

DESIGN AND ACCESS STATEMENT AND PLANNING REPORT

RENOVATION OF PART OF TRADITIONAL OUTBUILDING INTO RESIDENTIAL
ANNEX AT PIGEON HOUSE, PIGEON LANE, SY13 3DS



APPLICANT: MR AND MRS ANSON

DATE: NOVEMBER 2020

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1.0 INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mr and Mrs Anson to seek planning permission for the conversion of part of their outbuildings at Pigeon House, for the purpose of providing a residential annex affording guest accommodation for family when visiting.

This statement provides background information on the applicant's proposal, and how it is in accordance with both national and local planning policies.

This document should be read in conjunction with the detailed plans prepared by Sean Pemble Architecture which illustrates the location, scale and appearance of the development.

1.2 BACKGROUND AND JUSTIFICATION

The applicants own Pigeon House; a small holding surrounding by grazing land with a range of stables and outbuildings.

Having raised their children at Pigeon House, the applicants require a domestic annex to serve as guest accommodation. Now grown up the applicants' children, alongside friends and wider family regularly visit at weekends and during holidays thus dedicated guest accommodation is required.

Pigeon House is a historical 19th Century farmstead, referenced on the Historic Environment Record.

Due to the age of the farmstead, the subject building is considered a non-designated heritage asset. In turn, the proposal is seen as an effective way to preserve the subject building in an optimum use.

2.0 THE SITE AND CONTEXT

The proposed site is located between Hamner and Penley in the borough of Wrexham.

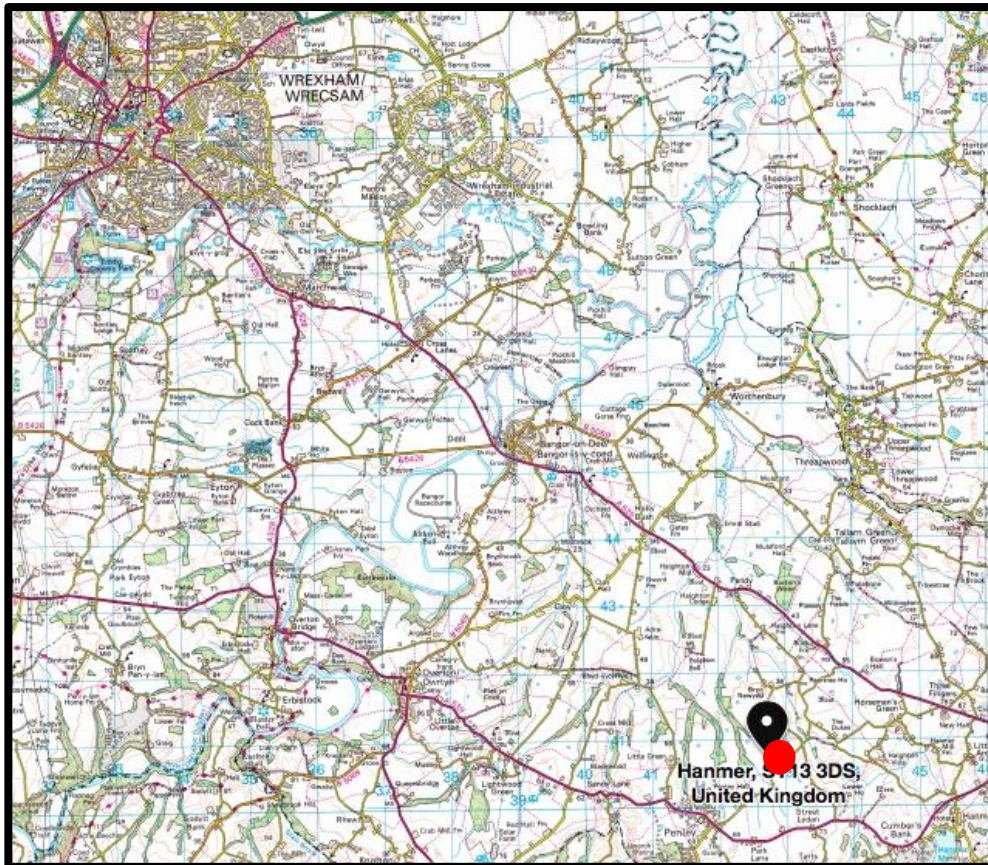


Figure 1: OS Context Plan

An aerial image of the site is shown below;



Figure 2: Aerial Image

3.0 THE PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

The proposal looks to renovate, an underutilized section of an existing traditional agricultural building.

