
Supporting Planning Statement

Graig Wen Farm, Brymbo Road, Bwlchgwyn, Wrexham

To accompany the submission of a planning application seeking planning permission for the conversion of an outbuilding at Graig Wen Farm to residential use together with the erection of an extension and separate single garage for Graig Wen Farmhouse.



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1. Introduction

1.1 This Supporting Planning Statement accompanies an application for full planning permission in relation to the conversion of an outbuilding at Graig Wen Farm to residential use together with the erection of an extension and separate single garage for Graig Wen Farmhouse, located off Brymbo Road, Bwlchgwyn, near Wrexham.

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. It also refers to a positive pre-application response from Wrexham Local Planning Authority [See Section 7 and Appendix 7 to this Statement].



Plan 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 is located at Graig Wen Farm, accessed via a short drive leading off a bridleway 130 metres from Brymbo Road, in the small village of Bwlchgwyn, 8km west of the town of Wrexham. Graig Wen, no longer a working farm, consists of the former farmhouse, a two-storey outbuilding with attached single storey timber clad workshop and a separate stable block, also timber clad [see Photo 1 below].

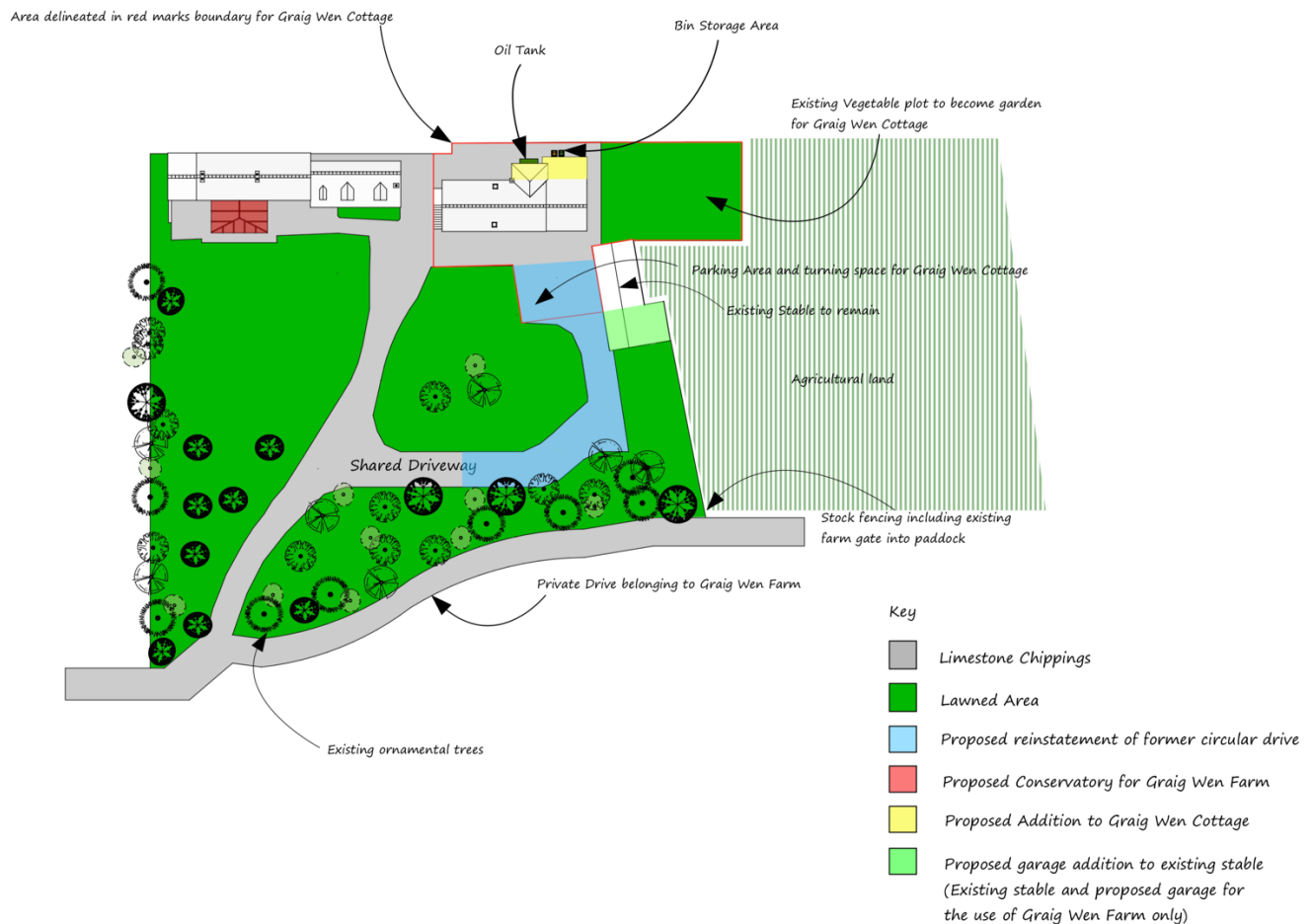


Photo 1 – Graig Wen Farm with outbuildings

2.2 The outbuilding was erected in 2004 as a replacement for a range of semi-dilapidated buildings dating from the early 20th century. The building is an accurate copy of a mid-19th century agricultural building located in the Wrexham County Borough, the design and materials were selected to harmonise with the farmhouse and the local vernacular style, and provide adequate space for agricultural and ancillary storage.

2.3 At the time the applicant kept sheep, ponies and llamas, the building was used to store hay, tools and a tractor, an additional feed store was added later, planning permission for this was granted in retrospect.

2.4 Over the last few years the applicant has reduced the level of livestock and now only keeps one pony and a llama, both of which are elderly and unlikely to be replaced, this has resulted in the main part of the building becoming surplus to its original use. He has used the first floor of the building as a temporary home office for the last four years, being a self-employed historic building surveyor and consultant. His daughter also works for him three full days a week.



Proposed Site Plan

3. The Proposed Development

3.1 The proposed development has three elements as shown in the Proposed Site Plan [see above and also Appendix 6 - General Arrangements of Buildings, Landscaping and Amenity Areas (Drawing No 29)]. The first relates to the conversion of the existing outbuilding to Graig Wen Farm – currently used as a

