



Questionnaire (s78)

Householder Appeal

Appeal ref: APP/ H6955/A/14/2216183
Appeal by: MR. G. T. FIELDING
Grid ref: _____
Site address: THE BREN, PASTRE SRESAN FARM, BRYNBO
Postcode: LW15 7Y ROAD, BULCHGWYN

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 5 working days** of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

Do you agree that the Householder Appeals Service (HAS) written procedure is appropriate for this appeal? If your answer is no, please give your reasons below.		YES ☒ NO ☐
1	Can the Inspector see the relevant parts of the appeal site from public land?	YES ☐ NO ☒
2	Will the reasons for refusal/grounds of appeal require the Inspector to enter: a the appeal site or property to judge the appeal proposal? b a neighbour's land or property to judge the appeal proposal? If YES, who?	YES ☒ NO ☐ YES ☐ NO ☒
3	a Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the Inspector visits the site? b If YES, please describe them:	YES ☐ NO ☒
4	Is the site within a Conservation Area?: If YES: Please ensure a plan of the Conservation Area is sent with your case file	YES ☐ NO ☒
	Is the site within an area of Outstanding Natural Beauty? If YES: Please ensure details of the area are sent with your case file	YES ☐ NO ☒

5	Would the proposed development affect the setting of a listed building? If YES, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file	YES ☐	NO ☒
6	Did you give publicity, as required, for the site being within a conservation area or affecting a listed building?	YES ☐	NO ☒
7	Is any part of the site subject to a Tree Preservation Order? If YES, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.	YES ☐	NO ☒
	Is flooding an issue? If YES: Has a Flood Risk Assessment been submitted?	YES ☐	NO ☒
8	a Are there any other appeals or matters relating to the same site still being considered by us or the Welsh Ministers? If YES, please give our reference numbers and if necessary send details with your case file. Refs: _____ b Are there any other appeals or matters adjacent or close to the site still being considered by us or the Welsh Ministers? If YES, please give our reference numbers and if necessary send details with your case file. Refs: _____	YES ☐	NO ☒
9	Environmental Impact Assessment Schedule 2 a (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? (ii) If YES, under which description of development in Column 1? (ie Nos 1-13) _____ (iii) Is the applicable threshold/criteria in Column 2 exceeded/met? b Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please provide details and send with your case file: _____ Screening c (i) Have you issued a screening opinion (SO)? If YES, please send a copy of the SO that was placed on the planning register, and any other related correspondence with your case file (ii) If YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please send brief reasons for your opinion With your case file		

Environmental Statement (ES)			
d	Has the appellant supplied an environmental statement?	YES ☐	NO ☒
If YES, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99. Publicity e If applicable, please send a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012, as required for EIA development with your case file.			
10	Copies of the following documents must, if appropriate, be sent with your case file ;	N/A	No of docs
a	a copy of the letter with which you notified people about the appeal;	☐	<u>1</u>
b	a list of the people you notified .	☐	<u>1</u>
11	Please review conditions a) and b) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 35/95. You must also give reasons justifying them. a The development hereby permitted shall be begun before the expiration of five years from the date of this permission. If yes, please send reasons why you regard the condition necessary with your case file. b The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. If yes, please send reasons why you regard the condition necessary with your case file c Any other conditions you regard as necessary. If yes, please send reasons why you regard the condition necessary with your case file.		YES ☒ NO ☐ YES ☒ NO ☐ YES ☒ NO ☐ YES ☐ NO ☒

Please note the complete case file you send should include everything you considered when making the decision at application stage. As a minimum, the following documents must be included in the case file you send alongside the completed questionnaire.

- All representations received from interested parties about the original application including copies of notification letter and addresses notified.
- Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes. Please note - if officer recommendation is overturned by committee, minutes need to reflect the fact that members put a different slant/weight to the specific policy against which they judged the proposal.
- Relevant planning history, including the plans submitted with the application
- Extracts from any statutory local development plan policy (inc front page, title and date of approval/adoption and status)
- Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the Welsh Ministers.
- Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
- A copy of any publicity given in relation to the site being within a conservation area or affecting a listed building.

Your reference: P12014/0027

I confirm that a copy of this questionnaire and any attachments have been sent to the appellant/agent today.

Name: Sharon Williams

On behalf of (LPA): Wrexham CBC

Date: 15/4/14

Please tell us of any changes to the information you have given on this form.

1a(a)

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2014/0027
15/04/2014
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION AT:

PENTRE SAESON FARM BRYMBO ROAD
BWLCHGWYN
WREXHAM

Address of site to which the appeal relates:

THE BARN
PENTRE SAESON FARM
BRYMBO ROAD
BWLCHGWYN
WREXHAM

Proposed development:
FRONT PORCH

Appellant's name:
MR FIELDING

Appeal reference number: H6955/A/14/2216183

Appeal starting date:
09/04/2014

I refer to the above details and I am writing to let you know that an appeal has been made to the Welsh Ministers against the Council's determination of the application.

The appeal is proceeding under the Householder Appeals Service pilot currently being run by the Planning Inspectorate. The aim of the pilot is to dramatically shorten the length of time it will take to receive a decision on a Householder appeal. Should the service be formally adopted in Wales it is likely that there will be no opportunity for interested parties to submit further comments at the appeal stage. A change of legislation would be required in order for this to happen so it is still open to you to submit representations if you wish to do so. However for the purposes of the pilot the Inspectorate would encourage

Annwyl Syr / Fadarn

DEDDF CYNLLUNIO GWLAD A THREF 1990 (FEL Y'I DIWYGIWYD) – APÊL CYNLLUNIO YN ERBYN GWRTHOD CAIS CYNLLUNIO GAN DDEILIAD Tŷ YN:

PENTRE SAESON FARM
BRYMBO ROAD
BWLCHGWYN
WREXHAM

Cyfeiriad y safle y mae'r apêl yn berthnasol iddo:

THE BARN
PENTRE SAESON FARM
BRYMBO ROAD
BWLCHGWYN
WREXHAM

Datblygiad arfaethedig:
FRONT PORCH

Enw'r apelydd:
MR FIELDING

Cyfeirnod yr apêl:
H6955/A/14/2216183

Dyddiad dechrau'r apêl:
09/04/2014

Ysgrifennaf atoch i'ch hysbysu y cyflwynwyd apêl i Weinidogion Cymru yn erbyn penderfyniad y Cyngor yng nghyswllt y cais cynllunio uchod.

Bwrriedir cynnal yr apêl hwn dan y cynllun peilot Gwasanaeth Apeliadau Deiliaid Tai sy'n cael ei weithredu gan yr Arolygiaeth Gynllunio ar hyn o bryd. Nod y cynllun peilot yw lleihau'n sylweddol ar faint o amser mae'n ei gymryd i gael penderfyniad ar apêl deiliad tŷ. Petai'r gwasanaeth yn cael ei fabwysiadu'n ffurfiol yng Nghymru mae'n debygol na fydd unrhyw gyfle i bartïon â diddordeb gyflwyno rhagor o sylwadau ar y cam apêl. Byddai'n rhaid cael newid yn y ddeddfwriaeth er mwyn i hyn ddigwydd, felly fe gewch chi gyflwyno sylwadau ar hyn o bryd os ydych chi'n

you to only comment on the appeal if evidence has come to light or there has been a change in circumstance since your original comments were submitted. You have of course a right to modify or withdraw any representations you may have made so that they are not taken into consideration by the Inspector. If you wish to do this you should make your request to the Planning Inspectorate.

I can confirm that copies of all representations made in relation to the application, before it was determined, will be passed on to the Planning Inspectorate and the appellant. The Inspector appointed by the Welsh Ministers will then consider these representations when determining the appeal.

Representations or requests to modify or withdraw should be made within 6 weeks of the appeal's starting date either by emailing wales@pins.gsi.gov.uk or by writing to, The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. You can also make comments on-line via the Planning Portal (www.planningportal.gov.uk)

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. Please note that your personal details can be held separately from the publicly available representations and will be disposed of in accordance with the terms of the Data Protection Act 1998.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 12 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website. Alternatively if you wish to receive a hard copy of the appeal decision, please let the Inspectorate know.

Yours faithfully



Head of Community Wellbeing and Development

dymuno. Serch hynny, at ddibenion y cynllun peilot hoffai'r Arolygiaeth eich hannog chi i gyflwyno sylwadau ar yr apêl yn unig os oes tystiolaeth newydd wedi dod i'r amlwg neu y bu newid mewn amgylchiadau ers cyflwyno eich sylwadau gwreiddiol chi. Wrth gwrs mae gennych chi'r hawl i newid neu dynnu unrhyw sylwadau a wnaed gennych chi yn ôl fel nad ydynt yn cael eu hystyried gan yr Arolygydd. Os ydych chi'n dymuno gwneud hyn dylech gyfeirio eich cais i'r Arolygiaeth Gynllunio, os gwelwch yn dda.

Gallaf gadarnhau y bydd copi o'r holl sylwadau a wnaed yng nghyswllt y cais cynllunio, cyn gwneud y penderfyniad, yn cael eu trosglwyddo i'r Arolygiaeth Gynllunio a'r apelydd. Bydd yr Arolygydd a benodir gan Weinidogion Cymru yn ystyried y sylwadau hyn wrth benderfynu ar yr apêl.

Dylid cyflwyno sylwadau neu gais i newid neu dynnu sylwadau yn ôl cyn pen 6 wythnos o ddyddiad dechrau'r apêl, un ai trwy anfon neges e-bost i wales@pins.gsi.gov.uk neu trwy anfon llythyr i'r Arolygiaeth Gynllunio, Adeiladau'r Goron, Parc Cathays, Caerdydd, CF10 3NQ. Fe gewch chi gyflwyno sylwadau ar-lein hefyd trwy'r Porth Cynllunio (www.planningportal.gov.uk)

Bydd yr Arolygiaeth Gynllunio yn cyhoeddi dogfennau'r apêl, yn cynnwys copïau o'r sylwadau a dderbyniwyd, ar wefan y Porth Cynllunio. Sylwer, gellir cadw eich manylion personol chi ar wahân i'r sylwadau y gall y cyhoedd eu gweld, ac fe'u cedwir a'u gwaredir yn unol â thelerau Deddf Diogelu Data 1998.

Mae'r Arolygiaeth Gynllunio yn anelu at ymdrin ag apelau sy'n dilyn y drefn a ddisgrifir uchod cyn pen 12 wythnos o ddyddiad dechrau'r apêl. Bydd yr Arolygiaeth Gynllunio yn cyhoeddi copi o benderfyniadau apêl ar wefan y Porth Cynllunio. Os ydych chi'n dymuno derbyn copi caled o benderfyniad yr apêl a fydddech chi gystal â hysbysu'r Arolygiaeth am hynny, os gwelwch yn dda.

