

GERRY KELLETT

By email: info@realplanning.co.uk

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ENQ/2017 /0174
27/09/2017
Philip Forster
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Dear Sir,

Town and Country Planning Act 1990

**CONVERSION OF OUTBUILDING TO RESIDENTIAL DWELLING.
ERECTION OF LOW CARBON HOME OFFICE, DOUBLE GARAGE,
STORAGE/WORKSHOP AND LOOSE BOX
GRAIGWEN FARM BRYMBO ROAD, BWLCHGWYN, WREXHAM.**

Thank you for your enquiry made in relation to the above mentioned proposed development. Having considered the merits of the proposal I have the following comments to make.

As the site in question falls outside any defined settlement limit, the proposal to convert an existing outbuilding to a dwelling and the erection of an additional structure to house a home office and storage area will be considered against the following Wrexham unitary Development Plan policies:

PS2 – Strategic Environmental Protection Policy
GDP1 – General Development Principles
H3 - The Conversion of Buildings Outside Settlement Limits
T8 – Parking

Local Planning Guidance Notes 13 – Housing in the Countryside, 16 – Parking Standards and 21 – Space Around Dwellings are considered applicable.

Whilst the proposal has been presented in your enquiry as two separate elements there is a need to consider them as a single entity. This scheme effectively seeks to propose the conversion of an existing utilised outbuilding to residential use with the benefit of a significant extension and then create a separate new building with a significant level of accommodation to absorb the displaced use. On the basis of the scheme as presented it

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is unlikely that a formal application for planning permission will be supported. I will now outline the reasons for this conclusion.

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.

This leads me onto the principle of the large outbuilding to facilitate the applicant's displaced home office and storage provision. I understand the proposed new building would replace an existing much smaller structure and would be designed in a manner to appear subsidiary to the existing buildings on the site. However, I consider that to allow a structure of such scale would be contrary to the Council's adopted policy. The building goes well beyond what would be considered an ancillary building and is only justified on the basis to facilitate the conversion of a building which is not redundant. The crux of policy H3 is to allow the positive and sustainable reuse of redundant rural buildings for residential use. As the existing building to be converted is not redundant, it is my view that this weakens the case in allowing a replacement building of such scale on the site. Regardless of the quality of the design as presented I am not able to support the principle of the development as shown.

With this in mind, 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, anticipating that this could provide the required domestic storage facilities rather than perhaps the cumulative storage and home office facilities. However, I understand that this is a decision of your client in terms of their long term aims.

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. However, I cannot lend my support to the erection of a replacement building on the scale proposed to accommodate the displaced uses of the existing building. As such were the proposals to

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be presented as a whole it would not accord with policy GDP1 or the guidance contained in LPG13.

Notwithstanding the comments above, should your client wish to proceed with a formal planning application the following information will be required:

- Application forms
- Location plan at scale 1:1250
- Existing and proposed block plan at scale 1:500
- Existing and proposed floor plans and elevations of existing and proposed buildings.

There will not requirement to consider any planning obligations given the small scale nature of the development.

Please note the comments made above are the informal opinion of an Officer of the Council. They do not commit the Council to reach any particular decision should a formal application for planning permission be presented. Should you wish to discuss the nature of this response please do not hesitate to contact the officer named above.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

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