home office on the first floor and storage / workshop on the ground floor – to residential use. The new dwelling will have a modest subsidiary extension and will consist of the following:-

- Ground floor accommodation – living / dining area, kitchen with utility room and stairs up to first floor; and
- First floor accommodation – three bedrooms, family bathroom and stairs down to ground floor.

3.2 The second will be the addition of a single storey extension to the front of Graig Wen Farmhouse and the third the erection of a single storey garage to be used by the occupants of Graig Wen Farmhouse.

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 November 2017]
- Location Plan
- Site Plan with Annotation v3
- Graig Wen Cottage as Existing and as Proposed
 - o *Drawing No 1: Ground Floor as Existing*
 - o *Drawing No 2: First Floor as Existing*
 - o *Drawing No 3: South-East Elevation as Existing*
 - o *Drawing No 4: North-West Elevation as Existing*
 - o *Drawing No 5: South-West and North-East Elevations as Existing*
 - o *Drawing No 6: Roof Plan as Existing*
 - o *Drawing No 7: Ground Floor as Proposed*
 - o *Drawing No 9: South-East Elevation as Proposed*
 - o *Drawing No 10: North-West Elevation as Proposed*
 - o *Drawing No 11: South-West and North-East Elevations as Proposed*
 - o *Drawing No 12: Roof Plan as Proposed*
 - o *Drawing No 13: 3D View of Building as Existing and as Proposed -1*
 - o *Drawing No 14: 3D View of Building as Existing and as Proposed - 2*

- Graig Wen Farmhouse as Existing and Proposed
 - o *Drawing No 15: South-East and North-West Elevations as Existing*
 - o *Drawing No 16: North-East and South-West Elevations as Existing and Roof Plan as Existing*
 - o *Drawing No 17: South-East and North-West Elevations as Proposed*
 - o *Drawing No 18: North-East and South-West Elevations as Proposed and Roof Plan as Proposed*
 - o *Drawing No 19: 3D View of Building as Existing and as Proposed*
- Graig Wen Stable as Existing and Proposed with Garage
 - o *Drawing No 20: Floor Plan as Existing*
 - o *Drawing No 21: North-East and South-West Elevations as Existing*
 - o *Drawing No 22: North-West and South-East Elevations as Existing and Roof Plan as Existing*
 - o *Drawing No 23: Floor Plan as Proposed*
 - o *Drawing No 24: North-East and South-West Elevations as Proposed*
 - o *Drawing No 25: North-West and South-East Elevations as Proposed*
 - o *Drawing No 26: Roof Plan as Proposed*
 - o *Drawing No 27: 3D View of Building as Existing and as Proposed 1*
 - o *Drawing No 28: 3D View of Building as Existing and as Proposed 2*
- General Arrangements of Buildings, Landscaping and Amenity Areas
[Drawing No 29]
- Pre-application Response [WCBC Planning Department dated 27th September, 2017]

