Report of the Chief Officer Economy and Planning

Application Reference
P/2025/0611

Applicant
Mr Harvey Jackson

Agent
Mr Jake Boardman

Site Address
THE STABLES, BURTON, ROSSETT, WREXHAM, LL12 0HU

Description of Development
ESTYNIAD DAU LAWR AR YR OCHR AC ESTYNIAD UN LLAWR YN Y CEFN, ADEILADU PORTSH BLAEN, NEWID Y GAREJ BRESENNOL YN YSTAFELL HAMDDEN GYDA CHORIDOR CYSWLLT, AC ADEILADU GAREJ 3 BAE AR WAHÂN / TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS, ERECTION OF FRONT PORCH, CONVERSION OF EXISTING GARAGE TO LEISURE ROOM WITH LINK CORRIDOR AND ERECTION OF DETACHED 3 BAY GARAGE

Ward
Rossett/Yr Orsedd

Community
Rossett/Yr Orsedd

Recommendation
Grant

Officer Report

Site Description
The stables is a detached, two storey dwelling located on the outskirts of the village of Burton, near Rossett.



Proposal

The application seeks planning permission for the erection of:

- A detached 3 bay garage.
- A porch to the front of the existing dwelling.
- A link extension between the existing dwelling and the existing detached garage.
- A two-storey side extension and a single storey rear extension.

Reason for Committee Determination

Objection received from the Community Council.

Site History

No Relevant Site History.

Development Plan

Wrexham Unitary Development Plan (1996 - 2011) UDP
GDP1 - Development Objectives
EC1 - Green Barriers
EC5 - Special Landscape Area
PS2 - Broad Location of Development
PS11 - Biodiversity

Local Planning Guidance Notes
LPGN20 House Extensions.
LGPN 13 Housing in the Countryside.

Consultation Responses

Rossett Community Council:
Objects and expresses the following concerns: the proposed development will impact on the character and appearance of the area and nearby properties.

Local Member:
Councillors Ross Shepard & Hugh Jones - No Responses Received.

Conservation Officer:
No objection and comments that:

The choice of materials and the form of the extension is positive, the material creating a pleasing juxtaposition between the old and the new, whilst the linear layout and gable references and carries on that of the original building.

Do not consider the changes as proposed would render the buildings' history and former usages unreadable or unappreciable and so conclude that it would only have a limited impact on the buildings' significance.

Publicity Undertaken:
Notification Letters: 4 x Neighbour Letters.

Responses to Publicity:
None Received.

Design

The existing dwelling is a substantial detached family residence set within approximately 1.5 acres of landscaped grounds. It is accessed by way of a private driveway off Burton Road. The site benefits from significant natural screening due to existing vegetation, ensuring minimal visibility from public vantage points and preserving the existing character of the street scene.

The surrounding area is defined by a diverse architectural style, including individually designed detached homes, converted agricultural buildings and large country residences. The proposed development would therefore be considered in this context.

The site is located outside of a defined settlement. The proposed development would increase the size of the dwelling by approximately 21%, which is less than the one third increase recommended in LPGN 13: Housing in the Countryside. In addition, the extensions would be subservient to the existing dwelling so would not detract from the surrounding rural landscape.

LPGN13 advises that garages erected in the countryside should be proportional to the needs of the dwelling and that there will rarely be circumstances where accommodation for more than two cars per dwelling can be justified. The proposed detached garage has 3 bays and is therefore larger than LPGN13 indicates may be acceptable. However, the scale and appearance are considered to be ancillary to the existing dwelling. It also has the appearance of an ancillary domestic outbuilding and would be sited to as not to be unduly prominent.

The proposed development would not be visible from the public highway and would not have an adverse impact on the wider rural landscape and therefore accords with the relevant policies of the UDP.

The extensions and garage would be of a contemporary design in contrast to the more traditional appearance of the existing dwelling. However, this is considered to be acceptable because they have been sensitively designed to complement the existing dwelling, the wider setting and would result in a clear distinction between the old and new elements.

Having regard to the above, the proposed development accords with policy GDP1 of the UDP and the relevant LPGNs Nos. 13 and 20.

The site is within a Green Barrier and a Special Landscape Area (SLA), as defined in the UDP. However, the UDP Green Barriers and SLAs were reviewed as part of the preparation of the unadopted LDP via the Strategic Green Wedge Review, October 2017 and the Special Landscape Areas Study 2017 respectively. Informed by the findings of both, the application site lies in an area that is not a Green Wedge or SLA designation in the unadopted LDP./

Having regard to the fact that the UDP is underpinned by an evidence base in excess of 20 years old and that its plan period expired in 2011, in respect of Green Barrier/Wedge and SLA boundaries, where these differ from the unadopted LDP, it is now out of date. Limited weight should therefore be afforded to policies UDP EC1 and EC5. However, even if this were not the case, having regard to the matters discussed, the proposed development would not harm the character or the openness of the rural landscape in the vicinity of the site. As such, it would not conflict with either policy.

Impact on Neighbouring Amenity

The separation distances between the proposed development and neighbouring properties are sufficient to ensure the development would not give rise to loss of privacy, loss of light, or be overbearing.

Having regard to the above, the development therefore accords with policy GDP1.

Natural Environment

The application has been accompanied by a Green Infrastructure Statement and a Net Biodiversity Benefit Statement.

The proposed NBB measures consists of additional planting, the installation of 5 x bird Boxes and 1 x bat box at various locations and the addition of 1 x hedgehog house.

These are considered to be acceptable and commensurate to the scale of development. The implementation of the proposed measures could be secured by way of a suitably worded condition.

Conclusion

The development proposed does not give rise to unacceptable impacts on the character of the area or residential amenity. It therefore accords with the relevant UDP policies.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Proposed Elevations - BA4582 - PL102 - Rev A, 2) Location Plan - BA4582 - PL000 - Rev A, 3) Proposed Garage - BA4582 - PL103 - Rev A, 4) Proposed Block Plan - BA4582 - PL103 - Rev A, 5) Proposed Floor Plan - BA4582 - PL101 - Rev A and 6) Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Block Plan - BA4582 - PL103 - Rev A and the Accompanying Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The premises shall only be used for purposes ancillary to the use of THE STABLES, BURTON, ROSSETT, WREXHAM, LL12 0HU.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Notes

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority