
Supporting Planning Statement

Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham

To accompany the submission of a planning application seeking planning permission for the part demolition and conversion of outbuildings at Plas Power Home Farm to residential use.



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1. Introduction

1.1 This Supporting Planning Statement accompanies an application for full planning permission in relation to the part demolition and conversion of outbuildings at Plas Power Home Farm located off Ruthin Road, Coedpoeth near Wrexham to residential use.

1.2 In Wales a Design and Access Statement **is not required** for this planning application¹.

1.3 The Statement should clearly demonstrate how the proposal fits the context of the site and its immediate surroundings and complies with national and local planning policies and guidance.

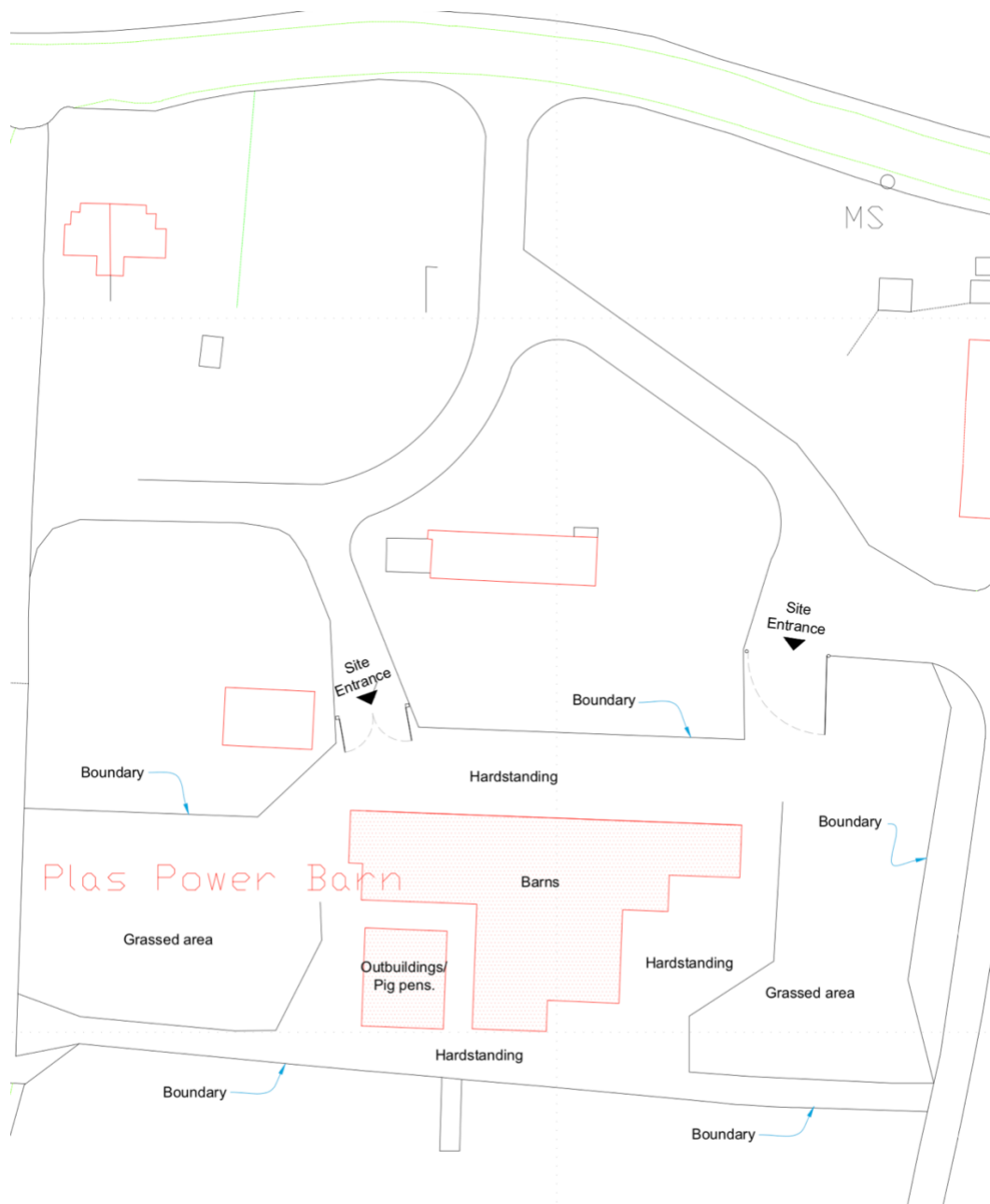


Photo 1 – Location of application site

¹ *The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Part 2 Applications – Article 7*

2. The Application Site

2.1 The application site comprises the main outbuilding located at Plas Power Home Farm, to the rear of the group of other outbuildings, accessed via a short drive leading off Ruthin Road, 1.5km east of Coedpoeth and 3km west of the town of Wrexham.



