2026

Planning Application Statement - in support of planning application P/2025/0949

SUBMITTED TO: WREXHAM BOROUGH COUNCIL PLANNING DEPARTMENT

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1 Introduction

1.0 This Planning Statement is prepared and submitted in connection with a full planning application P/2025/0949 made to Wrexham County Borough Council ("The Local Planning Authority") for the conversion of an existing traditional agricultural building into a single residential dwelling house at The Shippon, Drury Lane, Tybroughton, SY13 3BE.

1.1 This Planning Statement should be read in-conjunction with other plans and documents which have been submitted in support of the application, principally comprising:

- Completed Full Planning Application Form
- Preliminary Ecological Appraisal (Bat and Bird Survey)
- Structural Engineers Inspection Report
- Location Plan
- Existing/Proposed Block Plan
- Existing Floor Plan
- Proposed Floor Plan
- Existing Elevation Plan
- Proposed Elevation Plan
- Proposed Landscape Plan
- Proposed Drainage Documents

1.2 The information contained within this statement is designed to aid the Planning Officer in making their recommendation.

2 The Site

2.0 The site is a traditional farm building which is no longer fit for modern agricultural purpose, located at The Lodge, Drury Lane, Tybroughton, SY13 3BE.

2.1 The building comprises a single-storey red brick building which was formerly the Shippon for the property The Lodge, It has now not been in regular agricultural use for a number of years.

2.2 The application site benefits from existing vehicular access directly onto Drury Lane (a Class C public highway).

2.3 The application site is located outside of any defined settlement boundary as per the Wrexham Unitary Development Plan 1996-2011 adopted in 2005.

2.4 An aerial view of the application site is provided below:

2.5 

3 Proposed Development

3.0 The application seeks full planning permission for the conversion of the existing building into a single open market residential dwelling house.

3.1 The proposed development would involve the sympathetic conversion of the existing building, utilising existing window and door openings wherever possible to retain the rural character of the building as much as possible. By converting the building to residential use whilst keeping true to its origins; the building would have a long-term use to secure its future.

3.2 The development would involve the use of existing and reclaimed red brickwork, a slate roof and metal rainwater goods. The proposed roof lights would be 'conservation style' and would be flush fitting with the surrounding roof planes.

3.3 The application also proposes the creation of a new residential garden space, which would be immediately surrounding the development and kept to a minimum area required for normal occupation of the premises. It does not extend into the surrounding open farmland instead it replaces a redundant concrete yard area. Landscaping as described in the submitted Landscaping Plan.

3.4 3 Car parking spaces and 2 secure cycles spaces, together with an appropriate parking/turning area, are proposed on the site to serve the proposed development.

3.5 In terms of foul drainage, as is detailed within the submitted Existing and Proposed Block Plans, it is proposed to install a new package treatment plant and drainage field to serve the proposed development.

4 Planning Policy Context

4.0 In terms of local planning policy, the Wrexham Unitary Development Plan 1996-2011 (adopted in 2005) Policy H3 is particularly relevant.

"The change of use or conversion of buildings to residential use outside settlement limits will only be permitted where:

a). In the case of agricultural buildings there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and

b). The building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

c). Any inherent characteristics of merit in the building are retained, and

d). The proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and

e). The floor plan of the existing building is sufficient to create a habitable dwelling.

4.1 In terms of meeting criteria A - the property is a disused Shippon, it has not been used for a number of years. Any other alternative non-residential uses would require significant alterations, and the access lanes to the property are all single-track lanes, which are unsuitable for commercial traffic.

4.2 In terms of meeting criteria B – Please see the submitted Structural Engineers Report, which confirms the building is structurally sound and capable of conversion.

4.3 In terms of meeting Criteria C – Please see the proposed elevations submitted. The property is a very basic red brick agricultural building, which was built for functionality; however, the revised designs submitted aim to repurpose the building

with a high-quality yet sympathetic scheme that retains the original character of the building by making use of and enhancing its current form and look.

4.4 In terms of meeting Criteria D – The proposed dwelling does not undesirably intrude into the landscape; in fact, it removes a redundant concrete yard area and replaces it with landscaping that increases biodiversity. Existing access is being used and no provision of services are required at public cost.

4.5 In terms of meeting criteria E – Please see the existing floor plans submitted. They confirm the floor plan is sufficient to create a habitable dwelling.

