



Questionnaire (s78)

Householder Appeal

Appeal ref: APP/ H16955/A/13/2203058.
 Appeal by: MR. GEOFF FIELDING.
 Grid ref: _____
 Site address: THE BARN. PATRE SIOESON. BRYNBO
 Postcode: LL15 7Y. Bwlchigwyn

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?	YES ☒ NO ☐
b	a neighbour's land or property to judge the appeal proposal?	YES ☐ NO ☒
	If YES, who? _____	
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?	YES ☐ NO ☒
	b If YES, please describe them: _____	
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;

☒1**b**

a list of the people you notified .

☒1**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.

YES ☒NO ☐**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.

YES ☒NO ☐**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

YES ☒NO ☐**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 ☒

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: P/2013/0332

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 County B. C.

Date: 19/8/13

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

Representatives
don't
interested.
parties

Judith Williams

From: Sharon Holman
Sent: 11 July 2013 12:51
To: planning_admin
Subject: FW: P/2013/0332 - Amendment of the previously approved extension to incorporate an additional dormer window at The Barn, Pentre Saeson, Brymbo Road

civica - import local member response...

From: David Kelly
Sent: 11 July 2013 12:29
To: Sharon Holman
Subject: RE: P/2013/0332 - Amendment of the previously approved extension to incorporate an additional dormer window at The Barn, Pentre Saeson, Brymbo Road

Hi sharon
As the applicant has not
Contacted me requesting
Support proceed under delegated
Regards dave

-----Original Message-----

From: Sharon Holman
Sent: Thursday, July 11, 2013 08:18 AM GMT Standard Time
To: David Kelly
Subject: RE: P/2013/0332 - Amendment of the previously approved extension to incorporate an additional dormer window at The Barn, Pentre Saeson, Brymbo Road

Hi David,

Yes, this will be a delegated decision if you have no objection to this?

Thanks
Sharon

From: David Kelly
Sent: 10 July 2013 22:34
To: Sharon Holman
Subject: RE: P/2013/0332 - Amendment of the previously approved extension to incorporate an additional dormer window at The Barn, Pentre Saeson, Brymbo Road

Hi
I have no observations either way.
Will this be delegated refusal.

-----Original Message-----

From: Sharon Holman
Sent: Tuesday, July 09, 2013 10:16 AM GMT Standard Time
To: David Kelly
Subject: P/2013/0332 - Amendment of the previously approved extension to incorporate an additional dormer window at The Barn, Pentre Saeson, Brymbo Road

Dear Councillor,

I am currently considering the above planning application in your area. Planning permission was granted earlier this year for a two storey extension to a previously converted barn. A number of dormer windows were proposed which were subsequently reduced in number to make the scheme acceptable. The applicant now seeks to re-introduce the dormer window (previously deleted) and I have concerns in relation to the visual impact of this additional dormer upon the character and appearance of the barn.

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 Friday 12 July 2013.

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

Head of Community Wellbeing and Development
Pennaeth Adran Lles Cymuned a Datblygiad
Lawrence Isted

16 Lord Street, Wrexham, LL11 1LG
16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
Tel/Ffon: 01978 292016 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



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

P/2013/0332
16/08/2013
Sharon Williams
01978 292483
sharon.williams@wrexham.gov.uk

Dear Sir / Madam

Annwyl Syr / Fadarn

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

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

PENTRE SAESON FARM
BRYMBO ROAD
BWLCHGWYN
WREXHAM

Address of site to which the appeal relates:
THE BARN
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

Proposed development:
AMENDMENT TO PLANNING PERMISSION REF P/2012/0864 FOR TWO STOREY EXTENSION: SUBSTITUTION OF ROOFLIGHT SERVING EN-SUITE FOR DORMER WINDOW

Datblygiad arfaethedig:
AMENDMENT TO PLANNING PERMISSION REF P/2012/0864 FOR TWO STOREY EXTENSION: SUBSTITUTION OF ROOFLIGHT SERVING EN-SUITE FOR DORMER WINDOW

Appellant's name:
MR FIELDING

Enw'r apelydd:
MR FIELDING

Appeal reference number: 2203058

Cyfeirnod yr apêl:
2203058

Appeal starting date:
13/08/2013

Dyddiad dechrau'r apêl:
13/08/2013

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.

