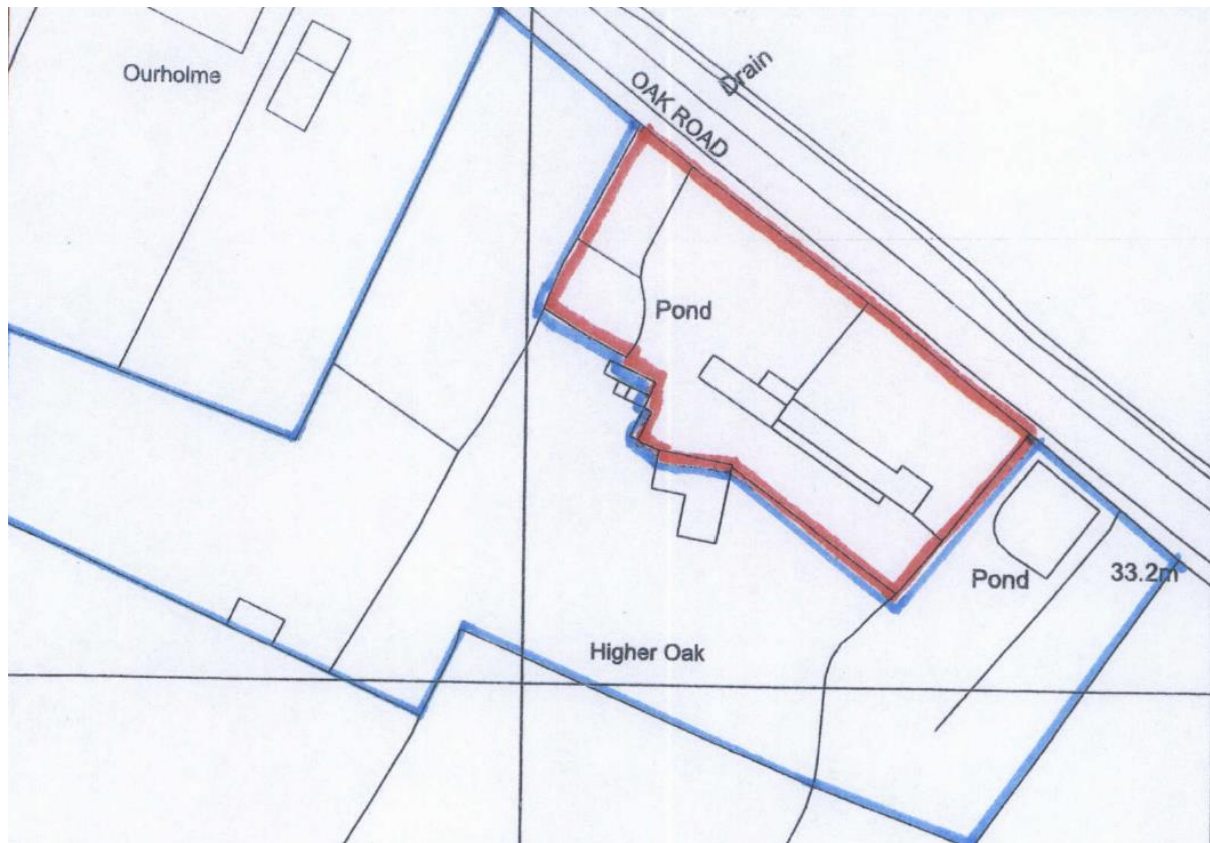
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Fig. 2.2 Aerial image identifying the application site within its immediate context



2.4 The following Location Plan extract in Figure 2.3 shows how the existing buildings are laid out.

Fig. 2.3 Extract of location plan



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- 2.5 The existing building has distinct character and dates from around 300 years ago. The building is traditionally constructed in 9" solid brick walls. The roof is rafter and purlin construction with a slate covering. The first floor is timber joisted. The ground floor is a mix of concrete, brick and tile construction. The building measures approximately 31.5m by 5.3m. The photographs in Figures 2.4 details the external appearance of the building from the south.

Fig. 2.4 Photograph of southern elevation of barn



- 2.6 Figure 2.5 is a photograph of the northern elevation of the building. This backs onto a garden area which has become overgrown with weeds. The Arboricultural Impact Assessment has assessed all of these trees to establish what can be cleared from this area and provides a Method Statement for works in this area.

