

1.0 THE SITE

- 1.1 5 Edwards Barn, Cornish Hall Barns, Wrexham Road, Wrexham, LL13 9SW

2.0 PROPOSAL

- 2.1 Erection of garden shed (in retrospect)
- 2.2 Planning permission Ref: P/2018/0010 was refused on 02.02.2018 for the following reason:

2.2.1 The proposal, by virtue of its prominent siting within the countryside and setting of the listed building, has a detrimental impact on the quality of the landscape and is unsympathetic to the form and character of the surrounding area, making a negative contribution to the wider views and approach to the listed building. To allow the development would be contrary to the adopted Wrexham Unitary Development Plan Policies GDP1(a), H3, EC9 and PS2, and the Council's adopted Local Planning Guidance Notes Nos. 3 - Barn Conversions, and 13 - Housing in the Countryside.

3.0 RELEVANT PLANNING HISTORY

- 3.1 P/2016/0617 - Alterations To Unit 5 Including Rebuilding Of Outrigger And New Parking Barn / Store; Conversion Of Existing Outbuilding To Provide Parking Barns / Stores For Units 2, 3 and 4; Alteration To Window And Door Design; New Site Layout (Including Residential Curtilages) (In Part Retrospect). GRANTED 26/10/2016

4.0 LOCAL AND NATIONAL PLANNING CONTEXT

- 4.1 Wrexham Unitary Development Plan Policies PS2, GDP1(a), H3 and EC9 relevant to the proposed development. Copies of the relevant UDP policies are contained in the submitted questionnaire bundle and a summary of each applicable policy is detailed below:

- **PS2 Development and the Environment**
Policy PS2 is a strategic policy stating that development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- **GDP1 Development objectives**
Policy GDP1 is a detailed policy that seeks to secure a satisfactory standard of development. In respect of this appeal the Council makes specific reference to part a):
 - 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.

- **H3 Conversion of Buildings Outside Settlement Limits**
'The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-
 - d)** the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape...', create access problems,
- **EC9 Listed Buildings**
'Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures'.

5.0 THE COUNCIL'S CASE

- 5.1 This property forms part of the former farm complex historically associated with Cornish Hall and has recently been converted to provide detached residential accommodation. The dwelling is curtilage listed in connection with the grade II listed hall and great care was taken as part of the conversion scheme in designing the necessary ancillary structures, means of enclosure and surface finishes. This was to ensure that any new works and structures accord with the historic character of the site and conserve the essential setting of the main hall.
- 5.2 In this regards the means of providing ancillary domestic storage were designed into the proposed scheme with the parking barn associated with Edwards Barn providing outdoor storage for this unit within the existing car port structure. This approach was supported to consolidate necessary structures within a single, brick and slate built structure that complements the built character/form of the site generally.
- 5.3 There is therefore no justification for additional storage. In addition the standard domestic shed contrasts with the built character of the site and is prominently sited to the North West boundary of the site where it is visible within wider views and approaches to the listed building.
- 5.4 The proposal, by virtue of its prominent siting and visual intrusion in the countryside, has a detrimental impact on the quality of the landscape and is unsympathetic to the form and character of the surrounding area, making a negative contribution to the appearance of the locality generally.
- 5.5 To allow the development would be contrary to the adopted Wrexham Unitary Development Plan Policies GDP1 (a), H3, EC9 and PS2, and the Council's adopted Local Planning Guidance Notes Nos. 3 'Converting Rural Buildings' and 13 'Housing in the Countryside'.

6.0 SUMMARY

- 6.1 To allow the development would be contrary to the adopted Wrexham Unitary Development Plan Policies GDP1 (a), H3, EC9 and PS2, and the Council's adopted Local Planning Guidance Notes Nos. 3 'Converting Rural Buildings' and 13 'Housing in the Countryside'.

7.0 CONCLUSION

- 7.1 For the reasons given above, the Council is of the opinion that the development is unacceptable, and the Inspector is therefore respectfully requested to dismiss this Appeal.