4.2 The Pre-application Enquiry submitted to Wrexham planning in July of this year explained:

“ that the applicant’s daughter was born in Bwlchgwyn and is currently a resident and wishes to expand her family, but due to the relatively high cost of property in Bwlchgwyn is unable to afford a larger property within the village. The applicant’s wife provides child care on-site three days a week and it is hoped the grandchildren will attend Bwlchgwyn CP school. Although the applicant is not in a position to gift the barn to his daughter, he is able to sell it below market value allowing her to acquire a suitable sized property within the village at an affordable price. This would also facilitate child care and zero time spent travelling to work.

There is no interest in selling the property to anyone other than his daughter and her family and if planning permission was granted he would be happy for this to be subject to legal conditions limiting residential use to his daughter, provided the conditions did not prevent them from obtaining a mortgage.”

5. Relevant Planning History

5.1 Planning permission was granted in 2008 [Decision Ref BRY/P/2008/0244] for the erection of feed store and stable [in retrospect]. The site has no other relevant planning history.

6. Planning Policy

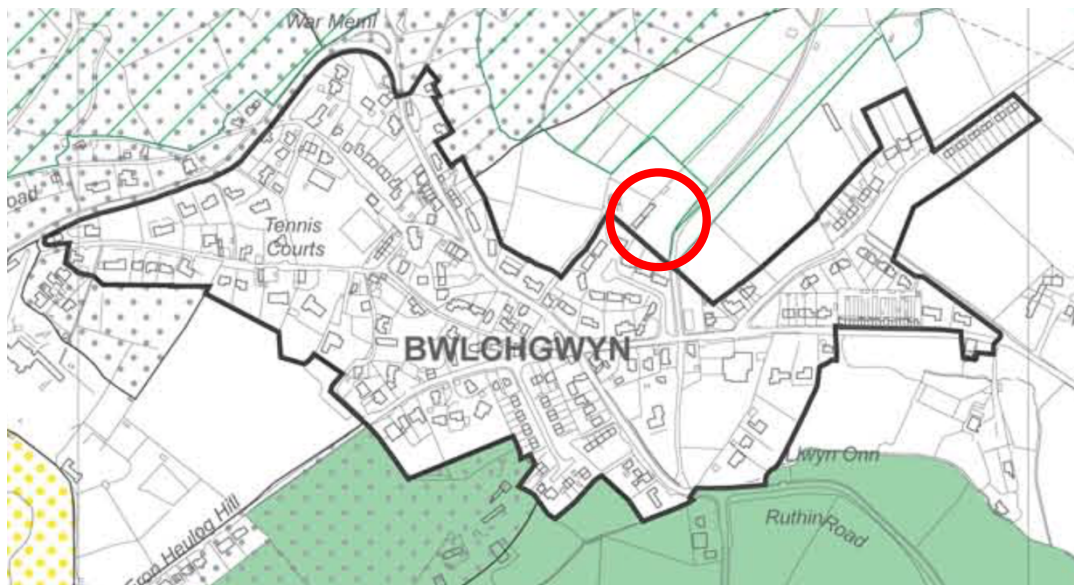
6.1 In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account:-

- Wrexham Unitary Development Plan²: [Policies PS1, PS2, PS3, PS4, GDP1, EC5, EC6, H3, H5, 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;
- Local Planning Guidance Note 32: Biodiversity and Development;
- 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];

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

- PPW Technical Advice Note 18: Transport [2007]; and
- Manual for Streets 2 - Department for Transport [2010]

6.2 The application site is located outside any settlement limits although immediately adjacent to the recognised settlement limits around the village of Bwlchgwyn, in the open countryside and close to a large area notated as a Special Landscape Area [UDP Policy EC5 refers] as shown in the adopted Wrexham Unitary Development Plan [see extract below from the adopted Wrexham Unitary Development Plan Proposals Map – Inset 3].



