Planning Application Ref: PP-14866798

Planning Addendum
Gamford House, Gamford Lane, Rossett, Wrexham LL12 0EW

Application for the Conversion and/or Replacement of Buildings to Create 5 No. Dwellings

This Addendum has been prepared to clarify and reinforce matters of **policy consistency, planning history, and interpretation**, and to address any potential points of ambiguity arising from the submitted Design and Access Statement, Planning Statement and Green Infrastructure Statement. It does not introduce new development proposals, but provides clarity in support of the existing submission.

1. Planning History and Consistency in Decision-Making

The application site benefits from an **extant planning permission granted in 2016** (ref. P/2016/0384) which established the principle of:

- Conversion of permanent masonry agricultural buildings to residential use; and
- Replacement residential development in lieu of the existing farmhouse.

In determining the current application, the Local Planning Authority is required to exercise consistency in decision-making, unless material changes in circumstances justify a different conclusion. In this instance:

- The relevant development plan remains unchanged, being the Wrexham Unitary Development Plan (adopted 2005);
- The site context is materially the same as at the time of the 2016 decision; and
- The proposals now before the Authority represent a reduced scale and quantum of development compared to that previously approved.

No new or additional harm has been identified that would justify departing from the planning judgment previously exercised by the Authority.

2. Scale of Development and Replacement Dwelling

The proposed replacement dwelling will result in a modest increase in volume of approximately 15% when compared to the dwelling it replaces. This increase must be considered in context.

Under planning permission P/2016/0384, the Authority accepted:

- The replacement of the original farmhouse with two new dwellings, as well as additional converted units across the site.

By contrast, the current proposal:

- Limits replacement development to a single dwelling;
- Represents a material reduction in built form, visual impact and activity; and
- Does not project further into the countryside than the existing built footprint.

The replacement dwelling remains domestic in scale, sits within the established residential curtilage confirmed by the 2021 Lawful Development Certificate, and gives rise to less countryside impact than the fallback position previously approved. Accordingly, it remains entirely consistent with the planning principles accepted by the Authority in 2016.

3. Policy H5 / Countryside Considerations

While the site lies beyond the formal settlement boundary, the proposals do not constitute sporadic or isolated residential development in the open countryside. The site is:

- Previously developed brownfield land;
- Subject to an established lawful mixed-use fallback position; and
- Located within close proximity to the settlement of Rossett.

Any policy tension with Policy H5 is materially outweighed by:

1. The extant planning permission granted in 2016;
2. The reduced scale and quantum of development now proposed;
3. The brownfield status and lawful fallback use of the site; and
4. The absence of additional landscape, ecological or sustainability harm.

4. Sustainable Location

The sustainability of the site must be assessed in its specific planning context. The application site lies approximately 150–200 metres from the defined settlement boundary of Rossett and was previously assessed by the Authority as an acceptable and sustainable location for residential development.

The current proposals do not introduce new development pressure but instead represent a reduced-scale redevelopment of a brownfield site, utilising existing access arrangements and an established pattern of development. The sustainability conclusions reached by the Authority in 2016 therefore remain applicable and are reinforced rather than undermined by the present scheme.

5. Green Infrastructure and Ecology – Clarification

The Green Infrastructure Statement confirms that there are:

- **No trees subject to Tree Preservation Orders or of high arboricultural category value** on the site.

However, existing boundary trees and vegetation will be retained and protected in full, forming an integral component of the site's green infrastructure network and ecological connectivity.

Further bat and Great Crested Newt surveys have been programmed within the appropriate seasonal windows. These surveys will inform final mitigation measures, which can be appropriately secured by planning condition, consistent with the Authority's approach under the 2016 permission.

6. Conclusion

The proposals represent a logical, proportionate and materially reduced evolution of development already accepted on this site. The extant 2016 planning permission remains a powerful material consideration, and no new harms have arisen that would justify a different outcome.

When assessed against the development plan and all other material considerations, including planning history, fallback position, reduced scale and enhanced ecological response, the proposals remain compliant with policy and constitute sound planning.

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