Plan 1 - Plas Power Home Farm Outbuildings

2.2 The outbuildings were formerly part of the Plas Power Estate which currently comprises of let agricultural and residential property and totals approximately 1,000 acres. The Estate was a traditional agricultural based estate and is now in the ownership of trustees. During the second half of the last century the rural economy changed and much of the original property and land was sold, Plas Power Hall was demolished; large areas of farmland were open-cast mined for coal; the Park was bisected by the A483 and much of the woodland to the south was sold to the Woodland Trust.

2.3 Plas Power Home Farm land extends to approximately 480 acres. The Home Farm was formally run in-hand, but from the early 1990's to 2000 the land and farm buildings were let on short term arrangements to various farmers. There is no main house at the farmstead and the traditional buildings have become outdated to modern farming practices, making re-letting unfeasible. As a result, the land directly surrounding the buildings is let to a local farmer, however, the buildings have been redundant for a number of years and no longer serve Home Farm land.

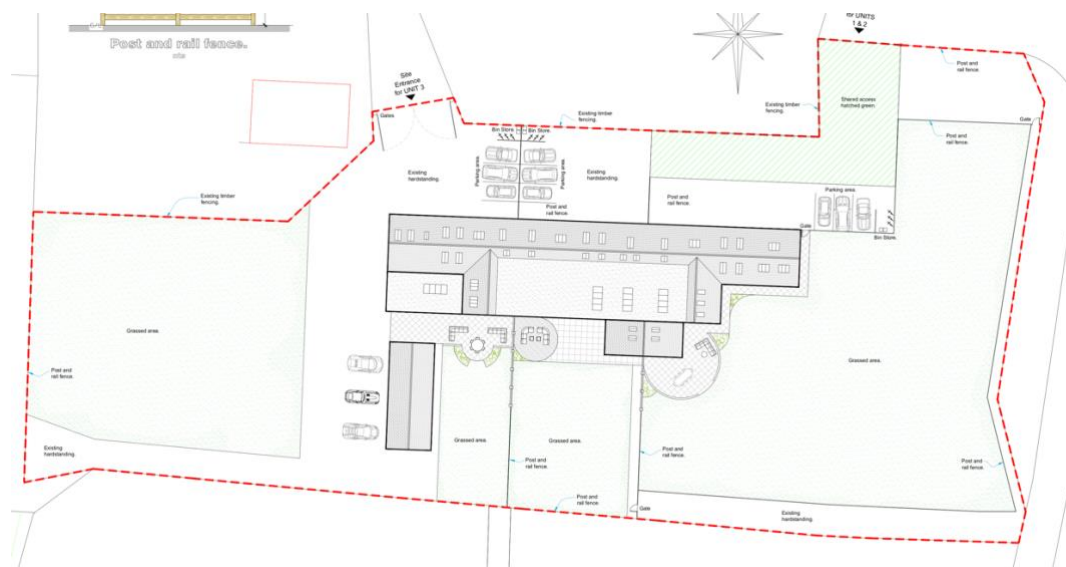


Photo 2 – Main outbuilding existing front elevation

2.4 The 2013 application explained the difficulties in finding acceptable alternative uses for the full range of outbuildings which confirmed that the only alternative would be to convert to residential which was subsequently approved [see Section 5 – Relevant Planning History]. The application, the conversion of the entire range of outbuildings associated with Plas Power Home Farm to a total of 8 residential units with associated garaging and new access, was subsequently approved in June, 2013.

3. The Proposed Development

3.1 The current proposal is the submission of a changed scheme to demolish in part and convert the main outbuilding [formerly Plot 7 which was for 4 units] to a reduced number of 3 units. This is a much better use of the existing footprint.