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

7. Pre-application Discussions

7.1 In July of this year, Real Planning met with Wrexham planning department to discuss the possibility of achieving planning permission for the conversion of the outbuilding associated with Graig Wen Farm to residential use together with the erection of a 'low carbon' home office, double garage, storage / workshop and loosebox. However, following these discussions a requested pre-application enquiry was submitted in early September giving further explanation to the above proposals seeking to establish an informal view from the local planning authority should an application be submitted.

7.2 A response to the pre-application enquiry was received by letter dated 27th September, 2017 [Appendix 8 – Pre-application Response]. It identified concerns in relation to the scale of the proposed ‘low carbon’ home office, double garage, storage / workshop and loosebox. Subsequently, the applicant has decided not to pursue this proposal at this time and has not included this proposal within this submission although it is noted that the response went on to state:

“I would be more receptive to a replacement ancillary structure closer to the scale of the existing hay/machinery store which is present on site.”

7.3 Commenting upon the possibility of achieving planning permission for the conversion of the outbuilding associated with Graig Wen Farm the response to the enquiry was more positive stating that:

“Policy H3 of the current UDP allows for the conversion of building outside existing settlement limits to a residential use where the building is structurally sound and capable of conversion without significant rebuilding, inherent characteristics and features are retained and the floor plan of the existing building is sufficient to create a habitable dwelling.

The conversion of the building as proposed would be deemed acceptable. Whilst there would be an increase in the floor plan of the building to increase usable floor area contrary to criteria (e), I consider that the demonstrable harm to the building and the wider landscape character would not be detrimental. The ground floor area of the proposed extension is only marginally larger than the existing steel portal frame attached storage area that it would replace. I am also satisfied that the proposed extension would represent a high standard of design when compared to the character of the existing building. The proposed conversion would also be deemed acceptable in terms of the relationship with the neighbouring dwelling. I am satisfied that adequate private amenity spaces could be defined without resulting in an unacceptable incursion onto the open countryside – details of which would need to be included with any formal planning application. I am satisfied with your argument that given the relatively young condition of the building, a structural survey would not be required to accompany the planning application.

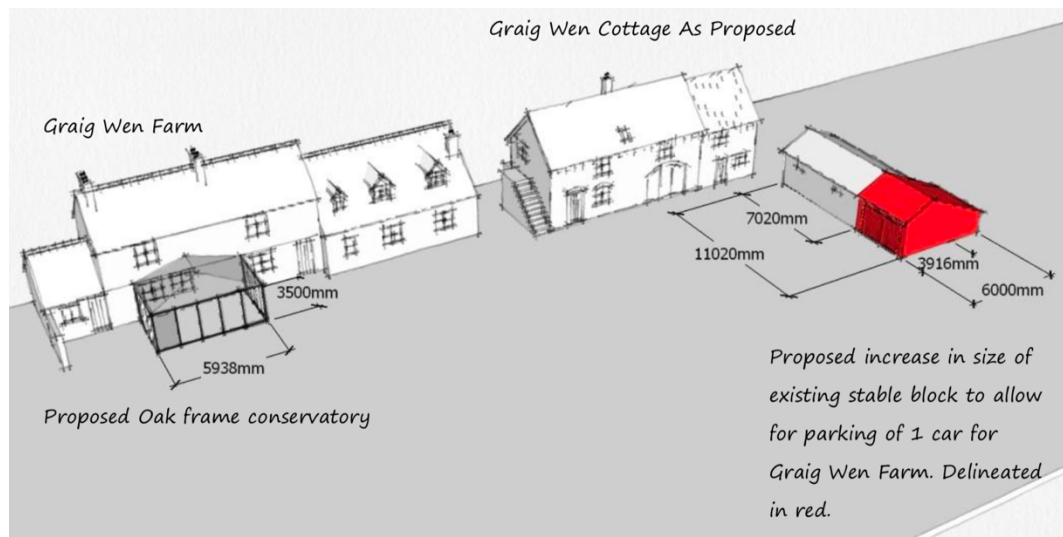
In conclusion, there are positive elements of the proposal as presented which could

be supported. The conversion of the existing building, albeit with a significant extension, is not considered to represent a detriment to the site or the wider landscape character and would not necessarily run contrary to the spirit of local and national planning policy.

There will not (be a) requirement to consider any planning obligations given the small-scale nature of the development.”

