Hi Sharon,

Thanks for email. Please find my comments attached in relation to the policy provisions.

Conversion of Buildings Outside Settlement Limits Policy H3.

The change of use or conversion of a building 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.

The building has always been associated with an agricultural use and used over a long period of time by people working on the land. However, for a long period the building and immediate land has not been part of a larger agricultural holding as the field was sold off and a nearby former farm operation/ house was replaced with a new dwelling. You will be able to see the new dwelling some 35 metres from the application site.

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; *The building is structurally sound in line with the Structural Report conclusions that that has been submitted.*

c) any inherent characteristics of merit in the building are retained. *The application building is unique with a Pullman railway carriage as an inherent part of the building. The carriage has been on site and attached to the brick element of the building for over 50 years. On Google Earth, whilst the the image from 1945 is not great you can see the extent of the building. In 2006 Google Earth clearly shows the building and carriage in place. I will try and get some more information on the exact time it was brought to site and integrated with the building.*

A 2013 application for the adjacent property clearly shows the outline of the building in 2013. I have attached a copy to this email.

2 planning applications were submitted for "refurbishment of existing single storey dwelling" with refs P/2001/0249 and P/2002/0488. I have attached the 2001 application fyi. It. clearly shows the building there in 2001

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. *The existing building, as stated above, has been on the site for many, many years as indicated above. It is an part of the landscape and long been a feature that everyone knows given the unusual addition of a railway carriage.*

e) the floor plan of the existing building is sufficient to create a habitable dwelling. *The building totals 55sq.m and has a bedroom, kitchen, living area and toilet/bathroom facilities*.

I will get some photos to you showing both internal and external perspectives.

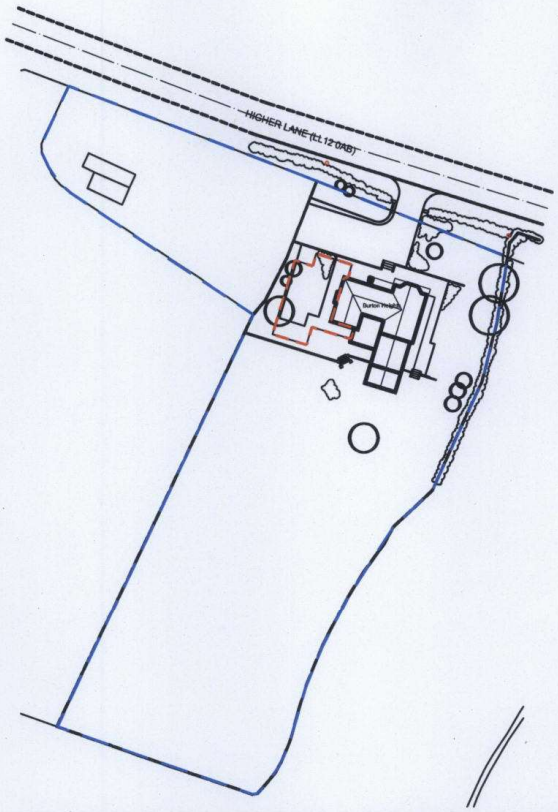
Also attached is the amended NBB document.

I will get the other info to you asap.

Regards

Peter

P /2013/0489



Ordnance Survey (c) Crown Copyright 2013. All rights reserved. Licence number 100022432

WREXHAM COUNTY BOROUGH COUNCIL
12 JUL 2013
PLANNING DEPARTMENT

Rev:	Description:	Initial:	Chkd:

ISP ARCHITECTS LTD

Client: Mr & Mrs Povey

Project: Swimming Pool Extension to Burton Heights, Higher Lane

Dwg. Title: Location Plan

Scale: 1:1000 Drawn: Others/C.B. Chkd. Date: 10/07/13

Dwg. No.: 6912/L(-)01 Revision: -

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 297 x 210 (A4)