Fig. 2.5 Photograph of land to the north of the outbuilding



Planning history

2.7 As detailed in the introduction of this statement, there has been a recent planning application for the conversion of the barns into self-contained units. This application forms a re-submission of a previously refused application (P/2017/0727) for the *'conversion, including extensions and alterations to existing barn building to form 2 No. self contained units for family needs, erection of detached double garage with bat loft above and construction of a new vehicular access from Oak Road to serve unit No. 2'*. Application P/2017/0727 was refused for the following reasons:

- 1) The proposal, by virtue of the extensive re-building that is likely to be required to restore the existing building to a habitable condition, and the amount and scale of the proposed extensions, are considered would be tantamount to the erection of new dwellings outside a settlement limit. In absence of any detailed justification on the grounds of essential need, the proposal would not accord with policies H3 and H5 of the Wrexham UDP and the provisions set out within Local Planning Guidance Notes 03 and 13.

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- 2) Insufficient information has been submitted to demonstrate that adequate visibility can be achieved at the access points shown on the submitted 1:500 Site Plan to accommodate the existing dwelling and proposed development. In the absence of this information, it has not been demonstrated that the proposal would not result in an adverse impact to highway safety, conflicting with UDP policy GDP1.
- 2.8 As discussed in the following section, these matters have been addressed by the amended plans and it is on this basis that the application is resubmitted and therefore considered acceptable.

3. The proposed development

- 3.1 The proposed development is for the conversion of a redundant agricultural barn into 2No. self-contained residential dwellings.
- 3.2 As detailed in the foregoing sections, the barn is constructed of traditional red bricks with a slate roof. The proposed development will make use of all existing openings and any new openings have been designed to complement the location of the existing openings and provide consistency between them in terms of materials and style. It is considered that all of the openings will look original. The windows and doors are proposed to be wood and glazing to maintain the agricultural character and maintain the arched frames. The large opening would use wood and glass to maintain the shape of the opening instead of using insensitive finishes such as patio doors which would be more domestic in appearance.
- 3.3 The proposals will maintain the existing roof and carry out general maintenance to the existing roof structure.
- 3.4 The proposals do look to convert the building, keeping re-buildings and extensions to an absolute minimum. The level of work required is the minimum required to find a new feasible use for the building.
- 3.5 The proposals include the demolition on the rear lean-to extension and its replacement with a replica lean to extension which will, from the site, appear to have the same ridge and form, however, it will align with the internal room to enable the space to be best used within the unit.
- 3.6 The proposed units are proposed to be open market units and will be self-contained within their own external space. There are existing walls and hedgerows within the gardens which already naturally break up these areas, therefore it is not considered that the enhancement of these features will cause a change in character or the relationship of the barn with its setting.
- 3.7 The site layout provides good amenity area for each unit, including the existing dwelling which benefits from its own garden area to the rear and side. It is therefore considered that good quality amenity area has been proposed.
- 3.8 The proposals include the creation of a new access. Both the existing and proposed access provide good visibility of 120m by 2.4m set back. There are some

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hedgerows which will be actively managed to keep these clear, and these are within ownership of the applicant. The maintenance of the hedgerows will not cause the site to be opened up at the front as there are trees and hedges behind this line that provide established landscaping.

4. Policy context

National planning policy and guidance

4.1 Relevant national planning policy guidance is set out in Planning Policy Wales (PPW) (Edition 9), 2016 and Technical Advice Notes (TAN).

4.2 The main thrust of the document is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land, available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.

4.3 Chapter 4 'Planning for Sustainability' details the Government's goals in relation to sustainable development. Paragraph 4.2.1 identifies that;

'The planning system is necessary and central to achieving the sustainable development of Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest in a way which is consistent with key sustainability principles and key policy objectives. In doing so, it can contribute positively to the achievement of the Well-being goals.'

4.4 Paragraph 4.2.2 goes on to identify that;

'The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balances and integrated, at the same time, by the decision-taker when:

- *Preparing a development plan; and*
- *In taking decisions on individual planning applications.'*

4.5 Paragraphs 4.11.1, 4.11.2 and 4.11.4 of PPW relates to design and identifies that good design is key in creating buildings and environments that are convenient and enjoyable for everyone to use and improving the quality of life.