7.4 The Council's highway engineer confirmed that it would be possible to achieve adequate visibility from the site on to the adjoining highway in accordance with Welsh Government guidelines.

7.5 In October, Real Planning met with the planning department to review the response to the submitted pre-application enquiry and to discuss the potential submission of a planning application in relation to the current proposal – the conversion of the outbuilding at Graig Wen Farm to residential use together with the erection of an extension to the farmhouse and separate single garage for its use as detailed in the drawing below. A positive response in principle was given.



Schematic for discussion with Wrexham planning department

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 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.

³ *Planning Policy Wales: Welsh Assembly Government - Edition 9 November, 2016]*

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

8.5 National Policy in Planning Policy Wales also states that:

“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation.”

And again,

“In planning for housing in rural areas it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision.”

8.6 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 6 - 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:-

- 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.*

Policy H5

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

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

8.7 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.

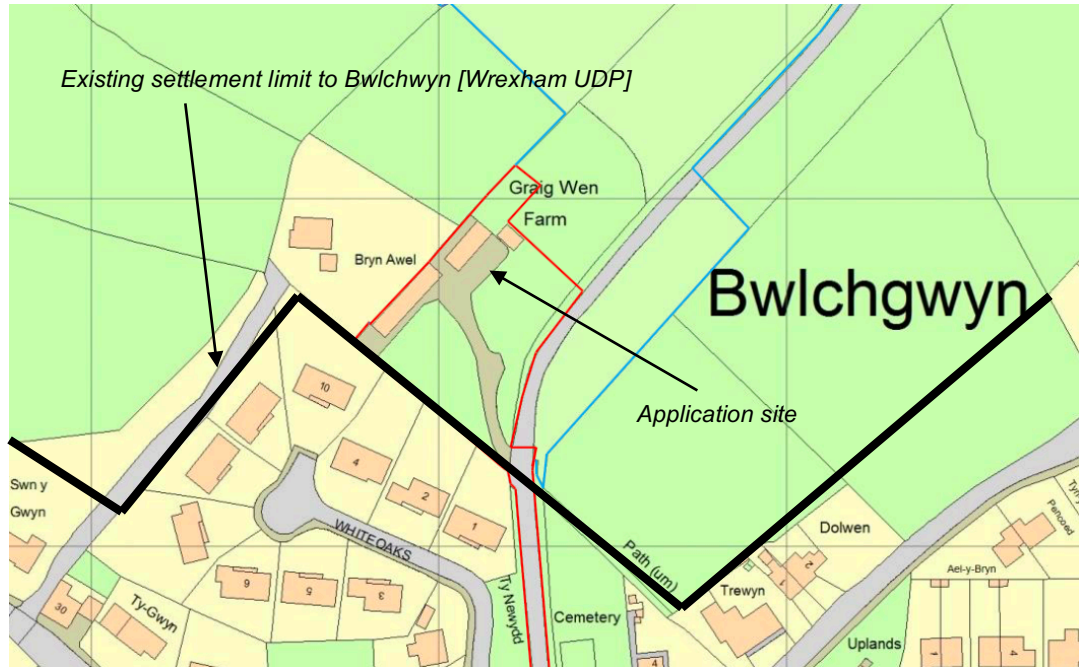
8.8 It is considered that the proposed conversion scheme meets the criteria relating to the requirements concerning the provision of housing in the countryside, in this instance, through the conversion of buildings outside settlement limits. The proposal is in accord with the above UDP Policies together with the more detailed considerations contained in the relevant Council's local planning⁵ guidance notes. These issues are all discussed below.

Site Character

8.9 In the first instance it is key to recognise that the existing property – Graig Wen Farm - is located immediately adjacent to the existing settlement boundary of Bwlchgwyn [see Wrexham UDP extract above in Section 6 and relationship of application site to it below]. At the time of establishing the settlement limit for Bwlchgwyn in this location it is clear that the properties of both Bryn Awel and Graig Wen Farm should have been included within the settlement. Physically, both properties are part of the settlement and not in open countryside. While accepting that this is not the case, the clear impression 'on the ground' is that visually there is no difference between the areas within and outside and, therefore, there is no

⁵ *Local Planning Guidance Note 3 – Converting Rural Buildings [Wrexham County Borough Council]*
Local Planning Guidance Note 13 – Housing in the Countryside [Wrexham County Borough Council]

demonstrable harm to the character of the area by allowing the proposed development.