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

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

Bwrriedir cynnal yr apêl hwn dan y cynllun peilot Gwasanaeth Apeliadau Deiliad 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

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 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

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 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

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Quick update: SEARCH

Browse planning applications (50395 of 50395)

Application No	Ref No	Address	Postal Address	Agent co.	Agent contact	Received date	Valid date	Extension date	Applicant co	Applicant surname	Ward	Decision date	Sector	Application type	Wish address	Partial Ref No
P20130332	H				SCOTT				THE BARN	PENTRE SAESON FARM	BRYMBO ROAD	BWLCHGWYN	WREXHAM			
P20130333	H				ANDY				THE OLD DAIRY	1 PENTREDAIR	BWLCHGWYN	WREXHAM				
P20130334	H				CRAIG				26A	CHARLES STREET	BRYMBO	WREXHAM				
P20130335	H				M				77	BANGOR ROAD	JOHNSTOWN	WREXHAM				
P20130336	H				A				ROSE COTTAGE	WILKINSON LANE	WREXHAM					
P20130337	H				GAURETH				12	HELFAN WAY	IGNERSVILLT	WREXHAM				
P20130338	O				D				SITE ADJOINING	HILLOREST	BETHANIA ROAD	WREXHAM				
P20130339	F				BRELLMIN				12 NVD ALYN HOUSING ACT 12	12	HURRY STREET	WREXHAM				
P20130340	F									12	HURRY STREET	WREXHAM				
P20130341	H										HANMER	WREXHAM				
P20130342											BURTON	ROSSFT				

Communications browse

Ref number	Date	Code	Required date	Ref to
P20130343				
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P20130378				

Ref no: P20130332

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delegated
report/
history.
plans

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	BRY P/2013/0332
Agent	FITZSIMON PLANNING & DEVELOPMENT MR DAVID FITZSIMON THE OFFICE TY'N COED PANTYMWYN ROAD CILCAIN FLINTSHIRE CH7 5NL	Date Received	14/05/2013
		Decision Date	24/07/2013

Town and Country Planning Act, 1990

Location of application

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

Description of application

AMENDMENT TO PLANNING PERMISSION REF P/2012/0864 FOR TWO STOREY EXTENSION: SUBSTITUTION OF ROOFLIGHT SERVING EN-SUITE FOR DORMER WINDOW

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development will have a detrimental impact upon the character and appearance of the previously converted redundant agricultural building by virtue of the introduction of a uniformed appearance not commonly found on rural buildings. The proposed number of dormer windows would result in a cluttered roof scape to the detriment of the appearance of the building and therefore conflicts with policies H3 and GDP1 of the Wrexham Unitary Development Plan, Local Planning Guidance Notes No. 3 'Converting Rural Buildings' and 13 'Housing in the Countryside'.

Applicant MR GEOFF FIELDING

Code BRY P/2013/0332

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

Number
Date 14/05/2013
Received

Decision 24/07/2013
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.](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)
[htm](#)

P/2013/033 - Sharon Holman

CONSULTATION RESPONSES	Objects	No Objection	Comments	Accepts/ Supports	No reply
Community Council					x
Local member(s)					x
Highways					na
Public Protection					na
Natural Resources Wales					na
Welsh Water					na
Other					na
Neighbours					x

KEY ISSUES	Summary of Relevant History (See SX3 History)				
	P/2001/0332	Conversion of redundant farm outbuildings into three residential units	Withdrawn	24/5/2001	
	P/2003/0194	Conversion of outbuilding A to dwelling, refurbishment/renovation of farmhouse and conversion of outbuildings to garages. Workshop/store	Granted	7/4/2003	
	P/2003/0375	Conversion of outbuilding, alteration to vehicular access and installation of bio disc mini treatment plant	Granted	27/5/2003	
	P/2004/1137	Relaxation of condition no. 6 imposed under Planning Permission Code no. P/2003/0375 relating to provision of visibility splay	Granted	7/10/2004	
	P/2007/1046	Rendered and glazed potting shed	Granted	25/9/2007	
	P/2009/1010	Installation of a roof mounted solar water heating panel	Granted	20/1/2010	
	P/2012/0090	Two storey extension	Refused	7/3/2012	
	P/2012/0299	Insertion of 3 no. dormer windows (amendment to previously approved scheme Code No.P/2003/0375(in retrospect))	Granted	11/6/2012	
	P/2012/0371	Single storey rear extension to dwelling	Granted	17/7/2012	
	P/2012/0864	Two storey extension	Granted	2/4/2013	
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
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
Parking					x
Conservation/LB					x
Ecology					x
Landscaping					x
Other					x

OBSERVATIONS:

Proposed is the alteration to the previously approved extension to substitute the approved rooflight in the en-suite with a dormer window.

A single dormer window was approved as part of the previous scheme to match the existing dormer windows on the previously converted agricultural building.

There is little justification for the substitute dormer window to the en-suite and I am of the view that this would be a retrograde step as it would introduce a more uniformed appearance uncommon with the character and rural nature of the building. The total number of dormers proposed is unacceptable and would result in a cluttered roofscape to the detriment of the appearance of the development.