4.6 Chapter 9 'Housing' outlines the Government's approach in relation to housing. Paragraph 9.1.1 identifies that;

'A home is a vital part of people's lives; it affects their health and well-being, quality of life and the opportunities open to them. The Welsh Government's approach, set out in the National Housing Strategy, is to:

- *Provide more housing of the right type and offer more choice;*

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- *Improve homes and communities, including the energy efficiency of new and existing homes; and*
 - *Improve housing-related services and support, particularly for vulnerable people and people from minority groups.*
 - *The Welsh Government will seek to ensure that:*
 - *Previously developed land is used in preference to greenfield sites;*
- 4.7 New housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that
- 4.8 The overall result of new housing developments in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.'

Technical Advice Note 5

- 4.9 Technical Advice Note 5 'Nature Conservation and Planning' provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

- 4.10 Paragraph 1.6.1 states that;

'Biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife. Past changes have contributed to the loss of integrity of habitat networks through land-take, fragmentation, severance, disturbance, hydrological changes and other adverse impacts. But development can also present significant opportunities to enhance wildlife habitats and the enjoyment and understanding of the natural heritage.'

Technical Advice Note 6

- 4.11 Technical Advice Note 6 'Sustainable Rural Communities' gives advice on sustainable forms of development within rural Wales and paragraph 2.1.1 states;

'The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural

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services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.'

4.12 Paragraph 3.2.1 identifies that;

'When assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms. It should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purposes (although in the case of tenanted agricultural building, the value in planning terms of the existing use should be taken into consideration). In circumstances where planning authorities have reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purposes for which it was claimed to have been built.'

4.13 Paragraph 3.2.3 goes on to identify that;

'Conversion proposals should respect the landscape and local building styles and materials. If a planning application is submitted for the re-use of a building which the planning authority considers has a significant adverse effect on the landscape in terms of visual amenity, it may be appropriate in connection with any proposed structural changes to impose conditions to secure an improvement in the external appearance of the building.'

Technical Advice Note 12

4.14 TAN 12 emphasises the importance promoting sustainability through good design. Section 5.8 relates to rural areas and paragraph 5.8.1 identifies that;

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'The special qualities of the rural landscape and coastline of Wales should be recognised. The qualities should be enhanced through conservation of the character of the countryside and by achieving quality in new development.'

- 4.15 Paragraph 5.8.3 recognises that;

'Reconciling the maintenance of local identity with efforts to support economic viability in rural areas will often point to conversion of existing buildings. Conversion requires skilful and sensitive design, an understanding of traditional construction methods and the imagination to make the fullest and most exciting use of the space available.'

- 4.16 Paragraph 5.8.4 goes on to recognise that;

'In relation to conversion or adaptation of agricultural buildings, character retention will often involve the least amount of change possible to external appearance. Solidity and simplicity in design and relationship of built form with landscape provide the distinctive character of many Welsh rural areas. The fragility of these qualities and the important contribution which local distinctiveness makes to a sustainable future for rural areas should be reflected in development plan policies and guidance.'

Technical Advice Note 18

- 4.17 TAN 18 provides guidance on transport and identifies that the Welsh Government's principal objective for new development is to ensure that they are located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.

Local planning policy and guidance

- 4.18 In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the Development Plan which comprises, in this instance, the Wrexham Unitary Development Plan (UDP). The Unitary Development Plan 1996 – 2011 was adopted by Wrexham County Borough Council on the 14th February 2005.
- 4.19 In addition to the UDP, there are Supplementary Planning Guidance Notes (SPG) which provide guidance on the design of development within the county.

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4.20 Wrexham County Borough Council are in the process of preparing a Local Development Plan, however, at present this is not adopted or at a stage where it would be considered to be a material planning consideration.

4.21 The relevant planning policy and guidance consists of:

- UDP Policy PS2;
- UDP Policy GDP1;
- UDP Policy EC6;
- UDP Policy H3;
- UDP Policy H5;
- Local Planning Guidance 03 – Converting Rural Buildings;
- Local Planning Guidance 13 – Housing in the Countryside;
- Local Planning Guidance 16 – Parking Standards;
- Local Planning Guidance 21 – Space around Dwellings.