Yn gywir



Pennaeth Lles a Datblygiad Cymunedol

APPEAL HOUSEHOLDER	14	44	4	?	▶	▶▶	▶▶	▶▶	▶▶
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APPEAL HOUSEHOLDER	BRYMBO COMMUNITY COUNCILLOR DAVID KE	MRS BETHAN HUGHES	MIN Y MYNYDD DEWIS THE FOUNDRY	15 CHESTNUT AVENUE OLD ROAD	ACTON MINERA	WREXHAM WREXHAM	WREXHAM
APPEAL HOUSEHOLDER	THE OWNER/OCCUPIER			PENTRE SAESON HALL	BRYMBO ROAD	BWLCHGWYN	WREXHAM
APPEAL HOUSEHOLDER	THE OWNER/OCCUPIER			PENTRE SAESON	BRYMBO ROAD	BWLCHGWYN	WREXHAM
APPEAL HOUSEHOLDER	THE OWNER/OCCUPIER		THE FARMHOUSE	PENTRE SAESON FARM	BRYMBO ROAD	BWLCHGWYN	WREXHAM

Ref no:

Report
decision notice
history

P/2014/0026
Sharon Holman

CONSULTATION RESPONSES	Objects	No Observations	Comments	Accepts/ Supports	No reply
Community Council					x
Local member(s)					x
Highways					na
Public Protection					na
Environment Agency					na
Welsh Water					na
Other					na
Neighbours					x

KEY ISSUES	Summary of Relevant History (See SX3 History)			
	P/2014/0026	CONSTRUCTION OF BASEMENT	GRANTED	27/02/14
	P/2013/0332	AMEND TO PP P/2012/0864 FOR EXTN	APP ALLOWED	04/10/13
	P/2009/1010	SOLAR PANELS ON ROOF	GRANTED	20/01/10
	P/2012/0090	TWO STOREY EXTN	REFUSED	07/03/12
	P/2007/1046	RENDERED & GLAZED POTTING SHED	GRANTED	25/09/07
	P/2012/0864	TWO STOREY EXTN	GRANTED	02/04/13
	P/2012/0299	3 DORMER WINDOWS – AMENDMENT	GRANTED	11/06/12
	P/2012/0371	SINGLE STOREY EXTN	GRANTED	17/07/12
Action required	Committee No			

PLANNING POLICY/CONSTRAINTS

UDP NOTATION	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement	x	x	
Inside settlement			
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LPGN's No.	Title	ACCEPTABLE	NOT ACCEPTABLE
20	House Extensions		x
21	Space around Dwellings	x	
3	Converting Rural Buildings		x

KEY ISSUES	Acceptable	Observations below	Conditions Required	Not Acceptable	N/A
Residential Amenity	x				
Design* (see below)	x	x			
Accessibility*	x				
Highway safety	x	x			
Parking	x				
Conservation/LB	x	x			
Ecology	x				
Landscaping					x
Other					x

OBSERVATIONS:

The property is a large detached former agricultural building which has been converted into a residential dwelling. In allowing the conversion of this building care was given to the character of the former building, and although the property has since been altered by the addition of dormer windows etc. care has been again taken in the design of the works in order to maintain the intrinsic character of the building. This is particularly apparent on this front/principle elevation where it is now proposed to erect the porch, which has not been altered at all since the building was originally converted.

As advised within Local Planning Guidance Note No. 3 'Converting Rural Buildings' (page 2 – 'Extensions and Additions' para 3) which amplifies the relevant Policies GDP1 and H3 of the Wrexham Unitary Development Plan, the attachment of porches is likely to affect the original appearance of the building and should be avoided. Such structures are not normally found on agricultural buildings and the proposed structure would be alien to the building, further eroding its character as a former farm building on an elevation where care has been taken to retain its original appearance in the reuse of the existing openings etc. This feature is completely uncharacteristic of the former agricultural building.

As advised within Local Planning Guidance Note No. 20 'House Extensions' (page 1 – 'your house and garden' para 1) it is always important to consider the specific character of the building to be extended and to take account of the context of the property. The porch as proposed is an overly large structure with large green oak timbers arranged to form the supporting posts for the slate roof with stone plinth below. The porch is not in keeping with the style of the building and by reason of its size and prominence of the front/principle elevation, I consider that it materially harms its appearance.

The development in its scale, design and use of materials does not accord with the character of the building or protect its inherent characteristics. The proposed development would be detrimental to the character and appearance of the building contrary to UDP Policy GDP1a) and I recommend that planning permission is therefore refused.

RECOMMENDATION SUMMARY

Recommend Refusal	Summary of Reasons	LM(s) Notified of Delegated refusal? (Include any response)
x	Character and appearance	Local member contacted on 27/02/2014 2013

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR GEOFF FIELDING	Code Number	MIN P/2014/0027
Agent	FITZSIMON PLANNING AND DEVELOPMENT MR DAVID FITZSIMON THE OFFICE TY'N COED PANTYMWYN ROAD CILCAIN FLINTSHIRE CH7 5NL	Date Received	15/01/2014
		Decision Date	10/03/2014

Town and Country Planning Act, 1990

Location of application

THE BARN PENTRE SAESON FARM BRYMBO ROAD BWLCHGWYN
WREXHAM LL11 5TY

Description of application

FRONT PORCH

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are the following:-

GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal by virtue of its scale, design and materials of construction would have a detrimental impact upon the character and appearance of the building contrary to the Wrexham Unitary Development Plan Policies GDP1 and H3 and Local Planning Guidance notes nos. 3 Converting Rural Buildings and 20 House Extensions.

Applicant MR GEOFF FIELDING

Code MIN P/2014/0027

Agent FITSIMON PLANNING AND
DEVELOPMENT
MR DAVID FITZSIMON
THE OFFICE
TY'N COED
PANTYMWYN ROAD
CILCAIN
FLINTSHIRE
CH7 5NL

Number
Date 15/01/2014
Received

Decision 10/03/2014
Date

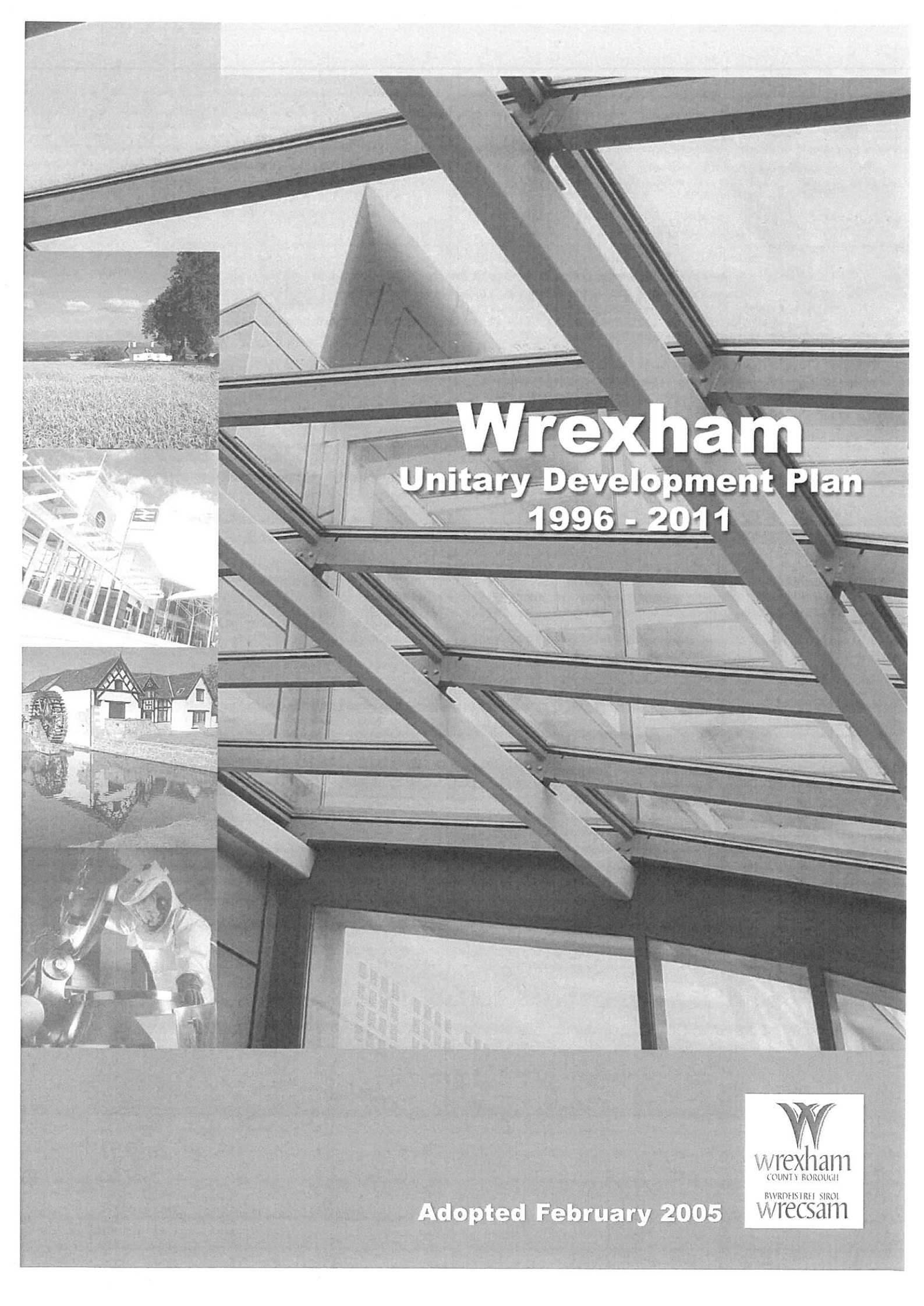


Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-

[http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.
htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

Prices



Wrexham

Unitary Development Plan 1996 - 2011

Adopted February 2005



character of the villages by maintaining these open areas and this is reflected in the allocation of land for development. It is therefore considered inadvisable to promote further major development on the edge of the urban villages beyond existing commitments.

c) The Rural Villages. The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.

3.5 With the exception of the smallest hamlets, development boundaries have been defined for all settlements. These boundaries establish a clear limit beyond which new development will not be allowed. Inside settlement boundaries, development will normally be acceptable provided it accords with the built environment policies in Part 2 of the Plan and complies with the Council's

supplementary planning guidance and adopted standards listed in Appendix III.

