

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING - 31st JULY 2017

APPLICATION NO:
P/2017 /0445

LOCATION:
LAND AT BERSE ROAD NEW
BROUGHTON WREXHAM LL11 6SL

DATE RECEIVED:
30/05/2017

COMMUNITY:
Broughton

DESCRIPTION:
CONVERSION OF REDUNDANT
TWO-STOREY STEEL FRAMED
BARN TO DWELLING

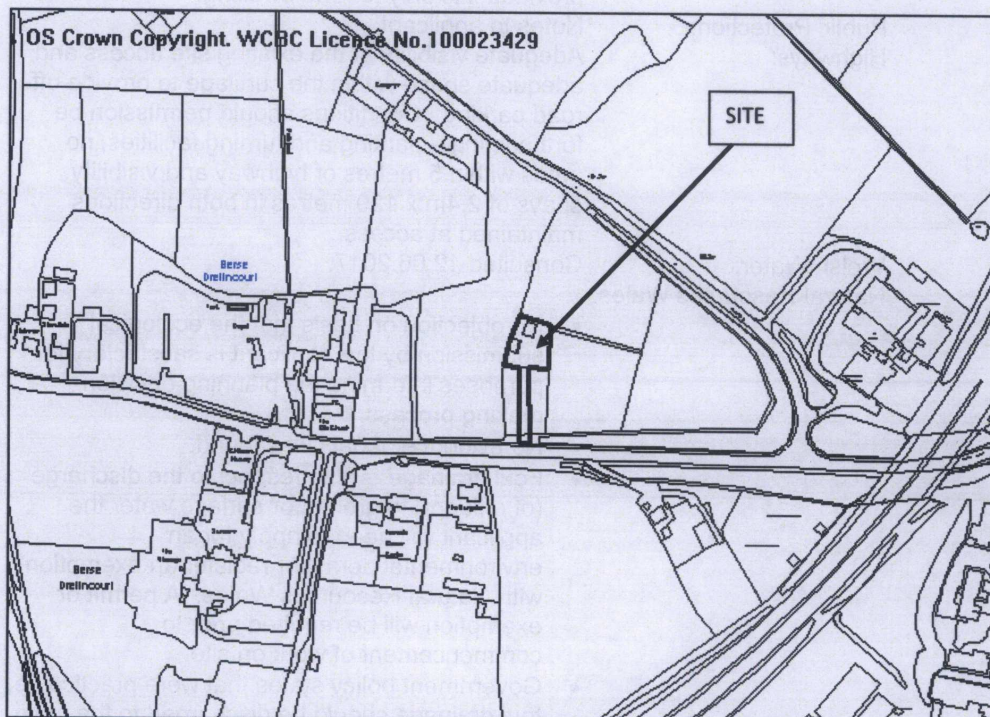
CASE OFFICER:
KH

WARD:
New Broughton

APPLICANT(S) NAME:
MR & MRS BEGLIN

AGENT NAME:
BOB DEWEY PLANNING
MR B DEWEY

THE SITE



Located and accessed off the northern side of Berse Road. The building is located approximately 70 metres off Berse Road. Ferndale Garden Centre is located further west on the southern side of Berse Road.

PROPOSAL

Conversion of redundant two-storey steel framed barn to dwelling.

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HISTORY

No recent history.

DEVELOPMENT PLAN

Outside the settlement and located within a Green Barrier and within 500 metres of the Gatewen Marsh SAC Buffer. Policies PS1, PS2, GDP1, EC1, EC4, H3 and H5 refer. LPG3 Converting Rural Buildings is also applicable.

CONSULTATIONS

Community Council:	Consulted 12.06.2017.
Local Member:	Requests the application goes to Committee even though it is outside the settlement limit and provided it is only for one dwelling.
Public Protection:	Notes to applicant.
Highways:	Adequate visibility at the existing site access and adequate space within the curtilage to provide off-road parking. Conditions should permission be forthcoming – parking and turning facilities, no gates within 5 metres of highway and visibility spays of 2.4m x 120 metres in both directions maintained at access.
Welsh Water:	Consulted 12.06.2017.
Natural Resources Wales:	• No objection on basis that the ecological submission by the applicant is satisfactory for purposes informing the planning decision making process. • No evidence of bats was found. • Foul drainage – With respect to the discharge (of effluent) to ground or surface water the applicant will need to apply for an environmental permit or register an exemption with Natural Resources Wales. A permit or exemption will be required prior to commencement of work on site. • Government policy states that where practicable, foul drainage should be discharged to the main sewer. • The applicants must ensure they are not in a sewered area before applying for an environmental permit
Neighbours:	Two letters supporting the application.
Site Notice:	Expired 10.07.2017.

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SPECIAL CONSIDERATIONS

Proposal: The application is to convert a redundant barn to a single dwelling. The building is a steel framed building. Currently, externally, the building has metal sheet cladding for the upper part of the structure and concrete blockwork for the bottom 1.8m. The roof is currently sheeting with the applicant indicating that the proposed roof would be agreed with the Local Planning Authority.

A considerable number of new openings would be introduced into the four elevations.

Policy: The building is outside any defined settlement limit and within a Green Barrier and within the 500 buffer zone for a SAC (Gatwen Marsh). Policy H3 is also applicable (Conversion of Buildings outside settlements). Policy H3 stipulates that conversion of a building to residential use outside settlements 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 re-building 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.

The applicant has indicated that the building is redundant but does not provide any additional information to confirm that alternative non-residential uses have proved inappropriate.

I also have concerns that the applicant has indicated that the building is in a suitable condition to be converted without extensive re-building. The commentary to Policy H3 indicates that planning permission for the conversion of a non-residential property in the countryside will not be granted unless the building is of a domestic scale and constructed of permanent materials such as stone, brick, slate or tiles and as such the conversion of prefabricated buildings to residential use would therefore not be allowed under Policy H3.

The building is of a temporary nature constructed as a steel portal frame. Materials consist of metal cladding above blockwork on the elevations and a metal roof. Substantial work is required to change to residential with all four elevations being altered. The blockwork and metal sheet cladding would be replaced by brickwork and vertical larch cladding which in effect provides four new elevations. Similarly the roof (metal) would be replaced with materials to

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be agreed with the Local Planning Authority. The existing building has four existing openings with the proposed development providing four roof-lights, a section of the roof glazed and twelve additional windows / doors.

I consider that the works proposed do constitute extensive rebuilding tantamount to the erection of a new dwelling which would be contrary to the appropriate policies for development outside settlements. The building has no vernacular character and does not contribute to the visual quality of the surrounding townscape.

Ecology: NRW and the Council's Ecologist concur that the ecological report has been carried out to a good standard and no evidence of bats was found.

Highways: Highways have no objections on the basis of utilising the existing access and adequate visibility splays of 2.4m x 120m can be achieved in both directions.

Conclusion: I do not consider the building is suitable for conversion to residential use and the proposals fail to accord with planning guidance as set out with LPG3 on converting rural buildings and policy H3 – Conversion of buildings outside settlement limits. No ecology issues or highway safety issues have been raised.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The structure is of a temporary nature constructed as a steel portal frame, infilled with blockwork at the lower level and clad with metal sheeting above. To convert to residential use, the external walls will be rebuilt / replaced to bring the construction up to a habitable standard. The proposal as such does not accord with the planning guidance set out in LPG3 Converting Rural Buildings and Policy H3 Conversion of Buildings Outside Settlement Limits of the Wrexham Unitary Development Plan.