Local Planning Guidance Note 03 – Converting Rural Buildings

4.22 The guidance note advises that;

“There is a varied range of buildings in the countryside which are no longer suitable for their original purposes. The majority are likely to be agricultural buildings but there may also be churches, chapels, mills, schools, public houses, stables and others for which an alternative use is being sought.

Many of these buildings make a positive contribution to the character and appearance of the area. Provided they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing can safeguard their future. By re-using existing resources, conversions can also meet the aims of sustainable built development.

However, there are some buildings which are not suitable for conversion, including those which are:

- *structurally unsound;*
- *roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure;*
- *of temporary construction;*
- *eyesores which should be removed in the interests of landscape conservation;*
- *unsuitable in terms of size and form of construction;*
- *at risk of flooding.*

In particular, planning permission will not normally be granted if:

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- *there is insufficient floor area in the existing building to provide acceptable standards of accommodation (in the case of conversions to dwellings, this should be a minimum of 40m²);*
 - *the proposals involve rebuilding more than 10% of the walls if the roof structure needs to be rebuilt; or 20% of the walls if the roof structure is to be retained.”*
- 4.23 As detailed within section 3 of this statement, 18.4% of the brickwork requires rebuilding. The above guidance states that *‘there are some buildings which are not suitable for conversion’* and specifically lists 6 circumstances where the building would not be appropriate to be retained. The subject building is structurally sound; it is not roofless or missing wall or ruined; is not a temporary construction; is not an eyesore and is in-keeping with the site and landscape; it is of a suitable size and form; and, is not at risk from flooding. The guidance then goes on to say, in particular (where the above criteria are relevant), that planning permission will not normally be granted if... *“the proposals involve rebuilding more than 10% of the walls if the roof structure needs to be rebuilt; or 20% of the walls if the roof structure is to be retained.”*
- 4.24 It is proposed to retain the existing roof level. All the slates and ridge tiles will need to be taken off and refixed on new treated softwood battens and breathable felt. All the wall plates are either rotten or dislodged and will need replacing. The purlins, although sound, are far too slender for the spans and will need reinforcing possibly with similar timbers or steel plates. The rafters which until fairly recently were hidden by ivy are, on close inspection, fairly sound with only a few rotten rafter feet found over the RHS cubicle. Drawing EX01 has been marked to indicate the new wallplates, strengthened purlins and replacement rafter feet.
- 4.25 As the roof is to be retained with only general maintenance being carried out to the structure, and being related, it is considered that 18.4% rebuilding is acceptable in line with the Local Planning Guidance Notes specifications.
- 4.26 Part 2 of the note goes on to provide further advice on converting agricultural buildings to dwellings and advises that;
- “In the interests of maintaining the rural economy, the emphasis in national planning policy is upon maximising the re-use of redundant buildings for non-residential purposes. This approach is reflected in the Wrexham Unitary Development Plan.*

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Policy H3 in the Plan requires that, in the case of agricultural buildings, proposals for conversion to dwellings must demonstrate:-

- *that there is no longer an agricultural need; and*
- *that alternative non-residential uses have proved inappropriate.”*

5. Main considerations

- 5.1 The main consideration with regards to the principle of the proposed development relates to compliance with policy H3 which relates to conversion. The policy states that;

“The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-

a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

c) any inherent characteristics of merit in the building are retained; and

d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and

e) the floor plan of the existing building is sufficient to create a habitable dwelling.”

- 5.2 In terms of criteria a); the outbuildings have previously been used for agriculture, however, since the use as a smallholding ceased, there has been no need for the buildings for agriculture and the units have been used for storage. Non-residential uses would not be appropriate for the site due to the residential use of the existing dwelling, and the proximity of the outbuilding to the dwelling. A residential use would complement the site and existing use. Due to the close proximity of the site to Wrexham Industrial Estate, it is not considered that this would be the most suitable location for industrial or business uses. The other option would be a holiday let, however, the property owners both are in full time employment and are not in a position to create a holiday let use within the outbuilding.

