

or architectural interest, often set in landscaped grounds of considerable interest, can be saved thereby also helping to achieve the Plan's environmental strategy. Any conversion in the countryside must be sympathetically designed in order to safeguard the existing settlement pattern and the local historic, wildlife and landscape character, and conditions may be attached to restrict permitted development rights. Policy H4 only applies to proposals which require planning permission for the sub-division of existing dwellings. Planning controls only cover certain types of "Houses in Multiple Occupation", and the policy does not therefore apply to all HMO developments. Planning permission for the conversion of a non-residential property in the countryside will not be granted unless the building is of domestic scale and constructed of permanent materials, such as stone, brick, slate or tiles. The conversion of prefabricated buildings to residential use would not therefore be allowed under Policy H3.

6.11 The incorporation of self-contained residential accommodation in existing or proposed shopping and commercial premises, principally within Wrexham town centre and the defined district shopping centres, can increase the overall dwelling

6.13 However, infilling defined as the development of no more than two dwellings in a small gap within a well developed built frontage, may be acceptable where no environmental damage occurs. This definition excludes sites which extend into the countryside beyond the limits of neighbouring curtilages. Infill housing development should reflect the line of older adjacent property. The opportunities for such development in the countryside are very limited.

Housing in the Countryside

Policy H5 Outside defined settlement limits new dwellings will only be permitted where:-

- a) proposals accord with Policies H3, H4, and H8; or
- b) proposals comprise infilling subject to Policy GDP1; or**
- c) an essential need to house a full time agricultural or forestry key worker can be established and
 - i) the long term financial viability and functional management of the enterprise is proven; and
 - ii) the person, due to the nature of the work, has to live on the site rather than in a nearby settlement; and
 - iii) there are no suitable buildings nearby which could be converted into a dwelling; and
 - iv) the new dwelling is sited adjacent to an existing building, can be landscaped, and is of a form, bulk, design and materials which reflect the locality's rural character.

Any permission will be conditioned to limit residential occupancy to essential workers.

Residential Occupancy Conditions

Policy H6 Planning applications for the discharge of conditions restricting the occupancy of dwellings to agricultural or forestry key workers will only be permitted where it can be demonstrated to the satisfaction of the local planning authority that:-

- a) the long term key worker housing need has ceased; and