8.10 In fact, it is not possible to view the proposal from any public viewpoint. There is substantial hedging and hedgerow trees along the existing site boundary frontage to the application site. There is no other public view point.

Scale and Design

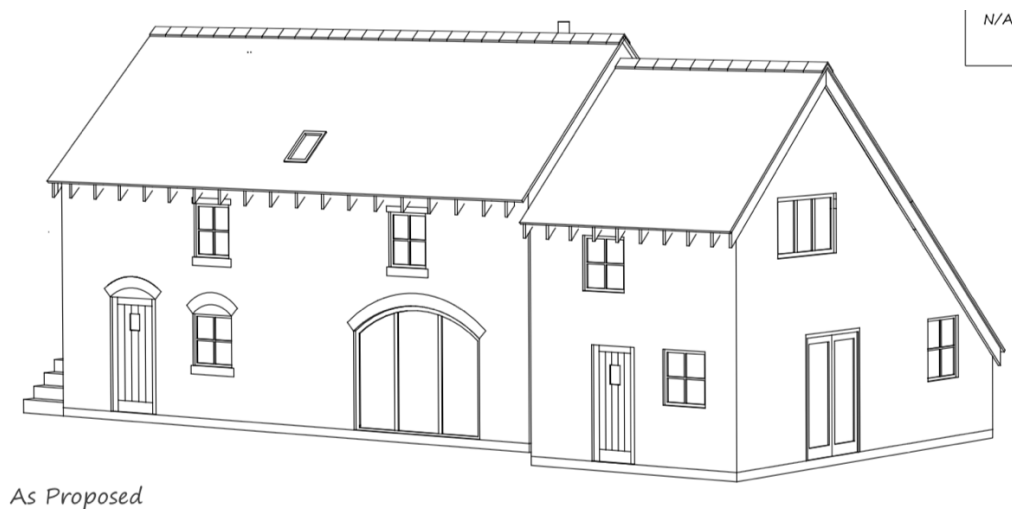
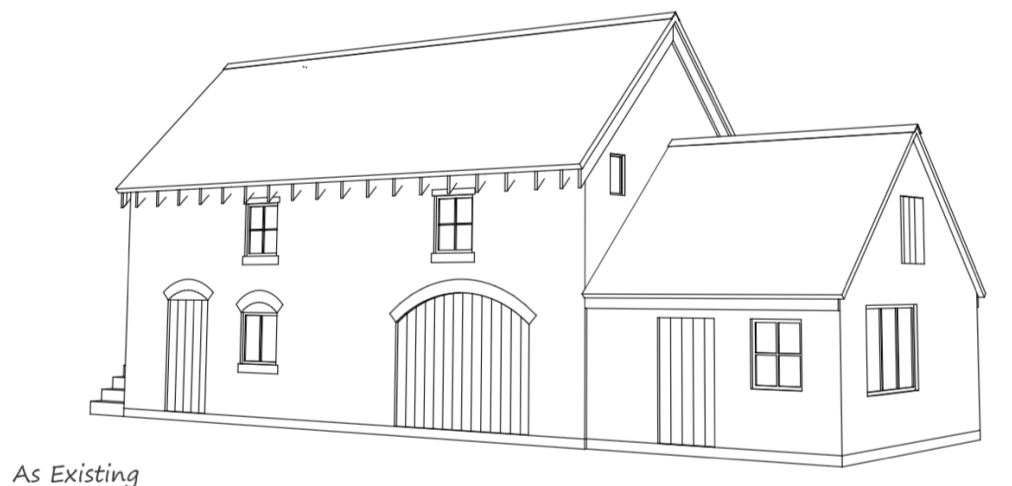
Conversion Scheme

8.11 There are no issues of scale in relation to the conversion of the existing building to residential use. Although there is a proposed extension to the building to provide adequate amenity living accommodation it replaces the footprint of the existing single storey portion of the existing building [see comparative drawing extracts below]. The design and use of materials are in keeping with the original building. In consideration of scale the proposed extension, therefore, is not considered to be disproportionate to the existing building. It can also be seen from the drawing extracts below that the conversion uses only existing openings - no additional new openings are proposed.