- 5.3 In terms of criteria b); the Structural Inspection Report confirms that there are aspects of the building that require repair or to be rebuilt, however, overall it confirms the structural stability of the building and sets out the works which would be required in order to improve the property and bring up to suitable standards. The level of rebuilding required has been marked onto plan BWK.01.A. 18.4% of the brickwork requires re-building, which is not considered significant and is below the

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threshold set out within the Supplementary Planning Guidance (of 20% where the roof is to be retained).

- 5.4 The report failed to take close inspection of the roof structure due to the first floor being unsafe at the time of inspection. The first floor has been fixed and made more stable since the report was written and therefore, the roof has been able to be examined in more detail. It is proposed to retain the existing roof level. All the slates and ridge tiles will need to be taken off and refixed on new treated softwood battens and breathable felt. All the wall plates are either rotten or dislodged and will need replacing. The purlins, although sound, are far too slender for the spans and will need reinforcing possibly with similar timbers or steel plates. The rafters which until fairly recently were hidden by ivy are, on close inspection, fairly sound with only a few rotten rafter feet found over the RHS cubicle. Drawing EX01 has been marked to indicate the new wallplates, strengthened purlins and replacement rafter feet. The roof will therefore be treated and retained in its current form. It is therefore considered that the proposals comply with criteria b of policy H3.
- 5.5 In terms of criteria c) of policy H3; the inherent characteristics of the building are being retained. The main features relate to the arching doors and windows, and the large opening on the southern side. These are all retained and use wood and glass to emphasise the openings. The proposals also will enhance and make the most of the brick finish and slate roof which is a key characteristic of this traditional barn.
- 5.6 In terms of criteria d) of policy H3; the proposed dwellings and associated curtilages would not constitute an undesirable intrusion into the landscape. The scheme makes use of the existing building with a small extension which replaces a previous extension in a similar location. The area proposed to serve as garden/ curtilage is within the already defined land associated with the site. The areas are well screened by trees and hedgerows and do not protrude out of that overall site. One of the dwellings makes use of the existing access and there is one additional access proposed to the north-east of the building. This has been designed to provide safe and convenient access with good visibility and turning areas/ parking areas within the site so that cars existing do so in a forward gear. There will be no services required that would be done using public cost.
- 5.7 In terms of criteria e of policy H3; the floorspaces that would be provided are beyond the minimum requirements of a habitable dwelling.

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- 5.8 In view of the foregoing, it is considered that the proposed development for the conversion of the building into two dwellings is in compliance with criterion of policy H3.
- 5.9 Finding a feasible use for the building is essential to its future integrity of the building and maintenance. At present, the building has no real purpose with no sustainable income. If left to deteriorate over a prolonged period, the building will fall into decline and become structurally unsound and dangerous. The building is of local historical character and is of 300 years old, and considered to be worthy of retention. It is considered that due weight should be allowed to the requirement for a viable use for its future retention.
- 5.10 The scheme has been designed in accordance with the Local Planning Guidance Note Number 3 'Converting Rural Buildings' and employs the following design principles:
- Retains the overall form and proportions.
 - Uses the existing and traditional materials which complement the existing building;
 - The architectural detailing uses all existing features and any additional openings have been designed to replicate the existing architectural details.
 - The existing wall openings have been used and wood and glass have been proposed to ensure that the openness and character of the building is enhanced.
 - The proposals retain the roof structure. The roofline would not be raised nor the roof pitch altered. The proposed rooflights will be in keeping and flush with the roof.
 - The internal layout has made use of the existing room layouts to subdivide the barn into two dwellings. Current voids will be utilized to extend the extent of the first floor accommodation.
 - The small extension proposed replaces an existing extension, using the same materials. It is therefore considered that the small extension is sympathetic and appropriate to the building.
- 5.11 With regards to Curtilage and landscape, the guidance note advises the following:
- Curtilages (the land immediately surrounding a building and directly related to it) should be kept to the minimum area required for normal occupation of the premises and should not extend illogically into open fields;
 - Curtilages should, wherever possible, follow established boundary walls and hedgerows;
 - Hard surfaces should be avoided where none previously existed and permeable materials used to reduce surface water run-off.
 - Soft landscaping will not normally be appropriate within courtyards;