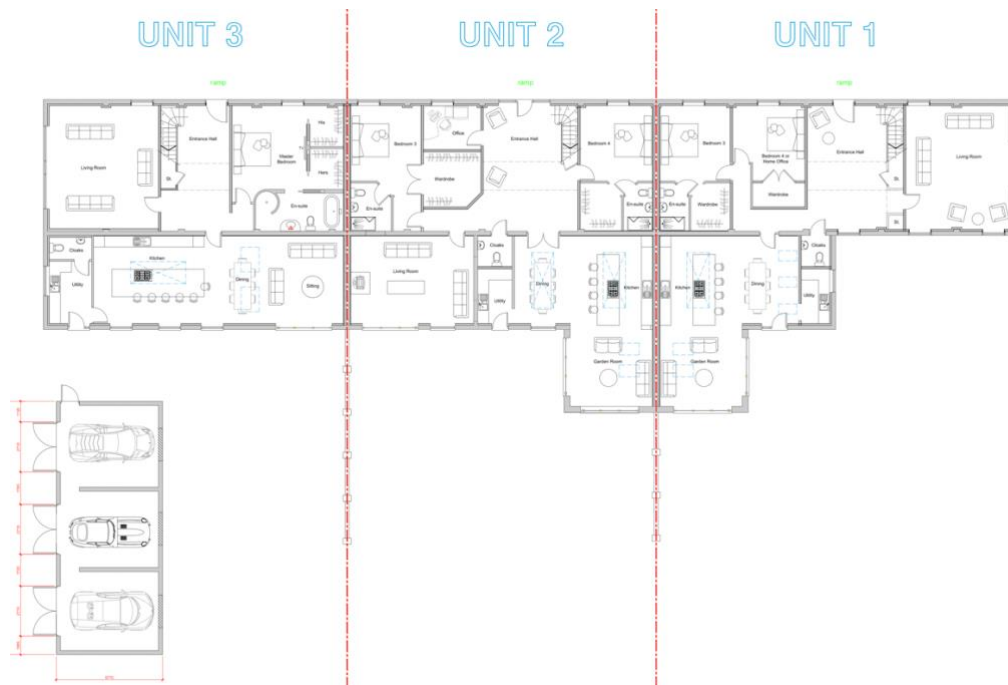
Plan 2 - Proposed Site

3.2 Externally, the structure of the outbuilding will remain mostly unchanged with minimal introduction of new openings to all elevations. The conversion will be undertaken to a high standard with use of materials designed appropriately for its rural location within a Green barrier between Wrexham Town and the village of Coedpoeth.

3.3 Unit 1 will consist of the following:-

- **on the ground floor –**
 - entrance hall with stairs
 - living room
 - utility room and cloaks
 - kitchen / diner with sitting area
 - bedroom 3 with en suite
 - bedroom 4 / home office
- **on the first floor –**
 - stairs and gallery / walkway
 - bedroom 1
 - bedroom 2
 - family bathroom
 - small storage area

and parking

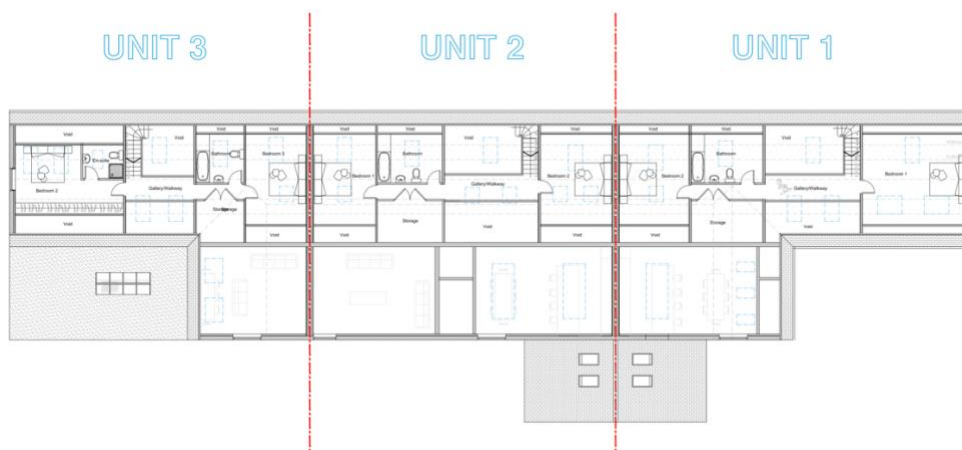


Plan 3 - Proposed Ground Floor

3.4 Unit 2 will consist of the following:-

- **on the ground floor –**
 - entrance hall with stairs
 - living room
 - utility room and cloaks
 - kitchen / diner with sitting area
 - bedroom 3 with en suite
 - bedroom 4 with en suite
 - home office
- **on the first floor –**
 - stairs and gallery / walkway
 - bedroom 1
 - bedroom 2
 - family bathroom small storage area

and parking



Plan 4 - Proposed First Floor

3.5 Unit 3 will consist of the following:-

- **on the ground floor –**
 - entrance hall with stairs
 - living room
 - utility room and cloaks

