

Judith Williams

From: Matthew Phillips
Sent: 26 November 2014 13:40
To: planning_admin
Subject: FW: P/2014/0627 - Planning application
Attachments: The Barn, Higher Gwersyllt-Extg Plans.pdf

Amended plans P/2014/0627

From: A JONES [mailto:ajones540@btinternet.com]
Sent: 20 November 2014 13:32
To: Matthew Phillips
Cc: RobSteen
Subject: Re: P/2014/0627 - Planning application

Hi Matthew,

I've spoken to the client who has agreed to bring in the boundary as you have recommended.

Please see attached revised site layout drawing.

Kind regards,

Spencer Cullis

CULLIS ARCHITECTURAL DESIGN

T 01978 264376

M 077914 80768

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
To: A JONES <ajones540@btinternet.com>
Sent: Thursday, 20 November 2014, 10:44
Subject: RE: P/2014/0627 - Planning application

Spencer,

The change of use would need to be via a separate application.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: A JONES [<mailto:ajones540@btinternet.com>]
Sent: 20 November 2014 10:39
To: Matthew Phillips
Subject: Re: P/2014/0627 - Planning application

Hi Matthew,

I'll pass on your comments to the client and alter the outline unless he wishes to pursue a change of use.

Kind regards,

Spencer Cullis

CULLIS ARCHITECTURAL DESIGN

T 01978 264376

M 077914 80768

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
To: A JONES <ajones540@btinternet.com>
Sent: Monday, 17 November 2014, 10:55
Subject: RE: P/2014/0627 - Planning application

Spencer,

Despite the pictures, I remain of the opinion that the northern end of the existing building and the adjacent stable are the limit of the curtilage and as such should be the limit of the red edged area.

The permitted curtilage of The Barn actually excludes both of the above mentioned buildings. Indeed I advised in 2006 that change of use would be required to incorporate the land upon which the building subject to the application sits into the garden, although this was without the benefit of a site visit. Following my site visit for this application I advised the applicant that although planning permission hadn't ever been sought or granted to extend the curtilage, it appeared that the stable and building subject to the application had effectively been used as curtilage for a considerable period of time and therefore continued use as such was lawful.

If the applicant wants to have further land considered as garden then he will have to apply for change of use separately or a certificate of lawfulness separately.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: A JONES [<mailto:ajones540@btinternet.com>]
Sent: 07 November 2014 09:20
To: Matthew Phillips
Cc: RobSteen
Subject: Re: P/2014/0627 - Planning application

Matthew,

Please see attached photos showing an existing fenced area to rear. I can a dimension if you like.

I'll speak to you next week to discuss.

Kind regards,

Spencer Cullis

CULLIS ARCHITECTURAL DESIGN
T 01978 264376
M 077914 80768

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
To: A JONES <ajones540@btinternet.com>
Sent: Thursday, 6 November 2014, 14:35
Subject: RE: P/2014/0627 - Planning application

Spencer,

The red edged area is still a too large. The application should only relate to the lawful curtilage of the building, which in my opinion ends immediately to the rear of the existing building and adjacent stable.

Regards

Matthew Phillips
Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: A JONES [<mailto:ajones540@btinternet.com>]
Sent: 23 October 2014 15:43
To: Matthew Phillips
Cc: GerryKellett
Subject: Re: P/2014/0627 - Planning application

Hi Matthew,

Sorry for the delay but I've been away for 6 weeks in Tibet.

Please see the attached drawings with the alterations you requested and let me know if you need anything else.

Kind regards,

Spencer Cullis

CULLIS ARCHITECTURAL DESIGN

T 01978 264376

M 077914 80768

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

To: "robertsteen@tiscali.co.uk" <robertsteen@tiscali.co.uk>

Cc: A JONES <ajones540@btinternet.com>

Sent: Thursday, 2 October 2014, 15:11

Subject: P/2014/0627 - Planning application

Dear Mr Steen,

Sorry for not contacting you sooner after my site visit.

I have had an opportunity to consider the two issues we discussed on site – the status of the land the new outbuilding will be built on and the design of the link. I will deal with each on turn:

Status of the Land

Whilst I advised in 2006 that a change of use would be needed, this was based on the details submitted with your enquiry at that time. I did not visit the site before responding.

Having visited the site, there is no boundary fence or wall separating the land the barn you are replacing sits on and the adjacent stable from the rest of your garden. However both buildings are separated from the surrounding agricultural land by a fence. This appears to have been the case for a considerable period of time and therefore I am satisfied that the barn sits on land that can be considered as domestic curtilage. Therefore you do not need to make a separate application for change of use.

Design of the link between the existing dwelling and proposed replacement barn/games room

In my opinion the appearance of the site would benefit if the appearance of the link was distinctly different from the dwelling or games room. I am also concerned that the height of the existing garden wall plus link (as shown on Elevation 3 of the Proposed Elevation Plans) means its appearance does not sit comfortably when viewed with the dwelling or games room.

To address these concerns I'd suggest the following amendments:

- i) A greater extent of glazing is introduced into west facing elevation of the link (Elevation 2 on the Proposed Elevation Plans). To achieve this I'd suggest the cill height of the two windows is reduced to match that of the patio-style door as well as using a different material for the link such as timber cladding or render.
- ii) That there is clear visual break between the existing garden wall and the east facing elevation (Elevation 3) of the link. This could be achieved by using a different material for the link such as render or timber cladding, whilst retaining the stone facing of the garden wall.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

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