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- Vehicular access should normally be gained from an existing entrance. If a new entrance is needed, this should be as close to the building as possible. The construction of lengthy driveways across open fields will not be permitted;
 - Any hedgerow removal needed to improve visibility at the point of access to the site should be kept to a minimum;
 - Gateways should be in simple, traditional styles and ornate entrance features are unlikely to be acceptable;
 - Septic tanks, oil tanks and other ancillary equipment should be unobtrusively sited and/or screened;
 - External features of interest associated with the original use of the building should be retained and incorporated in the design and layout of the curtilage;
 - Parking provision will need to comply with the Council's standards (see Local Planning Guidance Note 16).
- 5.12 It is considered that the landscaping proposals abide by the above-named advice and that the curtilages created for the two units are sympathetically sited and separated using existing features.

Agricultural building to dwelling justification statement

- 5.13 The foregoing section, where policy H3 is addressed, advises on the reasons why the property is not suitable for economic or agricultural use. This section expands on that, in line with the guidance in Local Planning Guidance Note 3.

General location

- 5.14 Non-residential uses would not be appropriate for the site due to the residential use of the existing dwelling, and the proximity of the outbuilding to the dwelling. A residential use would complement the site and existing use. Due to the close proximity of the site to Wrexham Industrial Estate, it is not considered that this would be the most suitable location for industrial or business uses. The other option would be a holiday let, however, the property owners both are in full time employment and are not in a position to create a holiday let use within the outbuilding.

Local road network

- 5.15 The site is served by Oak road which is a good quality highway which conforms to highway standards. The road is acceptable in terms of access to the site and has capacity for the proposed development. The proposal would not create any highway issues as a result of the development.

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Site access

- 5.16 The existing and proposed site access provide good visibility of 2.4m x 120m. The site can be accessed in a safe and convenient manner.

Parking

- 5.17 The proposed units are proposed to have sufficient parking spaces within the existing curtilage. These have been located in areas which will be discrete and in-keeping with the site.

External appearance

- 5.18 The design of the property has sought to retain tradition agricultural character and appearance of the existing structure. The building would be adapted without needing major external alterations.

Scale and form of construction

- 5.19 The scale and form of the building lends itself to the proposed residential use, in particular due to the existing character of the buildings, scale, setting, openings and layout of the building.

Adjoining buildings

- 5.20 The building does not have a link to other buildings, which if converted would prohibit an alternative business development for business or tourism. The site is no longer in use for agriculture therefore there is no conflict between agriculture and residential uses.

Proximity to existing business sites and buildings

- 5.21 The Guidance Note advises that where there is a significant number of sites and buildings already available for business purposes in the it is unlikely that the need to retain agricultural buildings for commercial purposes will be very strong. It is considered on this basis that business use is not required here due to the proximity of the site to Wrexham Industrial Estate that there is no need for the property for business use.

6. Conclusion

- 6.1 This Planning Statement is submitted as part of planning application for the conversion of redundant agricultural buildings into two residential dwellings including creation of new access on land at Higher Oak, Oak Road, Wrexham, LL13 9RG.
- 6.2 The application forms a re-submission of a previously refused application P/2017/0727. The application was refused due to the amount of re-building and the scale of the proposed extensions. Reason two for refusal related to highway safety and that there was not adequate visibility demonstrated. The amended scheme, submitted as part of this application removed the two new extensions from the northern elevation. The extension which replaces the existing lean-to extension is replaced with a small extension in a slightly different location, however, this has been designed to be of a similar scale to the existing lean to and retain the profile of the lean-to from the side. This has been relocated so that the internal area
- 6.3 This statement has confirmed that the level of re-building is acceptable in line with planning policy and guidance, with less than 20% rebuilding. The roof will be retained in its current form, with some works to maintain and strengthen it.
- 6.4 In terms of access the proposed Visibility Splay Plan shows a satisfactory visibility of 120m x 2.4m set-back from both the existing and proposed access.
- 6.5 In light of the foregoing, and the compliance of the proposals with policy H3, and other planning policy and guidance, it is considered that the proposed conversion should be approved.

Cadnant Planning

1 Connaught House
Riverside Business Park
Benarth Road
Conwy
01492 581 800
info@cadnantplanning.co.uk

cadnantplanning.co.uk