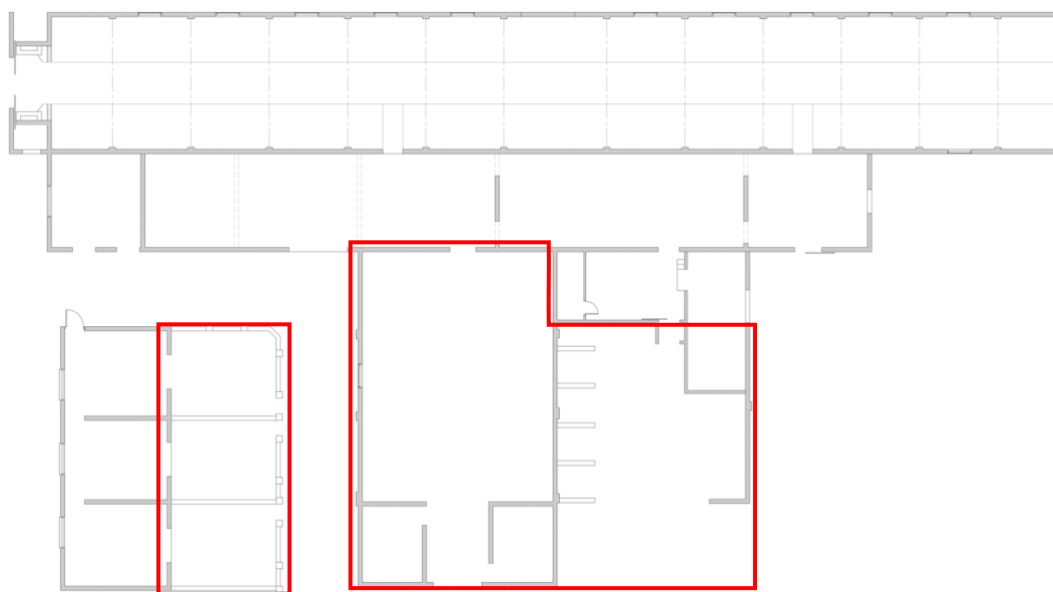
- kitchen / diner with sitting area
- master bedroom 3 with en suite

– **on the first floor –**

- gallery / walkway
- bedroom 2
- bedroom 3 with en suite
- family bathroom
- small storage area

and separate garaging for 3 cars

3.6 Unit 3 will have its own garaging utilising the conversion of the small building to the rear of that unit. The attached pig pens to the rear of this small building will be demolished. Each proposed unit will have its own access off the main driveway. Existing timber fencing will remain supplemented with post and rail fencing establishing the boundary between the units and around some of their boundaries.



Plan 5 – Existing Floor Plan showing section to be demolished

3.7 With reference to Plan 5 above it shows what part of the existing structure that will be demolished to create a better scheme.

4. Information Submitted in Support of the Planning Application

4.1 In summary, the following have been submitted in support of this planning application:

- Supporting Planning Statement [Real Planning July, 2019]
- Photographs of Existing Site
- Bat Report [Stephen Cutmore Arboricultural and Ecological Services – June, 2019]
- Structural Report [Andrew Hannett Limited] – June, 2019
- Location Plan
- Site Plan
- Plas Power Main Outbuilding as Existing
 - o *Drawing No PD165/01 – Existing Site and Location Plan*
 - o *Drawing No PD165/02 – Existing Floor Plans*
 - o *Drawing No PD165/03 – Existing Elevations*
 - o *Drawing No PD165/04 – Existing Section*
- Plas Power Main Outbuilding as Proposed
 - o *Drawing No PD165/05 – Proposed Ground Floor Plans*
 - o *Drawing No PD165/06 – Proposed First Floor Plans*
 - o *Drawing No PD165/07 – Proposed Elevations*
 - o *Drawing No PD165/08 – Existing and Proposed Garage*
 - o *Drawing No PD165/09 – Proposed Site Plan*

5. Relevant Planning History

5.1 Planning permission was granted in 2013 [Decision Ref COE/P/2013/0093 granted on 3rd April, 2013] for the change of use of the entire range of outbuildings associated with Plas Power Home Farm off Ruthin Road to a total of 8 residential units with associated garaging and new access.

P/2013/0093 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham - Change Of Use Of Farm Buildings Into 8 No Dwellings With Associated Garaging And New Access (Renewal Of Planning Application No Code P/2007/1189).



Photo 3 – Inside the main outbuilding

5.2 This permission was a renewal of a previous permission granted in 2007 [Decision ref COE/P/2007/1189] granted on 11th February, 2007. The 2013 permission was implemented through the construction of the approved access arrangements and installation of foul drainage [bio disc treatment] within the required timescale.

5.3 Since the granting of permission in 2013 there have been a number of minor approvals in relation to the overall site as detailed below:

P/2019/0401 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham - Plot No 7 - Conversion Of And Extension To Redundant Farm Building.

P/2019/0134 The Old Stone Workshop, Plas Power Estate, Ruthin Road, Coedpoeth, Wrexham - Application For A Non-Material Amendment To Planning Permission P/2018/1024 To Amend The Orientation Of The Car Port.

