Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
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Web: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cae Coch

Address Line 1

Lane Through Golly

Address Line 2

Golly

Town/city

Rossett

Postcode

LL12 0AL

Description of site location (must be completed if postcode is not known)

Easting (x)

333618

Northing (y)

358438

Description

Applicant Details

Name/Company

Title

Mrs

First name

Victoria

Surname

Davies

Company Name

Address

Address line 1

Cae Coch

Address line 2

Golly

Address line 3

Burton

Town/City

Rossett

Country

United Kingdom

Postcode

LL12 0AL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

DEMOLITION OF EXISTING HOUSE AND REDUNDANT FARM BUILDINGS AND CONVERSION OF RETAINED BARN WITH EXTENSION TO FORM REPLACEMENT DWELLING

Reference number

P/2025/0409

Date of decision (date must be pre-application submission)

30/01/2026

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Method statement for Great Crested Newt (GCN) plan of reasonable avoidance measures

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2024/1168

Date (must be pre-application submission)

05/12/2024

Details of the pre-application advice received

Principle of Development
It cannot be said that the principle of development is acceptable as the proposals do not comply wholly with Policies H8 and H9. However, I am reasonably confident that the development would cause limited harm, and an argument can be made as to why the development is acceptable even though is a departure from the plan.
Barn Conversion:
The barn is of traditional design and typical of the rural landscape. The extension to the barn might just about be something we could accept as part of a conversion if we were pragmatic in the application of Local Planning Guidance 3, provided the remainder of the barn structure was converted without substantial reconstruction. It is suggested that the single storey extension that looks to be proposed in place of, or as an enlargement to the existing lean to part of the barn could better reflect the overall contemporary feel of the new build elements, which are supported.

Replacement
If we applied H8 strictly, then there isn't really a case to make here because there isn't any obvious planning constraint to overcome. However, provided there is a clear mechanism in place by way of condition to secure the demolition of the existing dwelling, I think we'd be in difficulty digging our heels in too far on this
What isn't clear is what the overall footprint of the new dwelling (minus barn conversion) would be vs the existing – LPG13 advises a starting point of an increase of no more than 30%. However, the single storey design, it being set back from the highway and the removal of the taller modern farm building would all be factors in its favour from a landscape impact. In terms of the contemporary design I'd also have no concerns.
Because there isn't a planning constraint justification for the replacement dwelling, the onus here will be on the applicants to put one forward. A design statement that considers not just the design of the new dwelling and conversion but also its landscaping and visual impact should be considered.
Landscaping
The scheme would benefit from some landscaping enhancements along the site frontage, such as native hedge species etc.
Garage
A minor issue raised during discussion was the garage to the front of the site. It looks like the single storey building to the east of the conversion element is to remain and it is suggested that could be adapted to domestic storage and garaging, avoiding the need for a new structure. Would you mind considering that?
I don't have any comparable cases I can think of or appeals to refer to but I think if we can be confident that this broadly complies with H8 and H9, other than the siting of the new dwelling and we are comfortable from scale and design perspective, we'd have difficulty justifying refusal.
It is recommended that the applicant engages in some initial informal consultation with the Local Members which might head off any objections if/when an application comes in

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Victoria Davies

Date

31/03/2026