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Planning Statement



Statement prepared for:

Mr Shaun Stocker

Moss Bank Farm,
Borras Road,
Borras Head,
Wrexham,
LL13 9TN.

Statement required for:

Proposed Barn Conversion and erection of Double Garage at Moss Bank Farm, Borras Road, Borras Head, Wrexham, LL13 9TN.

1.0 Introduction

- 1.1** This planning statement was produced by Blueprint Architectural Services on Behalf of the client to support the application at Moss Bank Farm.
- 1.2** The barn was originally used to house farm animals and equipment associated with Moss Bank Farm. Their appearance is to remain as existing, with minimal change proposed to the structures.
- 1.3** The conversion will enhance the structures and ensure the building is converted to the highest standard. The conversions will ensure the buildings are overhauled and are in a good state of repair, ensuring maintenance on the structures will not be needed for a number of years.
- 1.4** The purpose of this document is to confirm that the barn is no longer needed for agricultural usage and that any non-residential uses would be an inappropriate use of the structure.

2.0 History

- 2.1** Originally the site was used mainly for agricultural purposes. Moss Bank Farm consists of the main house, barn and various farming structures. As depicted in figure 1.0 and 1.1, it is clear that the bricked barn is no longer suitable for use.
- 2.2** Among the farming structures there is a cow shed and milking parlour. As stated above, these are no longer suitable. Not only are the structures in a poor state but there is also no longer enough land to have the ability to farm cattle.
- 2.3** When Moss Bank Farm was used for agricultural purposes it would have occupied several acres of land. The curtilage now owned is 2.07 acres. While this is a substantial amount of land, it is not enough to successfully farm cattle.

3.0 Appearance

- 3.1** The barn is a traditional brick shippon, constructed using 'Ruabon Red' brick and slate roofs. As shown in figure 1.0 and 1.1, the barn has become worn and damaged over the years.
- 3.2** The roof, walls, doors, windows and floor slab are in obvious need of repair. The building state as is would be unsafe for use.



(Figure 1.0, Barn Front Elevation)



(Figure 1.1, Barn Internal)

- 3.3** The client purchased the land with the intention of converting the unused barn into a dwelling and retaining a few of the agricultural structures. The retained agricultural structures will provide storage for the site to ensure that the land can continue to be maintained.
- 3.4** Conversion from barn to dwelling will make use of the unused and derelict structures. It will also restore the original building and create a much more aesthetically pleasing look to the area.

4.0 Conclusion

- 4.1** It is clear that there's no longer an agricultural need for the building due there not being enough land available to carry out successful farming.
- 4.2** The proposal will enhance the structures and ensure the building is converted to the highest standard.
- 4.3** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

*Document prepared by:
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On behalf of Blueprint Architectural Services Ltd*