8.12 It is acknowledged in adopted policy that extensions to buildings to be converted can be appropriate and are not excluded as a matter of principle, rather

it is the impact on the building to be converted that is the relevant consideration. Indeed, policy and guidance expressly permits such development, subject to criteria aimed at protecting the character of the building. Accordingly, there is nothing within policy to exclude the type of extension originally proposed, however it is accepted that as a heritage asset it is increasingly important that the character of the barn remains largely unaffected by any alterations.

8.13 There is a suite of drawings [see Drawing Nos 1 to 14] 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.



8.14 The conversion scheme in physical terms externally is minor, respecting the form, scale and design of the existing building [See drawings above which show the existing openings]. The submitted drawings confirm that this is the case – all existing openings within the original building have been preserved – in both elevations. In addition, all important external features of merit are also retained. There is one very small conservation style roof light introduced to the front elevation.

8.15 The conversion scheme and the use of matching materials for all external works where required will be in keeping and compatible with the architectural quality, scale, character and context of the original building.

Extension

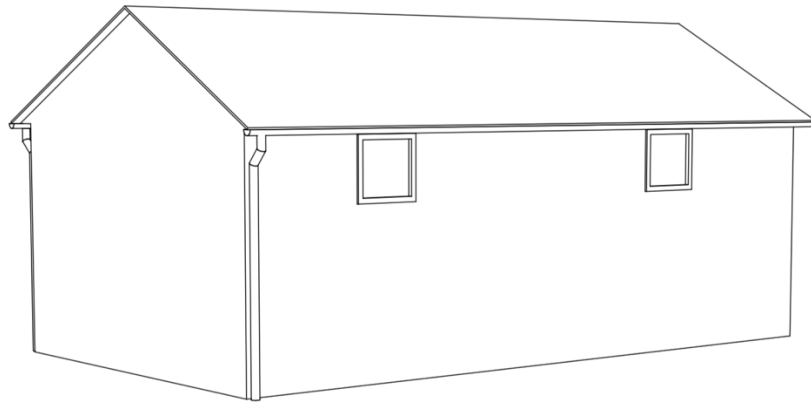
8.16 There is again a further suite of drawings [see Drawing Nos 15 to 19] submitted with the application detailing the proposed extension to the front of Graig Wen farmhouse [see also drawing below]. The proposed extension will have a treated hardwood frame to a scale and design sympathetic to the existing building. See also the Proposed Site Plan [Appendix 6].



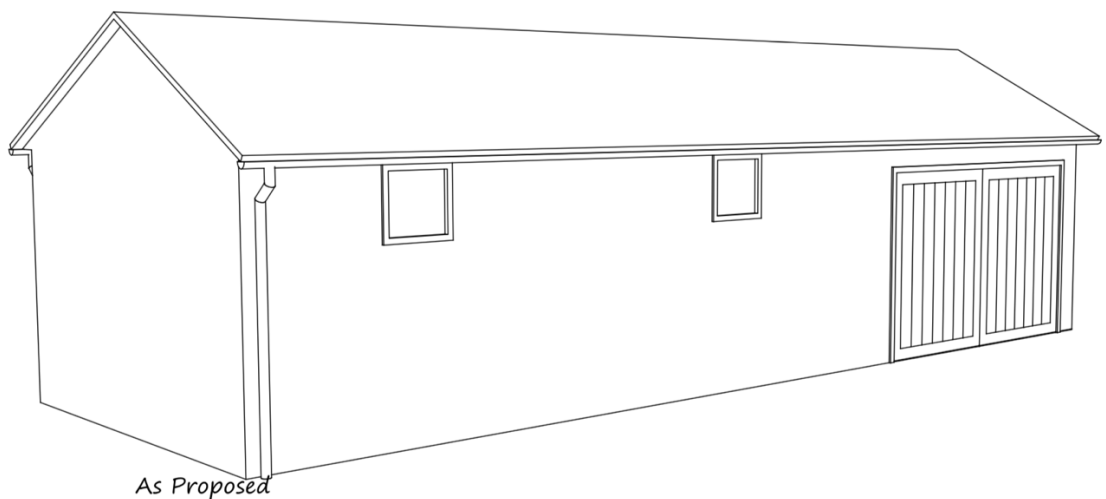
Garage

Another suite of drawings is submitted detailing the proposed addition of a single garage located alongside the existing two stables [see Appendix 6 – Proposed Site

Plan]. The proposed garage will be clad in horizontal softwood cladding stained black with red painted corrugated iron sheeting to the roof all to match the materials used on the existing stable



As Existing



As Proposed

Amenity

8.17 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. The applicant lives in Graig Wen Farm and his daughter will live in the converted outbuilding. There will be no adverse loss of privacy to either residential property. Sufficient private amenity remains around both properties for the enjoyment of the occupiers ensuring that the proposal complies with the council's local planning guidance⁶.