3.6 The strategy reflects the potential which some settlements have for further development while recognising that, in others, development opportunities are severely constrained by the capacity infrastructure or services or by the need to safeguard the environment.

Housing

3.7 The housing element of the strategy reflects the overall approach towards settlement growth set out above. In essence, the aim is to allocate most new housing development to a range of sites within and adjacent to existing built up areas; to make optimum use of previously developed or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.

Part 1: Strategic Policies

THE BROAD LOCATION OF DEVELOPMENT

Policy PS1 New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS3 Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

Policy PS4 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

4. General Development Principles

Development Objectives

Policy GDP1 All new development should:-

- 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.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

4.1 In addition to the specific land use or locational policies of the Plan, all development proposals must satisfy certain general requirements, the regulation of which is a key function of the planning system (e.g. drainage/liability to flood, stability, natural hazard, energy efficiency, materials and design, etc.). Many of these matters are the responsibility of statutory organisations that are automatically consulted on development proposals. Quality development can only be achieved through the application of flexible but sensitive standards relating to the visual and operational quality of new development and its impact on people and the surrounding environment. Good design often costs no more than bad. The Council, will, from time to time issue supplementary planning guidance with the aim of encouraging high standards of development and design. Development proposals will be determined in accordance with the Unitary Development Plan, unless material considerations indicate otherwise. The Council will also make reference to non-statutory Supplementary Planning Guidance in their consideration and determination of development proposals, as appropriate. The Council will make full use of obligations under section 106 of the Town and Country Planning Act and of planning conditions to ensure that all new development accords with detailed Plan policies and that

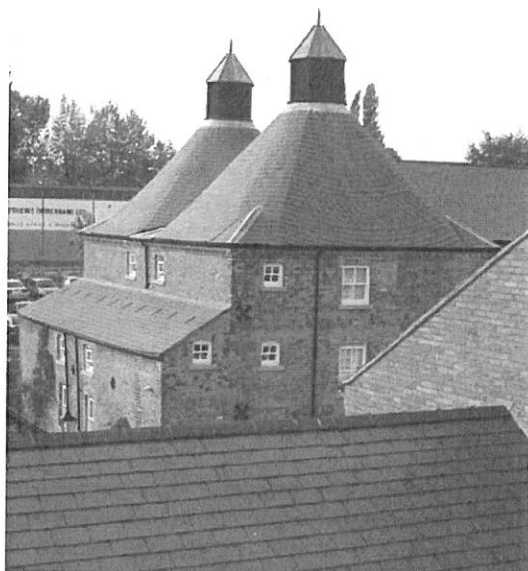


the aims of the Plan are fully implemented. The Council will also prepare Development Briefs for allocated sites where it is appropriate to do so. A development brief has been prepared, for example, for the major development site at Ruthin Road, Wrexham, where land is allocated for housing, employment, and education.

4.2 Wrexham County Borough contains a number of installations designated as notifiable to the Health and Safety Executive by virtue of the quantities of hazardous substances stored and used. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the development of land in their vicinity. The siting of new installations will be subject to planning controls aimed at keeping them separated from houses and other land with which they might be incompatible from a safety viewpoint.

4.3 The unique character of parts of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for example, the Ceiriog Valley, Rhos/Johnstown, Penycae, Coedpoeth and Minera. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape.

4.4 Crime prevention can be a material consideration when considering planning applications, and local authorities are under an obligation to consider the need to prevent crime in all decisions they take. There has to be a balanced approach to design which attempts to reconcile the visual and other qualities of a development with the need to prevent crime, the fear of crime, and disorder.



Conversion of Buildings Outside Settlement Limits

Policy H3 The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-

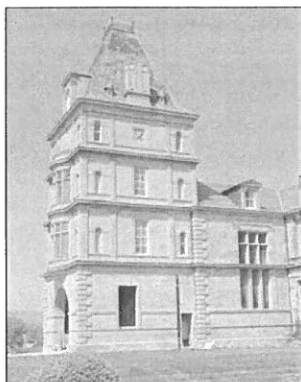
- a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and
- c) 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.

Sub-division of Dwellings

Policy H4 The sub-division of existing dwellings will only be permitted where:-

- a) sub-division is possible without major alterations, extensions, or additional new buildings which would significantly alter the character of the original dwelling; and
- b) proposals accord with Policy GDP1; and
- c) adequate private open space is available.
- d) the proposal would not result in the over-concentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area, and the amenity of existing residents.

6.10 New homes can also be created from the conversion of redundant buildings and the sub-division of larger residences. There is a significant number of vacant and underused properties in the County Borough. Conversion and sub-division has contributed an annual average of 42 new homes over the last nine years to satisfy an increasing demand for smaller accommodation. Conversion may provide much needed smaller accommodation more quickly and cheaply than would the provision of new homes and, at the same time, ensure a satisfactory re-use of existing resources and supplement conservation policies. Similarly, the sympathetic conversion of redundant non-residential buildings to housing accommodation will be encouraged, providing that basic design standards can be achieved and it can be proven that the agricultural use has ceased and alternative non-residential uses have proved inappropriate. In this way buildings of historic



3

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This guidance note deals with proposals to convert rural buildings to other uses.

- **Part 1** applies to all proposals and sets out the development principles to follow.
 - **Part 2** applies only to agricultural buildings and contains specific points to consider when the proposed development involves conversion to residential use.
 - **Part 3** lists the information which should be included with a planning application.
- There are related guidance notes which cover:-
- 2 *Agricultural Appraisals*
 - 7 *Landscape and Development*
 - 13 *Housing in the Countryside*
 - 14 *Garden Extensions*
 - 16 *Parking*
 - 17 *Trees and Development*
 - 20 *House Extensions*
 - 21 *Space around Dwellings*
 - 22 *Sustainable Building*

Converting Rural Buildings

This guidance note explains the approach which the Council takes towards dealing with proposals to change the use of and convert rural buildings. It supports and amplifies the relevant policies (particularly **GDP1, H3, E5 and CLF9**) contained in the Wrexham Unitary Development Plan.

The note will form a material consideration in the determination of planning applications.

Background

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:-

- 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.

Part 1

Development principles

With very few exceptions, it is essential that converted buildings should keep their original character and not have the appearance of being fundamentally new structures. The aim should therefore be to retain such key features as:-

- overall form and proportions;
- traditional materials (locally-sourced brick, tiles, stone, timber framing, etc);
- architectural detailing;
- existing wall openings;
- roof structures;
- floor levels;
- internal layout;
- principal fixtures and fittings as integral parts of the conversion scheme.

In circumstances where the building has no original or traditional features of merit, the Council will expect the design of any conversion to reflect the vernacular character and appearance of other buildings in the locality

Proposals should therefore have regard to the design and layout principles set out below.

Walls

- Re-use existing openings to retain a building's character and reduce the impact of any new works;
- Any new openings should be kept to a minimum and take account of the overall proportions of the building;

- If an opening needs to be blocked up, consider creating a recessed panel to show where the original opening was located;
- Use materials and methods (including traditional pointing techniques) which are appropriate to the building and its setting;
- Unsuitable or inappropriate materials used in previous alterations should be removed and replaced by materials matching the original building.

Roofs

- Rooflines should not be raised nor the roof pitch altered. In exceptional cases where such alterations are necessary, these must be kept to the minimum in order to ensure that the overall character of the building is not changed;
- If the conversion involves restoring a missing or lowered section of roof to its original appearance, this will normally be acceptable;
- Where a roof needs to be rebuilt, traditional slates or tiles should be retained and re-used;
- The installation of dormer windows will be discouraged unless there is a clear precedent for their use on traditional buildings in the locality;
- Roof lights will be acceptable in principle provided their number is kept to a minimum; they are flush with the roof surface; and are not over-large in proportion to the roof as a whole;
- The position, number and size of any solar panels or photo-voltaic cells should not adversely affect the appearance of the building.

Windows and Doors

- Traditional or vernacular windows and doors should be retained, repaired and re-used;
- New or replacement windows and doors (including patio/french doors) should match the originals and/or reflect the character of the building. Standard designs

primarily intended for insertion in modern buildings will not be acceptable;

- Windows and doors should be painted or, in the case of sustainably - sourced hardwoods such as oak, left untreated - modern timber stains should be avoided;
- New window and door frames should be recessed at least 100 millimetres within an opening to give depth to the façade;
- Modern up-and-over style garage doors will be inappropriate.

Internal Features

- Internal features that form part the building's character (for example, exposed beams, rafters and purlins; floor joists; roof trusses; solid room partitions; floorboards; tiled or stone floors; and original fittings) should be retained and incorporated in the conversion;
- The subdivision of a large internal space will not be appropriate if the space forms an integral part of the character of the building (for example, the threshing bay of a barn or the loft of a granary).

Drainage and Waste

- Traditional cast iron rainwater gutters, downpipes and brackets should be retained and repaired or replaced to match the originals;
- Soil and ventpipes should be positioned internally and the number of vents kept to a minimum;
- Vents should preferably be sited on a rear roof slope and coloured matt black to reduce their visual impact;
- Sustainable treatment and disposal of waste water and other wastes should be incorporated in the conversion wherever practicable. The installation of septic tanks and cesspits may not always be appropriate in rural areas and other more environmentally acceptable methods of waste disposal should be considered.

Heating and Ventilation

- Heating system flues and extractors should have a minimal visual impact and galvanised materials are thus unlikely to be appropriate;
- The use of suitably designed vent tiles which complement existing walls and roofs is encouraged;
- Chimney stacks are not normally found on rural buildings and the inclusion of new stacks in a conversion scheme is therefore unlikely to be acceptable.

Extensions and Additions

- The emphasis in any conversion scheme must be upon demonstrating that the building in its present form is suitable for the proposed new use. There is thus a presumption against large extensions to the building itself and against the erection of new ancillary structures within and adjoining the curtilage.
- In the case of residential conversions, garaging and domestic storage requirements must be met within the original building (or buildings). Further guidance on the scale of residential extensions is available in *Local Planning Guidance Note 13*.
- The attachment of porches and other extraneous features (including conservatories) is likely to adversely affect the original appearance of the building and should be avoided.

Curtilage and Landscaping

- 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;
- 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*).

Listed Buildings

- Some buildings which are the subject of conversion proposals are listed as being of architectural or historic interest. (The listing also applies to fixtures and other buildings within the same curtilage). A separate application for listed building consent must be made for any alterations or extensions which would affect the character of these buildings;
- Proposals for conversion will only be permitted where the special qualities of the building (both internal and external) and its overall setting are safeguarded;
- A special condition is likely to be imposed on any listed building consent requiring the development to be preceded by an agreed programme of recording and analysis.