- P/2019/0105 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham
- Plot 5 - The Old Stone Workshop Application For Approval Of Details Reserved By Condition Imposed Under Planning Permission P2018/1024:- Condition 3 - Submission Of Samples Of All Facing And Roofing Materials.
- P/2018/1054 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham
- Plot No 7 - Extension And Amendments Of Barn Conversion Previously Granted Under Planning Ref P/2013/0093).
- P/2018/1024 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham
- Plot No 5 - Amendments, Layout, Design And Materials Of Barn Conversion Previously Granted Under Planning Permission Ref P/2013/0093 And Erection Of Car Port / Bat House (For The Mitigation Of Bats From The Main Building).
- P/2016/0133 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham
- Application For A Non-Material Amendment To Planning Permission P/2013/0093 To Seek Amendment To Internal Road Layout.
- P/2016/0133 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham
- Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission P/2013/0093: Condition 4 - Submission Of Detailed Noise Report Condition 9 - Tree Protection Fencing And Ground Protection Measures.
- P/2015/0967 Plas Power Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham
- Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission Code No P/2013/0093 Condition 5 - Submission Of The Design, Drainage And Construction Of The New Access Road And Internal Site Roads.

6. Planning Policy

6.1 The purpose of this section of the Statement is to set out the sequence of planning policy that is considered relevant to the consideration of this application; these are separately examined in detail by assessing and interpreting the merits of the proposals against them, with a view to demonstrating the case in support of the

proposed scheme. The legal test for all planning decisions is to determine the application in accordance with the statutory development plan unless material considerations indicate otherwise.



Photo 4 – Existing east elevation

6.2 A material consideration will be whether the plans are up to date. We have adduced that, in this instance, the Development Plan (for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004) comprises the Development Plan (the Wrexham Unitary Development Plan) which was adopted in February 2005. S38(6) confirms that in determining planning applications “any determination must be made in accordance with the Development Plan unless material considerations indicated otherwise”.

6.3 The principle Development Plan for the site comprises the “Wrexham Unitary Development Plan”, which was adopted in February 2005 and whose plan policies are currently being used for Development Control purposes. The plan period runs

from 1996 to 2011. Given its primacy, adopted status and the fact (most of) its policies are considered to be (generally) up to date, a degree of weight can still be attached to the relevant policies therein.

6.4 The Authority is now embarking upon a replacement for the UDP in the shape of a Local Development Plan (LDP) which will cover the Plan period 2013 to 2028, but the Plan has not been through Examination. At the time of writing the LDP has reached the Deposit Plan stage with a full suite of evidence base and draft policies and allocations; so, we consider that some weight must apply despite it not having been subject of a binding Inspectors Report. The current timetable suggests the plan will be adopted during Spring 2019 although that has slipped, and it will obviously be later. Despite the Plan being submitted for Examination and this being scheduled to commence in September 2019 there is a risk it could be found to be “unsound” (for whatever reason) or for the Examination to open, pause and re-open (for whatever reason) and either of these situations could delay the Plan being adopted and the ambition of having an adopted LDP in place in the early part of 2020 being scuppered.

6.5 In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account:-

- Wrexham Unitary Development Plan²: [Policies PS1, PS2, PS3, PS4, GDP1, EC1, and T8]
- Local Planning Guidance Note 3: Converting Rural Buildings
- Local Planning Guidance Note 6: Access To and Use of Buildings
- Local Planning Guidance Note 7: Landscape and Development
- Local Planning Guidance Note 13: Housing in the Countryside
- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 19: Space Around Dwellings
- Local Planning Guidance Note 20: House Extensions
- Local Planning Guidance Note 21: Space Around Dwellings
- Local Planning Guidance Note 24: Designing Out Crime
- Local Planning Guidance Note 30: Design

² *Wrexham Unitary Development Plan: Wrexham County Borough Council [May 2006]*

- Local Planning Guidance Note 32: Biodiversity and Development
- Planning Policy Wales – [Welsh Government Edition 10 December, 2019]
- PPW Technical Advice Note 5: Nature Conservation and Planning [2009]
- PPW Technical Advice Note 6: Planning for Sustainable Rural Communities [2010]
- PPW Technical Advice Note 12: Design [2009]
- PPW Technical Advice Note 18: Transport [2007]
- Manual for Streets 2 - Department for Transport [2010]

6.6 The application site is located outside any settlement limits and in the open countryside within a larger area of Green Barrier [UDP Policy EC1 refers] as shown in the adopted Wrexham Unitary Development Plan [see extract below from the adopted Wrexham Unitary Development Plan Proposals Map – Inset 3]. It is also within 150m of an Area of Special Landscape Value [UDP Policy EC5 refers] to the south west.



