1. Introduction

This application seeks retrospective planning permission for the erection of a detached outbuilding within the domestic curtilage of the property at Wynnstay View, Browns Lane, Cefn-mawr.

The outbuilding has been constructed to provide incidental domestic accommodation associated with the enjoyment of the existing dwelling. The application is submitted retrospectively following the identification that planning permission is required due to the siting of the structure in relation to the principal elevation of the host dwelling.

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2. The Site and Its Context

The site comprises a detached residential property located on Browns Lane, Cefn-mawr, within an established residential area characterised by low-density housing and generous plot sizes.

The surrounding area includes a mix of detached dwellings, domestic outbuildings, garages, and ancillary structures positioned within front, side, and rear garden areas. Several neighbouring properties contain detached structures visible from the highway, reflecting the semi-rural and spacious character of the area.

The application site is set back from the public highway, with intervening boundary treatments and existing vegetation limiting direct views of the outbuilding from Browns Lane. Sightlines from the road are oblique rather than direct, and the structure is not prominently visible within the street scene.

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3. Principal Elevation Consideration

It is acknowledged that the outbuilding is located forward of the principal elevation of the dwelling. As a result, the development does not benefit from permitted development rights under the General Permitted Development Order.

However, planning legislation allows for development forward of the principal elevation where it can be demonstrated that the proposal does not result in unacceptable visual or amenity impacts. This application is therefore made to allow the Local Planning Authority to assess the proposal on its planning merits.

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4. Visual Impact and Mitigation

The outbuilding is modest in scale, measuring approximately **8m x 6m**, and remains clearly subservient to the host dwelling in both footprint and height. The ridge height is

kept low and well below that of the main house, ensuring that the structure does not dominate the site or surrounding views.

Materials have been deliberately chosen to reduce visual prominence. Dark, recessive external finishes are proposed, allowing the building to sit quietly within its setting and recede against the backdrop of existing landscaping.

The structure is set back from the highway and benefits from existing and proposed boundary planting and screening, which further soften its appearance. A visual render has been submitted to illustrate the scale, materials, and landscaping, demonstrating the limited visual impact of the development within the wider street scene.

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5. Residential Amenity

The outbuilding does not result in any loss of light, privacy, or outlook to neighbouring properties. There are no windows positioned to cause overlooking, and the use of the building is incidental to the enjoyment of the dwelling.

The proposal does not introduce any commercial activity, and no additional comings and goings beyond typical domestic use are anticipated. As such, the development does not give rise to concerns relating to noise, disturbance, or residential amenity.

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6. Conclusion

The proposed development represents a modest and well-considered outbuilding within the domestic curtilage of the property. While planning permission is required due to its siting, the structure causes no demonstrable harm to visual amenity, residential amenity, or the character of the area.

The development is appropriate in scale, sensitively designed, and effectively mitigated through material choice and landscaping. The proposal would not result in harm to visual amenity, neighbouring amenity, or highway safety, and is therefore considered acceptable in planning terms. Planning permission is respectfully requested.