Protected Wildlife

- Conversion works must be designed and undertaken without endangering legally protected species and their nesting or roosting sites;
- Buildings should be surveyed by a suitably qualified person and, where appropriate, proposals for wildlife mitigation measures should be included in the survey report.
- If European protected species are present in a building which is not already a dwelling, a licence to disturb them will need to be obtained from the Welsh Assembly Government.
- Where a nest or roost can be retained, developers will be required to incorporate features such as bird boxes, owl holes or an undisturbed loft space.
- If protected species are found after conversion has commenced, work must be stopped and the Countryside Council for Wales contacted for advice on how to proceed.
- Further advice regarding the effects of building conversion works upon protected wildlife can be obtained from the Council's ecologist.

Part 2

Converting agricultural buildings to dwellings

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.

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.

Planning applications will therefore need to be accompanied by a

supporting statement explaining why the building is no longer suitable; cannot be made suitable; or is now not required for agricultural purposes. The statement should also give the reasons why a conversion to a use other than housing is not practicable or desirable. The statement should therefore have regard to the material considerations listed in the shaded section below.

Where it appears that a building is suitable for non-residential use, applicants will be expected to advertise it for sale or lease for non-residential purposes prior to submitting a planning application. The results of the advertisement should be included in the supporting statement.

If no advertisement has been undertaken, the Council may request that this be done after submission of the application depending on the Chief Planning Officer's assessment of the case. However, if there is any doubt regarding the suitability of the building, advertisement will be essential. The minimum period for advertising a building as being potentially suitable for non-residential purposes will normally be six months unless otherwise specified by the Chief Planning Officer.

Whether before or after the application has been submitted, it is recommended that details of any marketing and advertisement procedures should be discussed and agreed with planning officers.

Material considerations when proposing to convert an agricultural building to a dwelling

General location

In many instances, buildings located in very remote areas will be unsuitable for non-residential uses. Delivery of goods may be difficult, distribution costs are likely to be high and sufficient staff may be unobtainable.

A location served by public transport may, however, be well suited to a range of uses.

Local road network

For road safety reasons, the intensive use of narrow, single-carriageway country lanes with few passing places is normally

undesirable. If a building is served by an unclassified road less than 4 metres wide (as defined on the 1:25,000 and 1:50,000 scale Ordnance Survey Maps), its use for business, commercial or tourism purposes may therefore be inappropriate.

Site access

Where the site access is narrow and/or shared with other premises; or where visibility is obstructed by buildings and boundary walls, its use by significant levels of additional traffic may be hazardous. In such circumstances, conversion of the building to residential use may be the only safe option, although in extreme cases, even this may be unacceptable.

Parking

In many cases there will be no on-road parking available in the vicinity of the building. Nor is there likely to be any nearby off-road provision. Accordingly, a building suitable for non-residential use must have sufficient parking space within the existing curtilage, preferably with at least one space large enough for a delivery vehicle.

External appearance

Conversions of agricultural buildings should seek to maintain the agricultural character and appearance of the existing structure. While this can normally be achieved by residential conversions, commercial uses may require the insertion of larger windows, delivery doors, air vents and the attachment of other external equipment. Only if the building could be adapted without needing major external alterations is it likely to be suitable for non-residential purposes.

Scale and form of construction

Some farm buildings (particularly those of comparatively recent construction) resemble industrial units and rarely lend themselves to sympathetic residential conversion. Such buildings are clearly more suited to a non-residential use.

Adjoining buildings

A group of farm buildings may together have significant business or tourism potential which could be compromised if one is converted to a dwelling. Even where the other buildings remain in agricultural use, conflicts may arise between residents and farming activities. In such circumstances, a non-residential use may be the most appropriate option.

Proximity to existing business sites and buildings

Where there is a significant number of sites and buildings already available for business purposes in the locality (for example, on an industrial estate), it is unlikely that the need to retain agricultural buildings for commercial purposes will be very strong.

Planning history

A previous planning permission for residential conversion of the same building may be sufficient to outweigh the need to prove that another use would be more appropriate. Where permission has been granted for residential conversion within the same group of buildings, this may establish a precedent for converting the other buildings to residential use.

Part 3 Information required

Applications for outline planning permission cannot be accepted for building conversions. All applications must be for **full permission** and include:-

- completed forms and certificates of ownership (including application forms for listed building consent where appropriate);
- site layout plans that clearly define the proposed curtilage;
- plans at a scale of not less than 1:100 showing the siting of the building, existing and proposed floor plans, elevations, detailed survey drawings, and cross and longitudinal sections. Plans should be clearly annotated and fully dimensioned and unusual or significant construction details should be identified;

- a survey report detailing the condition of the building. The report must be prepared by a structural engineer or other suitably qualified person and must demonstrate that the building is structurally sound and is capable of conversion without extensive rebuilding. The report should include scaled drawings highlighting areas that require replacement, repair or renewal. The report should aim to reassure both the Council and the intended developer that the building will not collapse during the course of conversion - in such an event any planning permission might no longer be valid.

Applicants may also need to submit:-

- a wildlife survey report relating to protected species;
- in the case of proposals to convert agricultural buildings into dwellings, a statement justifying why it is inappropriate to retain the building for a non-residential use; and
- in relation to proposals to convert listed buildings, a conservation method statement and drawings (normally at a scale of 1:20) showing precise details of any new or replacement windows, doors, rainwater goods and other key features.

Pre-application discussions are welcomed together with the submission of sketch proposals for informal comment.



For further information and application forms contact:

Chief Planning Officer
Lambpit Street
Wrexham
LL11 1AR

Telephone : (01978) 292016
Fax : (01978) 292502
www.wrexham.gov.uk/planning
Adopted March 2006

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House Extensions

This is one of a series of Local Planning Guidance notes amplifying Development Plan proposals in a concise format. The guidelines which follow have been prepared and adopted by the County Borough Council to inform prospective house owners, builders and agents about the issues relating to house extensions, and to encourage a better standard of design. If you have any queries, a planning officer will be pleased to discuss your proposals before you make an application. You may also wish to talk to your neighbour(s) to let them know what you are proposing to do.

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. Listed buildings and older properties in conservation areas usually require special consideration, and specific advice can be given on request by the planning department.



Your house and garden

The following points should be borne in mind:-

- *it is always important to consider the specific character of the building to be extended and to take account of the context of the property. Extensions should reflect the existing dwelling and should retain the character, scale, design and materials of the original property, with existing details such as window shape and design and decorative ridge tiles repeated where possible, and similar materials used;*
- *in order to be in scale, the roof of the proposed extension should not be higher than the existing dwelling, and the pitch, angles and materials should match those of the existing dwelling; sometimes a lower ridge line will allow the extension to remain in scale with the existing;*
- *the size and scale of the resulting extension should not over-dominate the existing dwelling;*
- *within settlement limits, an overall limit on the size of extensions would not be appropriate, provided that the extension complied with the Council's guidelines regarding garden size,*

separation distances, residential amenity, impact on townscape etc. 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;



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accessible formats*

- the extension should leave a minimum of 50 square metres of usable private garden space within the boundary of the site, (30 square metres in the case of small houses accommodating up to 2 people, 10 square metres in the case of flats and maisonettes). Exceptions may be made in the case of older terraced properties where basic facilities such as kitchens or bathrooms are required and cannot be provided within the existing property;
- extensions should not result in the loss of parking spaces if this would result in road safety or congestion problems. In order to reduce on street parking, parking may be acceptable in the front garden to maintain adequate provision, (usually two spaces) but only where sufficient landscaping and garden remains to protect the character of the area and reduce the visual effect of the development;
- 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. Guidance can be obtained from the Supplementary Planning Guidance note 'Trees in Development' available from the planning department.

Your house and your neighbour's house

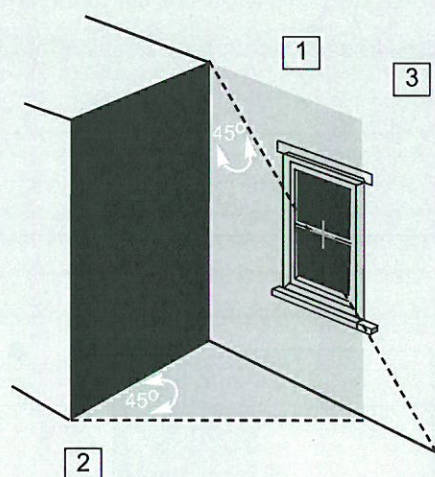
- Your extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties, or be visually overbearing when viewed from adjoining houses.
- Where two habitable rooms face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 22 metres apart. Where a window faces a wall which exceeds the height of the top of that window, they must be a minimum of 13 metres apart. This standard applies on flat ground.
- On sloping ground, an increased distance will be required so that for every metre (or part thereof) difference in height, the distances in the standard shall be increased by two metres. Developers will be required to indicate on their plans the finished floor levels of their buildings and, where there are windows on adjacent existing properties, the level of these properties.
- In instances where these standards cannot be fully provided, overlooking can be reduced by:-
 - the erection of screen walls or fences at ground floor level;
 - obscure glazing to windows and doors;
 - the installation of high level windows or roof lights following the slope of the roof (minimum sill height 1.7m).
- The use of side windows in extensions adjacent to boundaries should be avoided, as a view across adjacent land/gardens, or adequate light, cannot be assumed.
- The majority of houses have their main windows facing front and back. An extension built close to the boundary with a neighbouring property may therefore reduce daylight and sunlight to the windows of that house, together with the outlook from these rooms. Extensions should not, therefore, be so large as to create a claustrophobic effect or cause a significant amount of visual intrusion and loss of light to neighbouring properties.
- The Council has adopted the Building Research Establishment guidance on site layout planning for daylight, and extensions should comply with the 45 test°.

The 45° Test

- To use, take the elevation of the wall in which the neighbour's window is placed and draw diagonally down at an angle of 45° away from the near top corner of the extension;
- Then take the plan and draw diagonally back at an angle of 45° towards the window wall from the end of the extension;
- If the centre of the main window of the next door property lies on the extension side of both these 45° lines, then the extension may well cause a significant reduction in the light received by the window.

This is guidance only and passing the test does not mean automatic approval, nor the reverse.

Checking the effect of proposed extensions on daylight



Centre of adjacent windows should be outside the shadows

Side extensions - specific guidelines

Where the property stands in a line of detached/semi detached dwellings and the extension would fill in the gap, there is a risk that the extension will create a terraced appearance. This is not always in the interests of maintaining the character of the street, and, in the interests of visual amenity, should be avoided. One way of maintaining a visual break would be to set back the extension behind the front of the dwelling by a metre to create a clear break.