5 Design & Visual Impact

5.1 Submitted Elevations show that the overall and original character, scale, form and appearance of the existing building would be retained as part of the development.

5.1 Wherever possible, the building's existing window and door openings would be retained and used within the development, ensuring the original form and design of the building would be retained. We propose to replace the existing cement asbestos sheet roofing with a slate roof which is in keeping with the original property, "The Lodge", and all neighbouring properties. Reclaimed red brickwork would be used where any elements of rebuilding are required. The existing roof has ten Roof lights, and we are proposing to have just four, which would all be 'conservation style' and flush fitting with the surrounding roof plane. Please see attached examples at **Appendix 1.**

5.2 In the revised submission, we have removed the porch. We are proposing to use a traditional-looking glazed top barn stable door as the main entrance to the property. This would be in keeping with the original character of the building. We are also planning to use a traditional-looking barn stable door with a small glazed sight panel for the entrance to the utility room. Both doors will be made from wood and have a painted finish. Please see attached examples at **Appendix 2.**

5.3 There is another outbuilding at The Lodge which was built at the same time as The Shippon and is of near identical exterior features; they have the same roof, the same brick and the same size window openings. The other building has retained its original windows, which are pictured and are made of aluminium and of Crittall style. You can see on the existing window openings in the Shippon that the holes for

the original window fittings are the same. Therefore, we conclude that the original windows in The Shippon would have been the same ones. To preserve the character of the building and remain similar to the adjoining building, we propose that the best match to the originals would be heritage-style casement aluminium Crittall windows in a dark grey colour, which would be made to match the original slim minimal sightline design as closely as possible, whilst also adhering to current fire safety standards. Please see examples of the type of window in **Appendix 3, but please note that the windows are made to measure and to pane/layout preference, so I have been unable to find an exact replica.**

5.4 We have revised and submitted rear elevations to reduce the amount of glazing previously proposed. Instead, we have submitted a more traditional barn-style glazed feature and propose that whilst we would like to increase the size of the original opening, it retains the original shape. There is no public vantage point to that elevation, and it is not visible to any neighbouring property. Please see the examples that we have collected to demonstrate the visual look at **Appendix 4.**

5.5 Revised submitted floor plans show that where we were previously proposing to raise the roof height and extend, we have stepped the brickwork back significantly so that the form of the building retains its current look. In addition to this, as per the submitted elevations, we are proposing to fit matching barn doors on a sliding rail to the side of the windows on that elevation, They will be made from wood and be painted. Currently, there is one there, but historically, there were a matching pair, and this will ensure that the current agricultural look is adhered to. There is historical evidence that this area was covered previously with a flat roof, so we are proposing to reinstate that in line with planning guidance note 3 on roofs. ***"If the conversion involves restoring a missing or lowered section of roof to its original appearance, this will normally be acceptable."*** Please see **Appendix 5.**

5.6 In light of the siting of the building amongst existing buildings and the fact that the overall scale and design and general form of the building would not significantly change as a result of the development scheme, there would be no adverse impacts caused upon the character of the wider rural landscape.

5.7 The development represents a sympathetic conversion of an existing rural agricultural building, which would retain the existing character, design, scale and

form of the building. As such, there would be no adverse impacts upon the visual amenities of the application site nor the surroundings.

6 Neighbouring Amenity

6.0 No new built development is proposed, and as such, there would be no adverse impacts upon neighbouring residents in terms of overbearing and overshadowing effects.

7 Movement & Access

7.0 Access will be via the current access point, which has good visibility both ways and is on a long straight stretch of the lane.

7.1 On-site parking and turning space for three cars and two cycles is proposed as part of the application in accordance with the requirements of the Wrexham planning guidance document.

8 Ecology

8.0 A preliminary ecological report labelled "Bat and Bird survey" by Wildbanks Conservation has been submitted with our application. A Green Infrastructure Statement has also been submitted.

9 Foul Drainage

9.1 Foul drainage details and testing reports with details of the Klargester treatment system and drainage field that we propose to use have been submitted. This will all be supplied and installed by a qualified firm with the plant in excess of 6m from the property and the drainage field more than 15m from the property.

9.2 The proposed foul drainage system would be built to BS 6297:2007+A1:2008 and the drainage field would be located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and at least 50m from any other known discharge to ground as per the guidelines from NRW. The drainage field site is actually more than 100m from the SAC boundary and any other known discharge to ground.