Sean Pemble Architecture, has creatively retained the existing features and character of the building within the design assembled, affording 2no. first floor bedrooms and a modest siting area / kitchen.

3.2 THE DEVELOPMENT

The development will see the conversion of a section of an existing outbuilding, into a modest two-story annex, that will provide additional accommodation for when guests visit.

This proposal sees most of the ground floor continuing to be used for storage and stabling with a section of the ground floor being used as a modest reception area and stairs affording access to the first-floor domestic accommodation.

The proposed development will utilise the existing openings, maintaining the character of this rural outbuilding.

The access onto the farmyard / courtyard is proposed to be widened by demolishing an existing lean to structure, which is a later addition to the original building.

Please note the proposed residential annex is not intended to be wholly self-contained, with residents reliant upon Pigeon House for laundry facilities and will share amenity space / garden.

4.0 PLANNING POLICY CONTEXT

4.1 CONTEXT

Planning Policy Wales - Edition 10 - Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). The most relevant TAN's are;

TAN 6 – Planning for Sustainable Rural Communities

TAN 24 – The historic environment

4.2 LOCAL PLAN

The Local Development Plan (LDP) for the application site, located in Wrexham's County Borough Councils jurisdiction, is close to being fully adopted and will replace the current Unitary Development Plan (UDP). The relevant policies of the UDP are considered to be;

- Policy EC9 Listed Buildings of Special Architectural or Historic Interest
- Policy H3 Conversion of Buildings Outside Settlement Limits

4.3 OTHER GUIDANCE

The Wrexham Local Planning Guidance Notes provide guidance in respect of development in the countryside and conversion of traditional barns. Most relevant are;

- Local Planning Guidance Note – No.3 - Converting Rural Buildings;
- Local Planning Guidance Note – No.13 - Housing In The Countryside;

5.0 PLANNING APPRAISAL

5.1 NATIONAL GUIDANCE

The Welsh National Guidance is detailed under **Planning Policy Wales 10th Edition**; the main aim of this policy for applications such as this is the focus that 'good design is fundamental to create sustainable places where they want to live, work and socialise'.

TAN 6 – Planning for Sustainable Rural Communities - Re-use/adaptation of rural buildings; When assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms. Conversion proposals should respect the landscape and local building styles and materials.

TAN 24 – The historic environment - Designated and registered historic assets form only a small part of the wider historic environment. The most accessible and comprehensive information on all known archaeological sites, historic buildings and other components of the historic landscape is to be found in the historic environment records (HERs).

Tan 24, section 8 Historic Assets of Special Local Interest, advises that Historic assets that the local planning authority may consider to be of special local interest are not accompanied by any additional consent requirements over and above those required for planning permission. However, if such assets are to contribute successfully to the conservation or enhancement of local character their status needs to be clear in the development management process.

5.3 RELEVANT LOCAL PLAN POLICIES

The relevant policies of the UDP are considered to be;

Policy EC9 Listed Buildings of Special Architectural or Historic Interest - Alterations or additions to and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

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

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

- c) any inherent characteristics of merit in the building are retained; and
- d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and
- e) the floor plan of the existing building is sufficient to create a habitable dwelling.

5.4 LOCAL PLANNING GUIDANCE NOTES

Local Planning Guidance Note – No.3 - 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.

Local Planning Guidance Note – No.13 - Housing in The Countryside; This guidance note explains the approach which the Council takes towards dealing with proposals for housing development in the countryside. It amplifies Unitary Development Plan (UDP) policies detailed below and will be a material consideration in the determination of planning applications.

Whilst the proposed development is a residential annex and thus will not be a separate dwelling, the principles of how residential conversion of traditional barns is considered appropriate use is noted.

6.0 MATERIAL CONSIDERATIONS

6.1 ACCESS

The proposed annex will utilise the existing access from the public highway, with parking afforded on the existing courtyard located adjacent the subject building. Please note there is adequate space to park and turn several vehicles on the courtyard.

There are no public rights of way which cross the site which will be affected by this development.

6.2 BIODIVERSITY

The enclosed ecology survey submitted in support of this application was prepared by Arbor Vitae and appraises the proposal and its potential impact on European protected species and habitats.

Further to consideration of Arbor Vitae's survey, the applicants acknowledge that in the event planning consent is granted an appropriate bat licence is required to protect the habitat of bats.

6.3 HISTORIC ASSESSMENT

A study of historic maps confirm that Pigeon House is a traditional farmstead which dates from the 19th Century, pre-dating 1874 (see below plan). Whilst an exact date of the construction is unknown, it is evident that the traditional farm buildings are from a similar period as the farmhouse and in-turn are considered non-designated heritage assets.