Extract from Wrexham UDP Proposals Map Inset 3 – application site in red

7. Pre-application Discussions

7.1 Real Planning met Wrexham Planning Senior Conservation Officer on site in July, 2019 to discuss the changes to the already approved scheme. She agreed

that the scheme was not that much changed with the main change being the reduction in the number of proposed units, reducing from 4 to 3. This has also resulted in the demolition of a significant portion – to the rear of the main outbuilding as can be seen in Plan 5 above.

7.2 She had concerns regarding the number of roof lights on the front elevation. While accepting that it was difficult due to large amount of flat roof to the rear elevation, she wanted a reduction and also a rationalising in shape and size. This has been taken on board within the submitted scheme. She agreed that the use of existing openings and minimal number of new openings were acceptable and mostly in accord with the previous permission.

8. Planning Assessment

Planning Policy and Guidance

8.1 In assessing the planning merits and acceptability of any particular development, it is necessary to consider relevant policies of the Development Plan together with other material considerations, which include national planning policies and guidance. Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that local planning authorities should determine planning applications in accordance with the Development Plan, ***unless material considerations indicate otherwise.***

8.2 National Planning³ and local planning policies⁴ and guidance allow for the possibility of replacement dwellings in the countryside.

8.3 The Wrexham Unitary Development Plan states that: -

“New homes can also be created from the conversion of redundant buildings – the sympathetic conversion of redundant non-residential buildings to housing

³ *Planning Policy Wales: Welsh Assembly Government - Edition 10 [December, 2018]*

⁴ *Wrexham Unitary Development Plan: Wrexham County Borough Council [May, 2006]*

accommodation will be encouraged, providing the basic standards can be achieved.

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.”

8.4 In principle, therefore, both Planning Policy Wales and Wrexham Unitary Development Plan policies also allow for the possibility of conversion of rural buildings to residential use in the countryside.

8.5 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. It ***should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purposes*** [TAN 6⁵ - Para 3.2.1]. Both national and local planning policy / guidance requires conversion to respect the surrounding area in terms of landscape and local building styles and use of materials. The need to consider these issues is also expanded upon in the Wrexham Unitary Development Plan with reference in Policy EC3 [Agricultural Buildings], H3 [Conversion of Buildings Outside Settlement Limits], Policy H5 [Housing in the Countryside]. All proposals are subject to UDP Policy GDP1 [Detailed Development Criteria] and ensuring that the important characteristics of the site and surrounding area are not compromised. Further detail is outlined in Local Planning Guidance Note 3 – Converting Rural Buildings.

Policy H3

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

⁵ PPW Technical Advice Note 6: Planning for Sustainable Rural Communities - [2010]

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

Policy H5

Outside defined settlement limits new dwellings will only be permitted where:-

- a) proposals accord with Policies H3, H4, and H8.*

8.6 Policy H4 relates to sub-division and Policy H8 relates to affordable housing proposals on the edge of settlements and neither are relevant in this instance.

8.7 It is considered that the proposed conversion scheme meets the criteria relating to the requirements concerning the provision of housing in the countryside, in this instance, through the conversion of buildings outside settlement limits. The proposal is in accord with the above UDP Policies together with the more detailed considerations contained in the relevant Council's local planning⁶ guidance notes. These issues are all discussed below.

⁶ *Local Planning Guidance Note 3: Converting Rural Buildings - Wrexham County Borough Council [March, 2006]*

Local Planning Guidance Note 13: Housing in the Countryside - Wrexham County Borough Council [October 2011]



Photo 5 – Part of outbuilding to be demolished

Site Character

8.8 In the first instance it is key to recognise that the existing property is located in a rural location in the open countryside. However, being a reuse of the existing main outbuilding associated with Plas Power Home Farm range of outbuildings with minimal changes to the actual structure it is clear that there is no demonstrable harm to the character of the area by allowing the proposed development. There are no trees affected by the proposal. Neither is there any adverse impact upon the Green Barrier or the nearby Area of Special Landscape Value. To ensure that there is no suburbanisation of the site, the treatment of the ancillary external spaces has been designed to maintain the simple rural character of the area.

Scale and Design

Main Outbuilding Conversion Scheme

8.9 There are no issues of scale in relation to the conversion of the existing building to residential use as the proposal relates only to the existing structure with no proposed extensions. The design and use of materials are in keeping with the original building. It can also be seen from the submitted drawings that the conversion scheme uses existing openings with very minimal new openings

proposed. No additional new openings are proposed. It is accepted that as a heritage asset it is important that the character of the outbuilding remains largely unaffected by any alterations.

8.10 There is a suite of drawings [see Appendices Nos 1 to 9] submitted with the application detailing the changes from existing floor plans and elevations to those proposed. The drawings below clearly show that the proposed conversion scheme is very sympathetic to retaining the important characteristics of the existing building.