⁶ *Local Planning Guidance Note 20 – House Extensions [Wrexham County Borough Council]*

8.18 The local authority's response to the Pre-application Enquiry stated that:

"I am satisfied that adequate private amenity spaces could be defined without resulting in an unacceptable incursion onto the open countryside – details of which would need to be included with any formal planning application."

8.19 The proposed hard and certain soft landscape treatment to the proposed new front access arrangements – reinstatement of former circular drive and parking areas - are in accord with the Council's local planning guidance⁷ and adopted UDP Policy GDP1.

Access

8.20 The proposed new dwelling through the conversion of the outbuilding will continue to use the existing access which has safe and adequate visibility onto Brymbo Road. The creation of an additional single residential unit would have no significant impact on the local highway network. There is more than sufficient area to provide both the required number of parking spaces and turning facilities in accord with the Council's local planning guidance⁸.

Impact upon the adjacent Special Landscape Area

8.21 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'.

8.22 The proposal is not 'substantial development' and, as discussed above, it involves the very sympathetic conversion of an existing building with a tasteful front extension to the Graig Wen farmhouse together with the addition of a modest single garage all of which are appropriate to the rural location. It will result in minimal

Local Planning Guidance Note 21 – Space around Dwellings [Wrexham County Borough Council]

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

⁸ *Local Planning Guidance Note 16 – Parking Standards [Wrexham County Borough Council]*

impact and certainly no adverse impact on the local area or upon the character of the nearby Special Landscape Area.

Ecology

8.23 National⁹ and local¹⁰ 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 outbuilding is currently used as a home office with an attached workshop both built in 2004. Taking account of the fact that the existing building was only constructed recently and that the conversion scheme will result in minimal disturbance to the existing roof it is not considered that an ecological report is required in relation to bats and birds. This was explained in the recently submitted pre-application enquiry. It is noted that in similar circumstances as explained above the Local Planning authority did not seek the submission of an Ecology Report.

Structural Report

8.24 It is stated in the Council's Local Planning Guidance Note relating to the conversion of rural buildings, in certain instances, there is also a requirement for the submission of a survey report detailing the condition of the building to accompany any planning application. However, it was successfully argued within the Pre-application Enquiry that in this in this instance, it is not considered that a report is necessary.

8.25 The building was constructed in 2004 in accordance with the Building Regulations prevailing at that time. Structural calculations were obtained for the construction of the roof trusses which can carry Rosemary clay tiles, a structural engineer also provided calculations for the construction of the self-supporting arches over some of the window and door openings. Whilst the existing feed store is a timber frame building and would require rebuilding in more permanent materials, only minor alterations will be required to the main agricultural building to ensure compliance with the current Building Regulations for residential property. The building has been well maintained and is free from any significant defects,

⁹ TAN 5: Nature Conservation and Planning [Planning Policy Wales - Welsh Assembly Government]

¹⁰ Local Planning Guidance Note 3 – Converting Rural Buildings

therefore given the age and condition of the building the requirement for a structural report is considered unnecessary.

8.26 In the response to the Pre-application Enquiry it was stated that:

“I am satisfied with your argument that given the relatively young condition of the building, a structural survey would not be required to accompany the planning application.”

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. The addition of an extension to Graig Wen farmhouse and erection of a single garage also for the use of the occupants of Graig Wen farmhouse is acceptable ‘householder’ development the scale and design of which are acceptable in the open countryside.

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

- The proposal results in the retention and beneficial reuse of an otherwise small outbuilding;
- The conversion scheme has been designed to maintain the character of the existing building and it, together with the sympathetically designed new build element integrate suitably into the rural setting;

- The proposal retains any architectural features and proposed additions are in keeping with the existing;
- The use of matching materials ensure 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 property known as Graig Wen or the proposed conversion; and
- 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. The proposed 'householder' element of the proposal is also acceptable in terms of design and scale. 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 9 November 2016]
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. Practice Guidance: Planning for Sustainable Buildings – Welsh Assembly Government [July 2014]