10 Conclusion

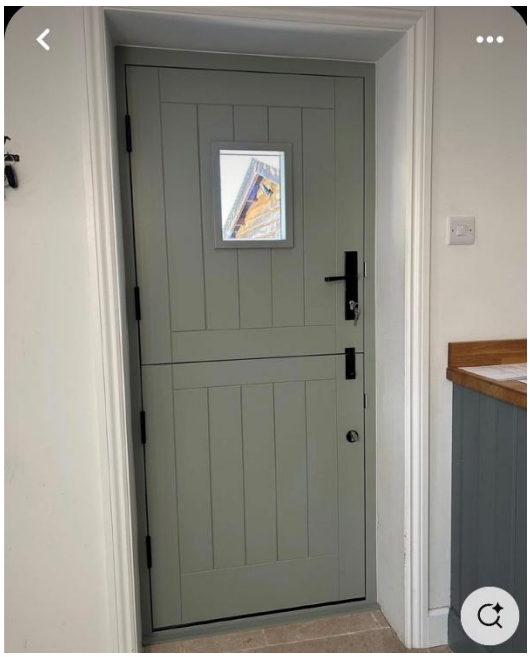
10.1 This application seeks full planning permission for the conversion and renovation of an existing rural building, which is no longer suitable for modern agricultural purposes. The proposed development would provide the building with a viable and suitable long-term use to secure its preservation for the future.

Appendix 1: Rooflight Example



CONSERVATION ROOFLIGHTS FOR A SLATE ROOF

Appendix 2: External Door Examples







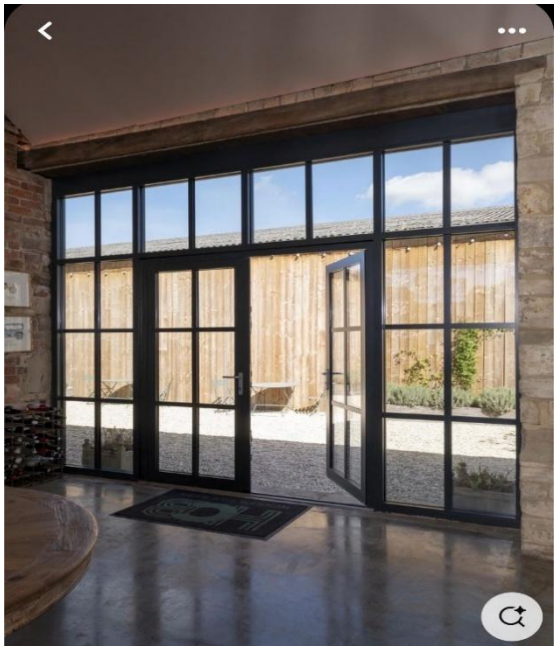


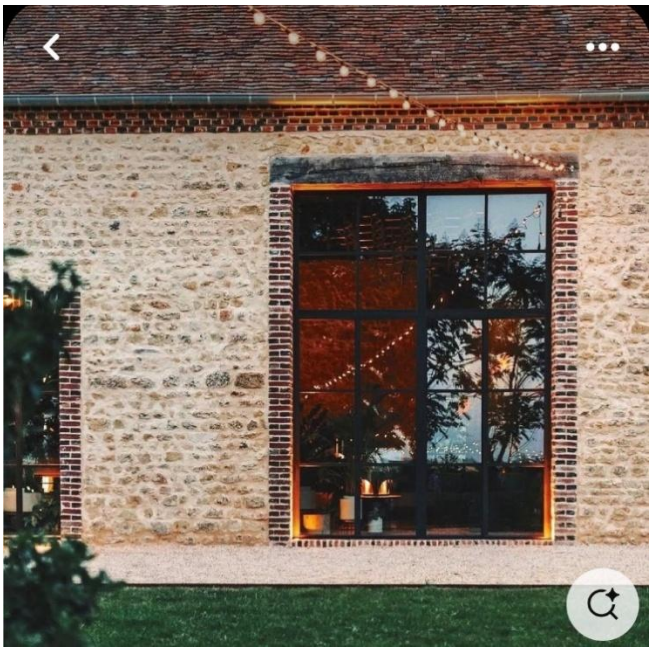
Appendix 3: Window Examples





Appendix 4: Rear Glazing Examples









Appendix 5: Historic Flat Roof & Sliding Barn Doors