The following criteria should be met:-

- *a pitched roof will normally be essential. The roof of the proposed extension should match the original in terms of pitch and shape. The ridge line should either follow, or be lower than the original dwelling;*
- *to allow for maintenance and access, it is recommended that a distance of 1m be left between the extension and the side boundary.*

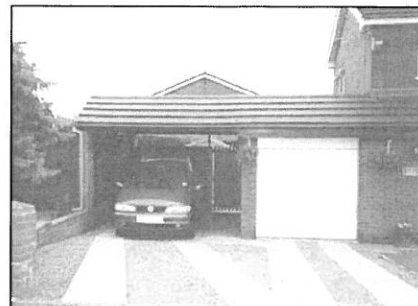
Great care is needed in the design of extensions on corner plots, which often provide an open appearance and greenery, and are prominent from both streets. The following criteria for corner plots should be met:-

- *the width of the extension should not be more than half the width of the original frontage of the property;*
- *the width of the extension should not be more than half the width of the garden/plot between the property and adjacent highway;*



On side plots there can be problems in incorporating the minimum parking standards. Where proposals involve access, garages or car ports, the following criteria should be met:-

- *garages and carports should have a driveway at least 5.5m clear of the highway. If the garden is not deep enough to provide a 5.5m driveway the garage must be set back from the main front wall to provide this minimum driveway length;*
- *where existing parking spaces are lost as a result of an extension and this would cause road safety or congestion problems, replacement spaces must be provided.*



Rear extensions - special guidelines

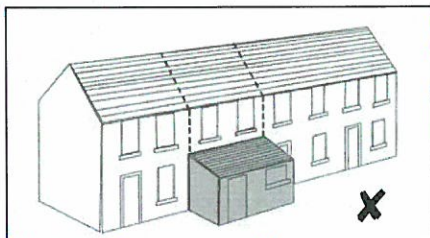
- *Rear extensions, including conservatories, should not dominate, nor materially alter, the existing levels of sunlight, privacy and daylight to adjoining properties.*
- *Two storey rear extensions should not come nearer than 2 metres of a boundary that forms a party wall between terraced and semi-detached properties and 1 metre of other boundaries. The*

maximum projection from the dwelling should be one third of the garden width. Proposals should satisfy the 45° test.

- *Any extensions within one metre of the boundary will normally be limited to a maximum of 3.5 metres in length. For every additional metre from the boundary this can be increased by one metre.*

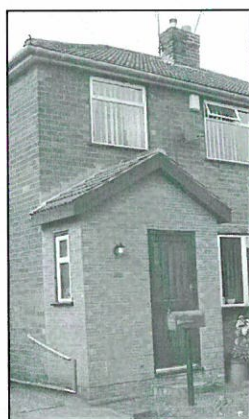
Front extensions - specific guidelines

Front extensions will clearly impact on the street scene and will rarely be acceptable. Front extensions must be sympathetic to the form, scale, proportion and design of the dwelling and neighbouring properties, and should not:-



- detrimentally affect the overall character and appearance of the street scene;
- project a significant amount from the front wall of the existing dwelling
- result in the loss of existing parking facilities where this would cause road safety or congestion problems

Front extensions should satisfy the 45° test



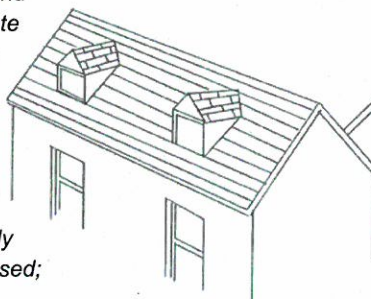
It is sometimes possible to construct some porches without the need for planning permission. Whether they require planning permission or not, they should match the character and design of the existing property and should:-

- be simple in design and respectful of the original lines of the house;
- incorporate matching materials and design features;
- provide a pitched roof;
- not exceed the sill height of the first floor windows.

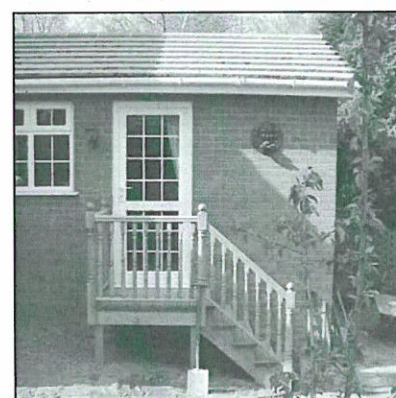
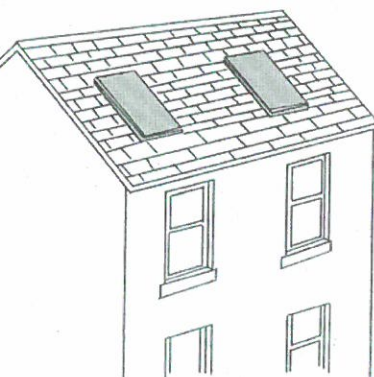
Roof extensions - specific guidelines

Roof alterations and dormer windows should be kept as small as possible so as to minimise the visual impact on the appearance of the property and the surrounding area, and to minimise the loss of privacy to neighbours. The following criteria should be met:-

- dormer extensions should not normally be incorporated on front elevations;
- dormer extensions should be as small as possible and in proportion to other features of the house. Where dormers would cover and dominate a large area of the roof they will normally be refused;
- extensions must not project above the ridge line of the property;



- dormer windows should follow the vertical lines of existing doors and windows;
- dormer extensions should re-use recycled or matching materials where possible;
- where the use of roof space is desired, consideration should be given to the incorporation of sloping roof lights or traditionally styled dormer windows to create the sloping ceilings associated with attic rooms. Sloping roof lights are cheaper to install and are less intrusive than dormer windows, and can reduce the problems of overlooking.



For further information contact:

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www.wrexham.gov.uk

updated March 2010


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E-bost: planning@wrexham.gov.uk
Gwef: www.wrexham.gov.uk/planning

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publishing of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

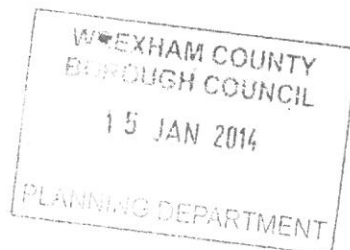
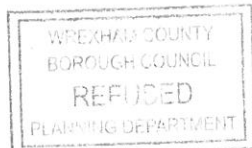
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1. Applicant Name and Address		2. Agent Name and Address	
Title:	MR	Title:	MR
First name:	Geoff	First name:	David
Last name:	Fitzling	Last name:	FITZLING
Company (optional):		Company (optional):	FITZLING PLANNING + DEVELOPMENT
Unit:		Unit:	
House number:		House number:	
House suffix:		House suffix:	
House name:	THE BARN	House name:	THE OFFICE
Address 1:	PENTRE SAESON	Address 1:	TYN COED
Address 2:	BURCHWYN	Address 2:	PANTYMMWYR ROAD
Address 3:		Address 3:	CILLAN
Town:		Town:	
County:		County:	FUNDSHIRE
Country:		Country:	
Postcode:	LL11 5TY	Postcode:	CH7 5NL

3. Description of Proposed Works

Please describe the proposed works:

front porch



Description of Proposed Works (continued)

35. the work already started? ☐ Yes ☒ No

Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

as the work already been completed? ☐ Yes ☒ No

Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

Site Address Details

Please provide the full postal address of the application site.

Init: House number: House suffix:

House name: *AS APPLICANT*

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

7. Trees and Hedges

NONE AFFECTED.

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

9. Authority Employee / Member

With respect to the Authority, I am:

- a) a member of staff
- b) an elected member
- c) related to a member of staff
- d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

I. Biodiversity and Geological Conservation

Questions assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Our Local Planning Authority will be able to advise on the content of any assessments that may be required.

1. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE	STONE PLINTH, TIMBER FRAME	☐	☐
Roof	SLATE	SLATE	☐	☐
Windows	TIMBER	N/A	☐	☐
Doors	TIMBER	N/A	☐	☐
Boundary treatments (e.g. fences, walls)	WALLS + HEDGES	NO CHANGE	☐	☐
Vehicle access and hard-standing	TARMAC	NO CHANGE	☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

EXISTING + PROPOSED PLANS.

1. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9/1/14.

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Ownership Certificates (continued)

Certificate of Ownership – Certificate D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

the steps taken were:

notice of the application has been published in the following newspaper circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

3. Agricultural Holdings

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9/1/14

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012 and the guidance available on the Planning Portal website. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☒ The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas:

- ☒ • National Park
- ☒ • Site of special scientific interest
- ☒ • Conservation area
- ☒ • Area of outstanding natural beauty
- ☒ • World Heritage Site

The correct fee:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

5. Declaration

we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9/1/14.

(date cannot be pre-application)

16. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

info@hgzsimonplanning.co.uk

18. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Planning Department
Wrexham Council
16 Lord Street
Wrexham
LL11 1LG

The Office, Ty'n Coed,
Pantymwyn Road, Cilcain CH7 5NL
Tel/Fax: 01352 740911
Mobile: 07855 963020
Email: info@fitzsimonplanning.co.uk

9 January 2014

P / 2014 / 0027

Dear Sirs

**PROPOSED ERECTION OF FRONT PORCH AT THE BARN, PENTRE
SAESON, BWLCHGWYN LL11 5TY**

Please find enclose 4 copies of the following documents which comprise the above application:

- Completed Application Forms and Certificates;
- Application Site Location Plan;
- Existing Elevations;
- Existing and Proposed Site Plan;
- Proposed Floor Plans; and
- Proposed Elevations.

You will recall that planning permission was recently granted on appeal for the erection of a dormer within a previously approved extension at The Barn (Ref. APP/H6955/A/13/2203058). In determining the appeal, the Inspector noted;

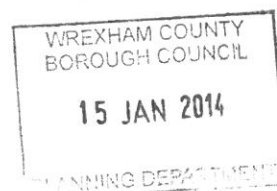
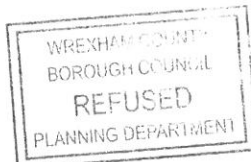
"Whilst it would appear from the front of the property that regard was given in its conversion to the character of the former building by the use of original openings, it is clear from the planning history of the site that subsequent alterations and extensions have taken place to the extent that its agricultural origins are not dominant in the external appearance of the building or its setting."