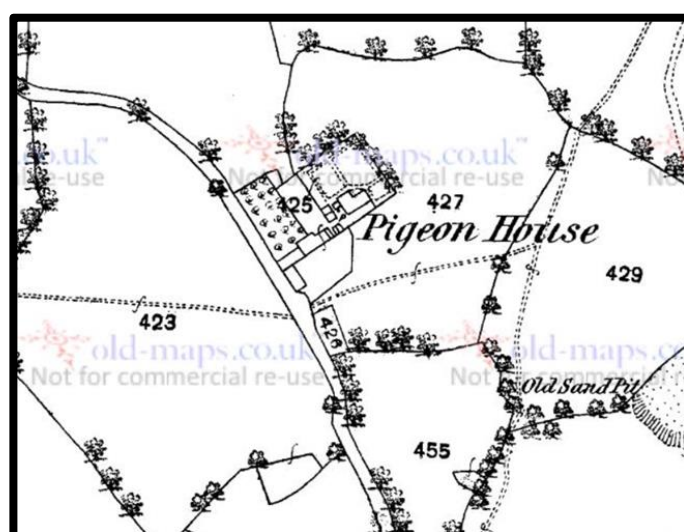


Figure 3: 1874 OS Plan

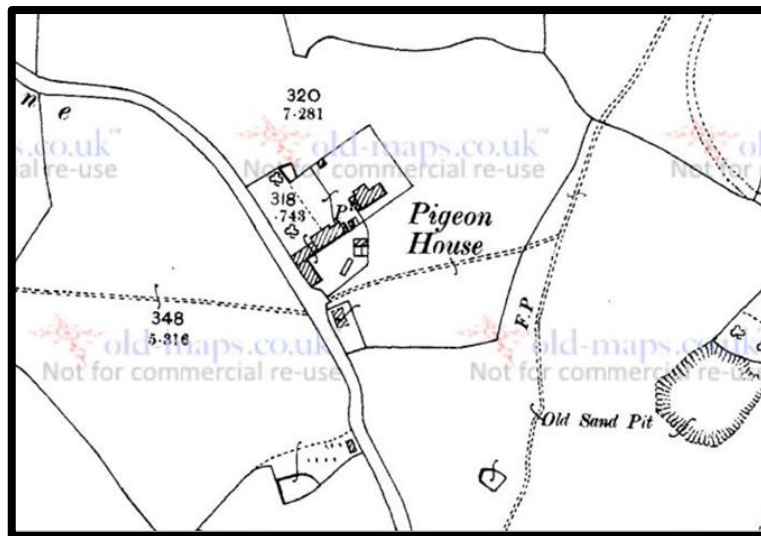


Figure 4: 1899 OS Plan

Assessment of the record held on Historic Environment Record, makes reference to Pigeon House and the 19th Century farmhouse and buildings;

NPRN 306779

Map Reference SO26NE

Grid Reference SO2723469984

Unitary (Local) Authority Wrexham

Old County Caer Fantell

Community Whitton

Type of Site FARMSTEAD

Broad Class AGRICULTURE AND SUBSISTENCE

Period Post Medieval

Site Description C19th brick farmstead of courtyard type. The farmhouse of central-entry end-chimney type is flanked by cow house and stable. The farm buildings are all constructed from locally-made (and rather soft) bricks.

6.4 VISUAL IMPACT

It is considered that the conversion of an existing building in an open countryside location will not be over-development and retain its rural character. The massing and form of the building will not be altered, as such it is considered that the proposal will not harm the landscape.

The conversion of the outbuilding will assist in preserving these buildings for the long-term and provide characterful accommodation.

6.5 DRAINAGE

There will be no significant change to the area of impermeable hardstanding on site, thus the existing surface water drains will be appropriate.

The development will be linked to the existing drainage system that services Pigeon House.

7.0 CONCLUSION

To address the applicant's requirement for residential annex accommodation, it is proposed to convert a section of an existing traditional agricultural building.

The proposed development will be a betterment ensuring the subject building, which is considered a non-designated heritage asset, is preserved for the long term by affording it a functional and effective use.

Sean Pemble Architecture has designed an attractive annex which retains the character and history of the outbuilding by utilising existing openings.

Whilst it is evident that there are no specific policies or guidance for conversion of traditional buildings into a residential annex, consideration has been given to national and local policies for conversion of traditional buildings into housing.

As the design process followed is in line with the Wrexham's Planning Policy Guidance and the principal of sustainable utilisation of traditional buildings is supported within national and local guidance, it is hoped this application is viewed positively.

SITE PHOTOS