Plan 6 – Original Proposed Front Elevation

8.11 The number of proposed rooflights has been reduced [from 17 to 14] and their shape and sizes rationalised following comments made by the Council's Conservation Officer. Window openings will use powder-coated aluminium frames and glazing will match the existing design [see Appendix 14 – Photo showing Existing Glazing] and doors will be painted wood to the approval of the local planning authority.



Plan 7 – Revised Front Elevation

Proposed Garage

8.12 It is also proposed to convert the smaller outbuilding to the rear of the main outbuilding to provide garaging to Unit 3. The details of this conversion again

respect the character of the existing building with minimal new openings and, in principle, is in accord with planning policy and guidance. New garage doors will be painted wood to the approval of the local planning authority.



Photo 6 – single outbuilding to rear to be converted to garaging

Amenity

8.13 There is no adverse amenity impact resulting from any of the proposed development. In general terms, the proposals cannot be seen from any public view point and, therefore, will not impact upon the local area. In any case, the proposed conversion scheme is in keeping with its rural location. It is recognised that the proposed conversion is one of a number of previously approved schemes. However, there will be no adverse loss of privacy to any residential property. Sufficient private amenity remains around all existing and proposed properties for the enjoyment of the occupiers ensuring that the proposal complies with the Council's local planning guidance⁷.

⁷ *Local Planning Guidance Note 20 – House Extensions [Wrexham County Borough Council]*
Local Planning Guidance Note 21 – Space around Dwellings [Wrexham County Borough Council]

8.14 The proposed hard and certain soft landscape treatment [see Appendix 13 – Proposed Site Plan] to all three proposed units are in accord with the Council's local planning guidance⁸ and adopted UDP Policy GDP1.

Access

8.15 The proposal relates to changes to an already approved scheme in 2013 and all access arrangements were agreed within the now committed planning permission. In relation to the current submitted conversion scheme there are more than sufficient areas to provide both the required number of parking spaces and turning facilities in accord with the Council's local planning guidance⁹.

Impact upon the adjacent Special Landscape Area

8.16 As stated earlier, the application site is not actually located within the nearby Special Landscape Area. However, it is close enough to require consideration in policy terms. UDP Policy EC5 does not state that new development necessarily is inappropriate in the open countryside – it looks to only allow proposals which:-

‘conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints’.

8.17 The proposal is not ‘substantial development’ and, as discussed above, it involves the very sympathetic conversion of an existing outbuilding which is appropriate to its rural location. It will result in minimal impact and certainly no adverse impact on the local area or upon the character of the nearby Special Landscape Area.

Ecology

8.18 National¹⁰ and local¹¹ planning guidance seeks to ensure that any conversion works are not undertaken such as to endanger any legally protected species and their nesting or roosting sites. The existing main outbuilding has been unused for many years and is in a very poor state of repair. It is also proposed to

⁸ Local Planning Guidance Note 7: Landscape and Development [Wrexham County Borough Council] Policy GDP1 – Wrexham Unitary Development Plan [Wrexham County Borough Council]

⁹ Local Planning Guidance Note 16 – Parking Standards [Wrexham County Borough Council]

¹⁰ TAN 5: Nature Conservation and Planning [Planning Policy Wales - Welsh Assembly Government]

¹¹ Local Planning Guidance Note 3 – Converting Rural Buildings

demolish some of the smaller outriggers to the main outbuilding together with the former pig pen. The planning process requires that ecological surveys are undertaken to highlight any potential conflict regarding protected species [bats and birds], and what, if any, mitigation / compensation measures are required.

8.19 There have been a number of previous ecological reports – firstly submitted in support of the 2013 original planning application and again, another two, in 2018 in support of proposals relating to barns 3 and 4. The current up to date ecological report [see Appendix 3 - Bat Report [Stephen Cutmore Arboricultural and Ecological Services – June, 2019] confirms the main outbuilding to be a confirmed roost confirming that Reasonable Avoidance Measures will be required. These will relate to the timing of operations and provision of bat-friendly features in the proposed development to minimise disturbance to bats.

Structural Report

8.20 Local Planning Guidance Note 3 relating to converting rural buildings, in certain instances, also requires the submission of a survey report detailing the condition of the building. A structural report was submitted in support of the 2013 planning application. A further structural report [Structural Appraisal Report - Andrew Hannett Limited June, 2019] accompanies the current submitted planning application. It states that:

“The general condition of the buildings does not appear to have deteriorated since the inspection carried out in February 2013. However, the condition of the roof to the main building has deteriorated significantly with localised collapses apparent at the time of inspection. No significant cracking was apparent to external elevations that would be considered attributable to foundation inadequacies or settlement. Minor cracking is apparent internally that appears to have resulted from weather penetration.