In other words, the building now resembles a house. The proposed porch would be a modest, open structure, whose materials and form would wholly complement the existing dwelling.

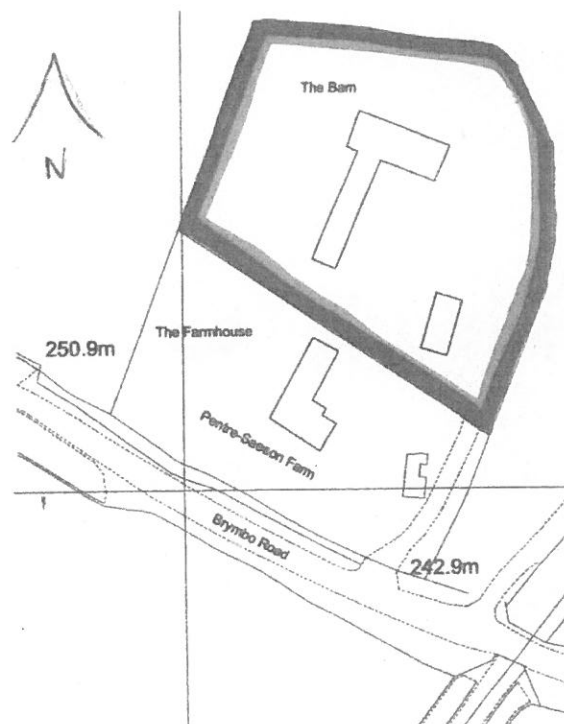
I trust the application is in order, but please do not hesitate to contact me if you require any additional information or you wish to discuss the proposal in detail.

Yours faithfully

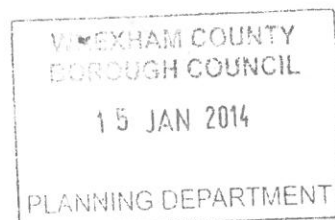
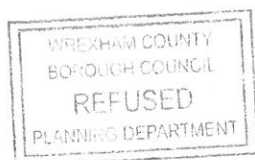

David Fitzsimon



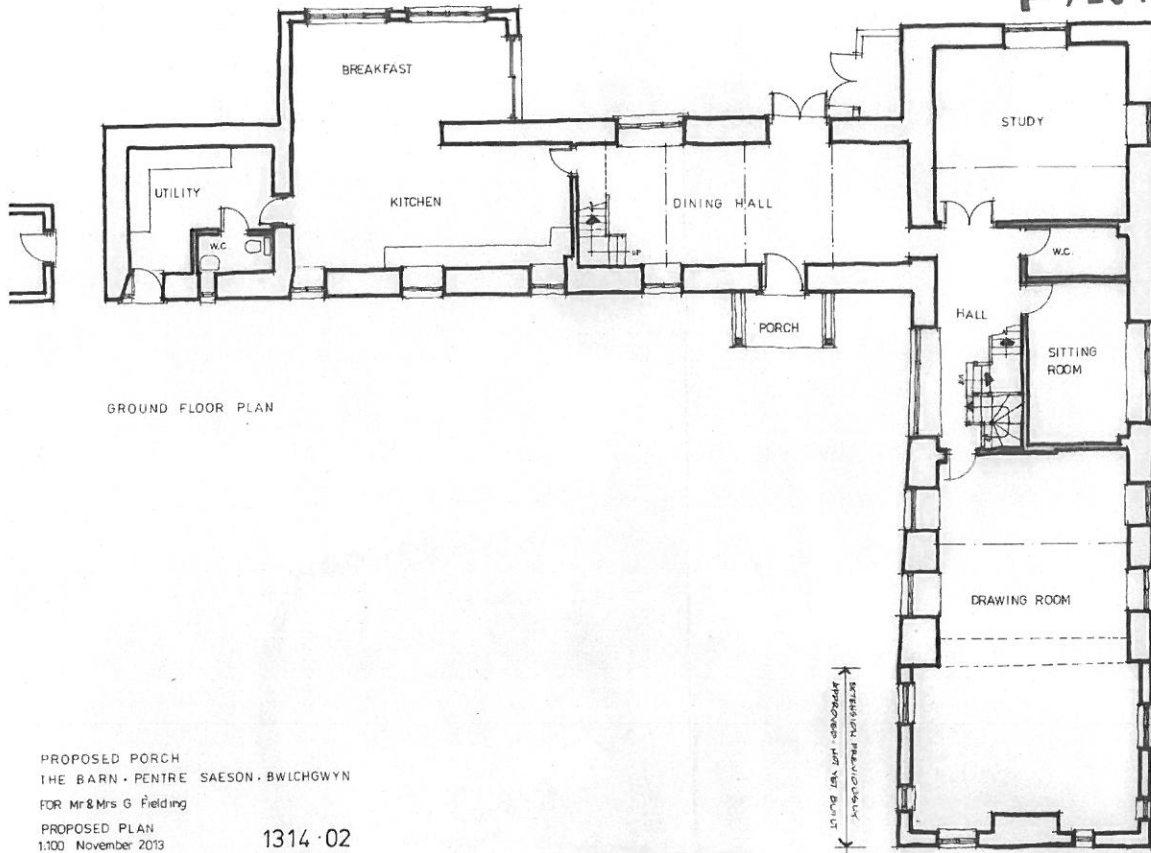
P /2014/0027



location plan 1:1250



P / 2014 / 0027



GROUND FLOOR PLAN

WREXHAM COUNTY
BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT

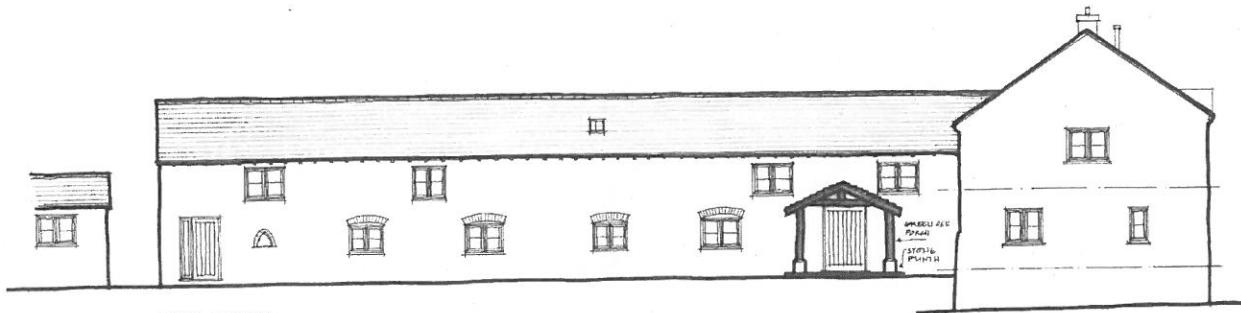
PROPOSED BASEMENT EXTENT

WREXHAM COUNTY
BOROUGH COUNCIL
15 JAN 2014
PLANNING DEPARTMENT

PROPOSED PORCH
THE BARN - PENTRE SAESON - BWLICHGWYN
FOR Mr & Mrs G Fielding
PROPOSED PLAN
1:100 November 2013

1314.02

P /2014/0027



FRONT ELEVATION



SIDE ELEVATION



PROPOSED PORCH
THE BARN, PENTRE SAESON, BWLCHGWYN
FOR Mr & Mrs G Fielding
PROPOSED ELEVATIONS
1:100 November 2013

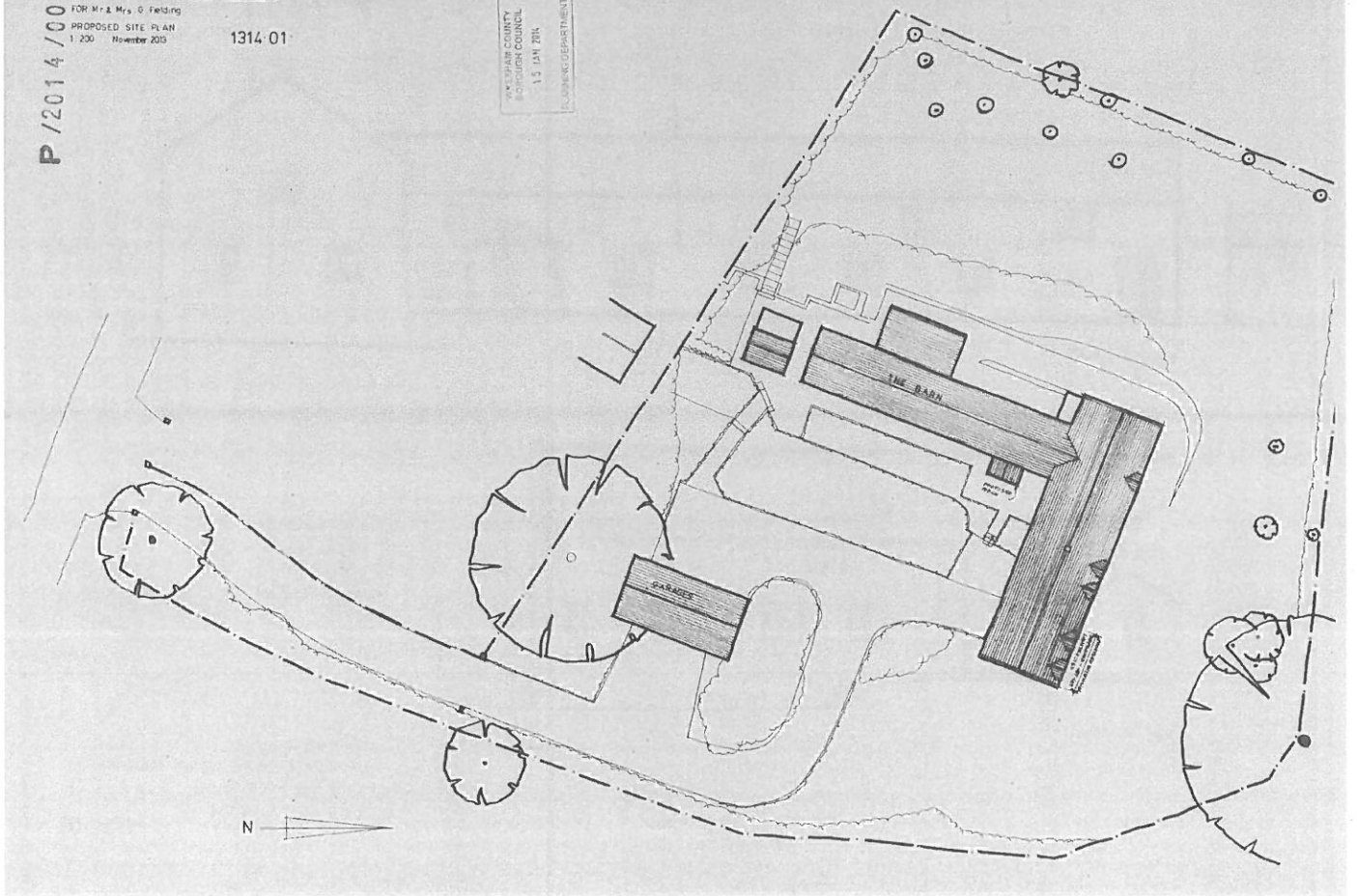
1314-03

P/2014/0027

THE BARN, PENIRE SAESON, BWLCHOWYN
FOR Mr & Mrs O. Fielding
PROPOSED SITE PLAN
1:250 November 2003