Recommend Refusal	Summary of Reasons	LM(s) Notified of Delegated refusal? (Include any response)	
x	Character and appearance	Local member contacted on 9 July 2013 – Councillor Kelly agrees to a delegated refusal of permission	

Please complete Green Register Sheet with conditions/ reasons and any special instructions.

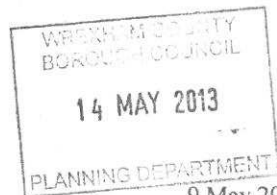
File 000270

P / 2013 / 0332



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

Mrs Sharon Holman
Wrexham County Borough Council
Department of Planning
16 Lord Street
Wrexham
LL11 1LG



9 May 2013

Dear Mrs Holman

AMENDMENT TO PLANNING PERMISSION REF. P/2012/0864 FOR TWO STOREY EXTENSION AT THE BARN, PENTRE SAESON, BWLCHGWYN: SUBSTITUTION OF ROOFLIGHT SERVING EN-SUITE FOR DORMER WINDOW

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

- Completed Application Forms and Certificates;
- Application Site Location Plan, Site Plan and Proposed Amended Side Elevation;
- Approved Side Elevation; and
- Design and Access Statement.

A cheque for £166.00 in favour of Wrexham Council is also included to cover the application fee.

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 sincerely

A handwritten signature in black ink, appearing to be 'David Fitzsimon'.

David Fitzsimon

P / 20 13 / 0332

**AMENDMENT TO PLANNING PERMISSION REF. P/2012/0864 FOR TWO
STOREY EXTENSION AT THE BARN, PENTRE SAESON, BWLCHGWYN:**

**SUBSTITUTION OF ROOFLIGHT SERVING EN-SUITE FOR DORMER
WINDOW**

DESIGN & ACCESS STATEMENT

1. Introduction

- 1.1 This Design and Access Statement is submitted in support of an application for an amendment to the recent planning permission for a two storey extension at The Barn, Pentre Saeson, Bwlchgwyn, dated 2 April 2013 (Ref P/2012/0864).
- 1.2 The amendment sought is the substitution of the rooflight serving the approved en-suite with a dormer, which would match the other dormer on this elevation of the approved extension along with the three dormers on the northern elevation of the existing barn conversion.
- 1.3 The content of the Statement is commensurate to the complexity of the proposal.

2. Planning Policy

- 2.1 Policy H3 of the adopted Wrexham Unitary Development Plan (UDP) relates to the 'Conversion of Buildings outside Settlement Limits'.
- 2.2 The Council's Local Planning Guidance Note No.3 titled 'Converting Rural Buildings' explains that there is a '*presumption against large extensions to the (converted) building itself*'. This does not preclude extensions *per se*.

3. The Character of the Site and its Surroundings

- 3.1 The appeal relates to a substantial barn which has been converted to a dwelling. It enjoys a rural location within the open countryside.
- 3.2 In addition to the recent planning permission for a two storey extension, the barn has already been the subject of some authorised alterations and additions, including a single storey lean-to extension to the west elevation and the insertion of dormer windows on the north elevation. The north elevation of the approved extension includes a matching dormer to maintain architectural rhythm and for consistency.



Figure 1: The north elevation



- 3.3 The permitted scheme replicates the scale, design and features of the northern wing of the converted barn. Towards the eastern end, it includes a dormer to replicate the three dormers shown in Figure 1.
- 3.4 The proposed amendment seeks to substitute the rooflight which would serve the approved en-suite and replace this with a dormer of the same scale and design as the approved dormer and the three existing dormers.
- 3.5 As such, it is asserted that the additional dormer would respect the scale, proportioning and detailing of both the northern elevation of the converted barn, and also that of the approved extension.
- 3.6 In light of the above factors, it is advanced that the proposed amendment to the approved extension would respect the architectural and historic integrity of the originally converted barn, which is the overall aim of policy H3 of the UDP and the Local Planning Guidance Note.
- 4. Environmental Sustainability
 - 4.1 The proposed amendment to the approved extension would present no additional environmental sustainability issues.
- 5. Access and Movement To, From and Within the Site
 - 5.1 The access to the dwelling and the vehicle movements generated by its occupiers would not be affected by the proposed amendment to the approved extension.

6. Community Safety

6.1 The proposed amendment to the approved extension generates no community safety issues.

7. Overall Conclusions

7.1 The proposed amendment to the approved extension would be a minor alteration which would respect the architectural and historic integrity of the originally converted barn, which is the overall aim of policy H3 of the UDP and the Local Planning Guidance Note.

7.2 Accordingly, planning permission should be granted.

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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

Publication 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.

P / 2013 / 0332

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

AMENDMENT TO PP REF P/2012/3864 FOR TWO STOREY EXTENSION:
SUBSTITUTION OF ROOFLIGHT SERVING EN-SUITE FOR DORMER WINDOW.