“The condition of the roof is significantly worse than that noted in the February 2013 report. Though it should be noted that some distortion to the roof was apparent at that time. Weather penetration over an extended period through poorly detailed intersections between pitched and flat roofs would appear to have contributed to the resulting deterioration. This has led to several collapses in the

supporting timbers. Given the overall condition of the finishes to the roof, this defect will become more widespread if the conversion or repairs are not carried out.

It is proposed to convert the main building into three self-contained dwellings arranged over two storeys. A significant part of the rear outrigger will be demolished to free-up room for gardens and improve views at the rear. The conversion will require the replacement of the roof to the remaining property so that additional headroom can be provided for the upper storey. Therefore, none of the original elements will be retained, though some of the supporting steel beams may be re-used. The external and internal walls are of solid brick construction and are considered to be of adequate capacity to support the proposed conversion.”

8.21 It summarised:

“The buildings are robustly constructed and are considered to be suitable for conversion into self-contained dwellings and detached garages.”

9. Conclusion

9.1 Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that ***local planning authorities should determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.***

9.2 The proposals are an acceptable form of development in the countryside and would not be visually detrimental to the existing site or its local surroundings. It has also been clearly demonstrated that they will not adversely impact upon the character of the nearby protected Special Landscape Area. It has been shown that both national and local planning policy and guidance allows for the conversion of existing buildings.

9.3 This Statement clearly demonstrates the positive aspects of the proposal and I particularly emphasise the following:-

- The proposal relates to changes to a scheme which was previously approved in 2013 reducing the number of units from 4 to 3.
- The proposal results in the retention and beneficial reuse of an outbuilding which is structurally sound and capable of conversion.
- The conversion scheme has been designed to maintain the character of the existing building and it, together with the sympathetically converted garaging, integrate suitably into the rural setting.
- The proposal retains any architectural features and proposed additions are in keeping with the existing building.
- The use of matching materials ensures that the scheme contributes to the character of the nearby Area of Special Landscape.
- There is no increase in the footprint of the existing outbuilding through the conversion proposal with no impact upon the Green Barrier.
- There would be no adverse impact on the residential amenity of either the existing or nearby other conversion schemes.
- Adequate access arrangements, amenity space and parking facilities are proposed.

9.4 This Statement shows that the important issues of design, scale, setting and use of materials have been carefully considered resulting in an overall scheme of high quality with little to no adverse impact on the immediate or wider area and in consideration, together with the wider benefits of the proposal, the overall scheme deserves special consideration.

9.5 The principle of residential conversion has been established as explained earlier and the conversion scheme provides for an effective and efficient reuse of the existing outbuilding. It is, therefore, considered that the development proposal complies with the relevant national planning policy / guidance and the Council's policies contained within the Wrexham Unitary Development Plan together with Local Planning Guidance Notes and that there are no material considerations that indicate that the application should not be considered favourably. In light of the above, this application is commended to the Council.

References

1. Wrexham Unitary Development Plan: Wrexham County Borough Council [May 2006]
2. Local Planning Guidance Note 3: Converting Rural Buildings – Wrexham County Borough Council
3. Local Planning Guidance Note 6: Access To and Use of Buildings – Wrexham County Borough Council
4. Local Planning Guidance Note 7: Landscape and Development – Wrexham County Borough Council
5. Local Planning Guidance Note 13: Housing in the Countryside – Wrexham County Borough Council
6. Local Planning Guidance Note 16: Space Around Dwellings – Wrexham County Borough Council
7. Local Planning Guidance Note 19: Space Around Dwellings – Wrexham County Borough Council
8. Local Planning Guidance Note 20: House Extensions – Wrexham County Borough Council
9. Local Planning Guidance Note 21: Space Around Dwellings - Wrexham County Borough Council
10. Local Planning Guidance Note 24: Designing Out Crime – Wrexham County Borough Council
11. Local Planning Guidance Note 30: Design – Wrexham County Borough Council
12. Local Planning Guidance Note 32: Biodiversity and Development – Wrexham County Borough Council
13. Planning Policy Wales - Welsh Assembly Government [Edition 10 December 2018]
14. PPW Technical Advice Note 5: Nature Conservation and Planning [2009]
15. PPW Technical Advice Note 6: Planning for Sustainable Rural Communities [2010]
16. PPW Technical Advice Note 12: Design - Welsh Assembly Government [2009]
17. PPW Technical Advice Note 18: Transport [2007]
18. Manual for Streets 2 - Department for Transport [2010]
19. Practice Guidance: Planning for Sustainable Buildings – Welsh Assembly Government [July 2014]