1314 01

WEST GLOUCESTER COUNTY
COUNCIL
15 JAN 2004
PLANNING DEPARTMENT



Gail Bather

From: Sharon Holman
Sent: 27 February 2014 09:33
To: planning_admin
Subject: FW: P/2014/0027 - Porch extension at The Barn, Pentre Saeson, Brymbo Road, Bwlchgwyn

civica - coc

From: Sharon Holman
Sent: 27 February 2014 09:32
To: David Kelly
Subject: P/2014/0027 - Porch extension at The Barn, Pentre Saeson, Brymbo Road, Bwlchgwyn

Dear Councillor,

I am currently considering the above planning application in your area for a porch extension to the front of a previously converted agricultural building. The porch is unacceptable in terms of scale and design, and would have a detrimental impact upon the appearance of the building.

I am mindful to recommend that planning permission is refused for this reason and if you have any queries in relation to this, please contact me prior to determination of the application on Monday 3 March 2014.

Kind regards
Sharon

Sharon Holman
Planning Officer/Swyddog Cynllunio



01978 298779



Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG



Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



www.wrexham.gov.uk

<https://twitter.com/wrexhamcbc>

www.facebook.com/wrexhamcouncil



Gail Bather

From: Sharon Holman
Sent: 18 February 2014 09:00
To: planning_admin
Subject: P/2014/0027 - The Barn, Pentre Saeson, Bwlchgwyn

civica - coc

From: Sharon Holman
Sent: 18 February 2014 08:58
To: 'David Fitzsimon'
Subject: FW: P/2014/0027 - The Barn, Pentre Saeson, Bwlchgwyn

Hi David,

This application is now due for a determination. Can I have any amended plans etc by Friday 21 February please?

Thanks
Sharon

From: Sharon Holman
Sent: 11 February 2014 10:48
To: 'David Fitzsimon'
Subject: RE: FW: The Barn, Pentre Saeson, Bwlchgwyn

Thanks David

From: David Fitzsimon [<mailto:info@fitzsimonplanning.co.uk>]
Sent: 11 February 2014 10:47
To: Sharon Holman
Subject: Re: FW: The Barn, Pentre Saeson, Bwlchgwyn

Hi Sharon

Apologies for not getting back to you sooner. I have forwarded your comments to my client, and I am awaiting further instruction.

Regards

David

On 11 February 2014 at 10:35 Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Hello David,

Any thoughts yet on my previous email?

Thanks
Sharon

From: Sharon Holman
Sent: 05 February 2014 10:55
To: 'info@fitzsimonplanning.co.uk'
Subject: The Barn, Pentre Saeson, Bwlchgwyn

Hello David,

Informally, I have no objection in principle to the link though I would prefer to see it recessed so that we can still see the original character of the buildings. Maybe a fully glazed link?

With regards to the porch application, can the design be amended to incorporate a monopitch roof? Whilst this will obviously reduce the size, it would be more inkeeping with the character of the former agricultural building. I would also ask that your client consider using gallows brackets to support the roof. This will further help to lessen the impact of the development upon the character and appearance of the building.

Should you amend the plans for the porch, you could add the link to the plans at the same time.

Kind regards
Sharon

From: David Fitzsimon [mailto:info@fitzsimonplanning.co.uk]
Sent: 24 January 2014 16:58
To: Sharon Holman
Subject: The Barn, Pentre Saeson, Bwlchgwyn

Hello Sharon,

I understand that you have been allocated the basement and porch applications.

My client wishes to investigate the feasibility of linking the small outbuilding to the left of the facade of the house, as shown on the attached drawings.

I would be grateful for your informal opinion as to whether this is a proposal the Council could support if a formal application was submitted.

I look forward to hearing from you.

Regards

David Fitzsimon

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Gail Bather

From: Sharon Holman
Sent: 18 February 2014 10:42
To: planning_admin
Subject: FW: FW: P/2014/0027 - The Barn, Pentre Saeson, Bwlchgwyn

civica - coc

From: David Fitzsimon [mailto:info@fitzsimonplanning.co.uk]
Sent: 18 February 2014 10:40
To: Sharon Holman
Subject: Re: FW: P/2014/0027 - The Barn, Pentre Saeson, Bwlchgwyn

Sharon

My client has confirmed this morning that he does not wish to amend the porch as proposed and he would like you to proceed to determination.

A separate application will be made in due course for the link.

Regards

David

On 18 February 2014 at 08:57 Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

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Thanks
Sharon

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Sent: 11 February 2014 10:48
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Thanks

Sharon

From: Sharon Holman

Sent: 05 February 2014 10:55

To: 'info@fitsimonplanning.co.uk'

Subject: The Barn, Pentre Saeson, Bwlchgwyn

Hello David,

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Sent: 24 January 2014 16:58

To: Sharon Holman

Subject: The Barn, Pentre Saeson, Bwlchgwyn

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I look forward to hearing from you.

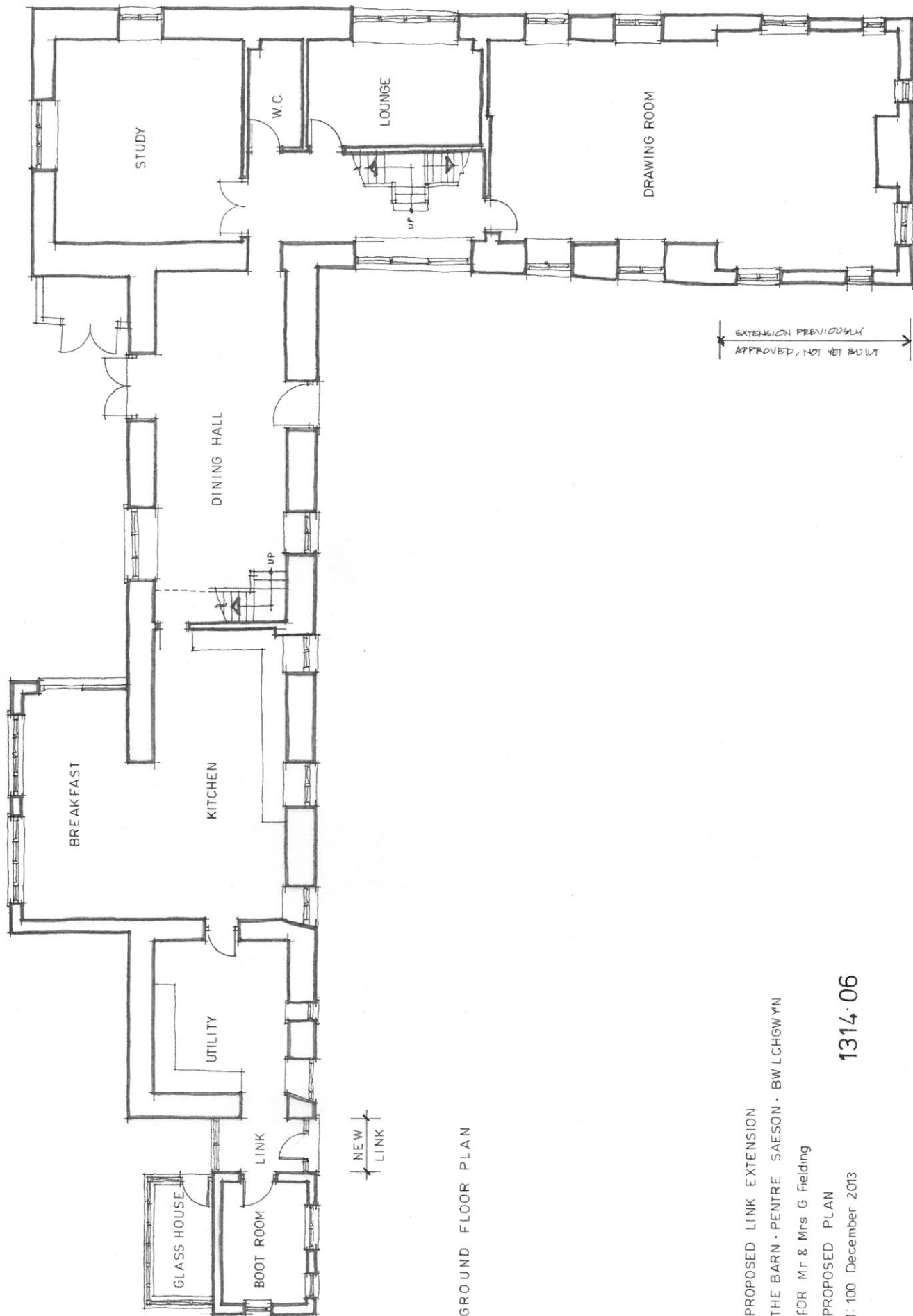
Regards

David Fitzsimon

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print! This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm. Ewch i weld -

mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur – meddyliwch cyn argraffu! Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, cyfeiriwch at http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm. ↵↵

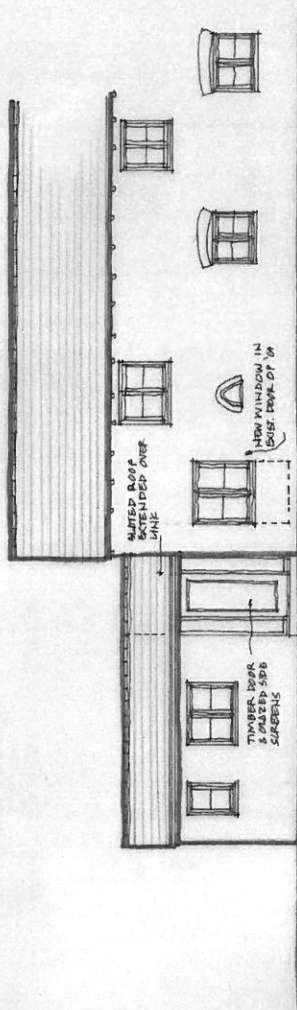
Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print! This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm. Ewch i weld - mi fedrwch chi dalu, anfon, ceisio, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur – meddyliwch cyn argraffu! Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, cyfeiriwch at http://www.wreccsam.gov.uk/top_navigation/disclaimersw.htm. ↵↵



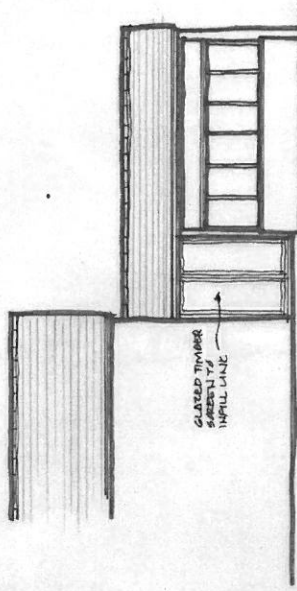
GROUND FLOOR PLAN

PROPOSED LINK EXTENSION
 THE BARN - PENTRE SAESON - BW LCHGWYN
 FOR Mr & Mrs G Fielding
 PROPOSED PLAN
 1: 100 December 2013

1314.06



FRONT ELEVATION



REAR ELEVATION

PROPOSED LINK EXTENSION
 THE BARN PENTRE SAESON BWLCHGWYN
 FOR Mr & Mrs G Fielding
 PROPOSED ELEVATIONS
 1:100 December 2013

1314.06

Judith Williams

From: Sharon Holman
Sent: 11 February 2014 10:37
To: planning_admin
Subject: P/2014/0027 - The Barn, Pentre Saeson, Bwlchgwyn
Attachments: The Barn, Pentre Saeson - Proposed Link.pdf

civica - coc

From: Sharon Holman
Sent: 11 February 2014 10:36
To: 'info@fitzsimonplanning.co.uk'
Subject: FW: The Barn, Pentre Saeson, Bwlchgwyn

Hello David,

Any thoughts yet on my previous email?

Thanks
Sharon

From: Sharon Holman
Sent: 05 February 2014 10:55
To: 'info@fitzsimonplanning.co.uk'
Subject: The Barn, Pentre Saeson, Bwlchgwyn

Hello David,

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Kind regards
Sharon

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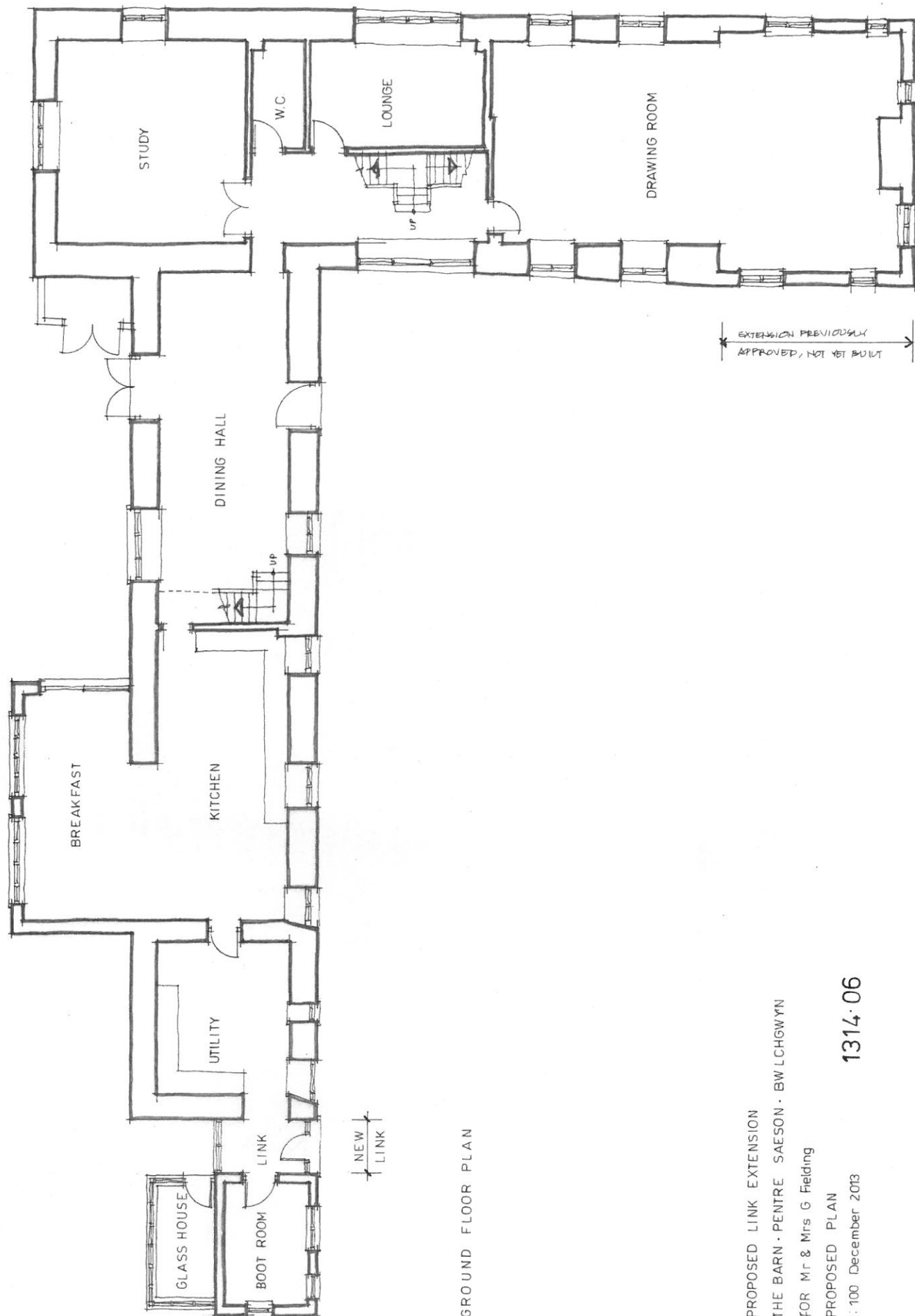
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Regards

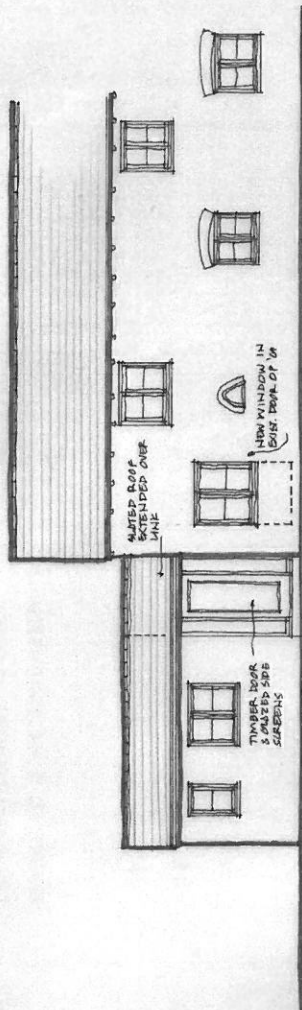
David Fizsimon



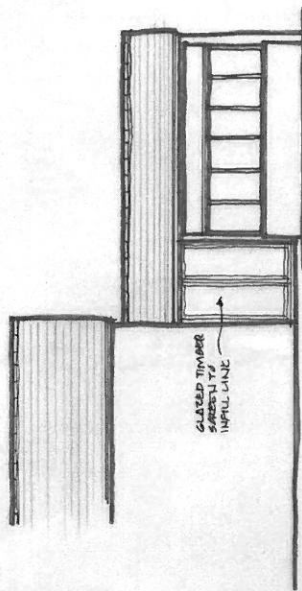
GROUND FLOOR PLAN

PROPOSED LINK EXTENSION
 THE BARN · PENTRE SAESON · BW LCHGWYN
 FOR Mr & Mrs G Fielding
 PROPOSED PLAN
 1: 100 December 2013

1314·06



FRONT ELEVATION



REAR ELEVATION

PROPOSED LINK EXTENSION
THE BARN PENTRE SAESON BWLCHGWYN
FOR Mr & Mrs G Fielding

PROPOSED ELEVATIONS

1:100 December 2013

1314.06

AnnS Jones

From: Sharon Holman
Sent: 05 February 2014 10:57
To: planning_admin
Subject: P/2014/0027 The Barn, Pentre Saeson, Bwlchgwyn
Attachments: The Barn, Pentre Saeson - Proposed Link.pdf

civica - coc

From: Sharon Holman
Sent: 05 February 2014 10:55
To: 'info@fitzsimonplanning.co.uk'
Subject: The Barn, Pentre Saeson, Bwlchgwyn

Hello David,

Informally, I have no objection in principle to the link though I would prefer to see it recessed so that we can still see the original character of the buildings. Maybe a fully glazed link?

With regards to the porch application, can the design be amended to incorporate a monopitch roof? Whilst this will obviously reduce the size, it would be more inkeeping with the character of the former agricultural building. I would also ask that your client consider using gallows brackets to support the roof. This will further help to lessen the impact of the development upon the character and appearance of the building.

Should you amended the plans for the porch, you could add the link to the plans at the same time.

Kind regards
Sharon

From: David Fitzsimon [<mailto:info@fitzsimonplanning.co.uk>]
Sent: 24 January 2014 16:58
To: Sharon Holman
Subject: The Barn, Pentre Saeson, Bwlchgwyn

Hello Sharon,

I understand that you have been allocated the basement and porch applications.

My client wishes to investigate the feasibility of linking the small outbuilding to the left of the facade of the house, as shown on the attached drawings.

I would be grateful for your informal opinion as to whether this is a proposal the Council could support if a formal application was submitted.

I look forward to hearing from you.

Regards

David Fitzsimon

Case No: P/2014/0027

Proposal: Front Porch

Location: The Barn, Pentre Saeson Farm, Brymbo Road, LL11 5TY.

From: Lorna Goring:

Date: 30th January 2014

Policy Section: Con

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

Built Conservation

The proposal forms the 5th application to be submitted for alteration to this former outbuilding. Generally porches are not supported on such buildings as they are domestic features completely uncharacteristic of agricultural outbuildings. Had the porch been proposed on the original application for conversion it would not have been supported. Whilst I appreciate the building is now in residential use and has had numerous additions granted, in each case care has been taken in the design of the extensions to maintain the intrinsic character of the building. Whilst I do not consider the porch to compliment the buildings character I do not object strongly.

