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Planning Statement

To support the proposal of:

Retention of 3 x ancillary outbuildings including 1no Garage, 1no summer house, 1no container (Retrospective)

at:

The Mount, Tower Hill, Acrefair, Wrexham
LL14 3SU

Introduction

This Planning Statement has been prepared in support of a retrospective planning application seeking permission for the retention of three domestic outbuildings situated within the residential curtilage of The Mount, Tower Hill, Acrefair, Wrexham LL14 3SU.
The proposal relates to the retention of - One prefabricated detached garage; one prefabricated summer house; and one converted shipping container.

The applicant has been advised by the Local Planning Authority that planning permission may be required for the structures. Whilst the applicant understood that the outbuildings may benefit from permitted development rights, this application has been submitted in order to regularise the position and obtain certainty.

The Site

The application site comprises a residential property known as The Mount, together with its associated domestic garden and curtilage.
The outbuildings are all located within the private residential garden and are ancillary to the enjoyment of the dwellinghouse.
The surrounding area is characterised by a mixture of detached and semi-detached residential properties with generous gardens, where domestic outbuildings, garages and ancillary structures are a common feature.

The Proposal

Retrospective planning permission is sought for the retention of three detached outbuildings within the residential curtilage. These comprise of:

- Detached Garage

A prefabricated detached garage positioned within the garden for the secure storage of vehicles, garden equipment, bicycles and domestic items associated with the occupation of the dwelling.

- Summer House

A prefabricated summer house providing additional recreational and amenity space for the occupants of the property.
The building is used solely for incidental domestic purposes and does not provide independent living accommodation.

- Shipping Container

A shipping container positioned within the garden for secure domestic storage.
The container stores household equipment, gardening machinery and maintenance materials associated with the upkeep of the property as well as PV equipment to maintain an eco-friendly home.
No commercial activities are undertaken from the container.

Planning Background

The applicant erected the structures in the belief that they constituted permitted development or otherwise did not require express planning permission.
Following discussions with officers of Wrexham County Borough Council, it has been advised that planning permission may be required.
Accordingly, this retrospective application has been submitted in good faith to regularise the development.

Assessment

Principle of Development
The proposal relates solely to domestic outbuildings located within the residential curtilage of an existing dwelling.
The structures are incidental to the enjoyment and maintenance of the dwellinghouse and do not represent additional residential accommodation or a separate planning unit.
Domestic outbuildings are commonplace within residential gardens and are generally considered acceptable where they remain subordinate to the host dwelling.
The proposal therefore accords with the established residential use of the site.

Scale and Appearance

All three structures are modest in scale relative to the size of the overall garden and remain clearly subordinate to the principal dwelling.
Being prefabricated structures, they have a simple functional appearance typical of domestic outbuildings.
Their siting within the rear garden limits their visual prominence from the public realm.
The proposal therefore has a limited impact upon the character and appearance of the surrounding area.

Residential Amenity

The outbuildings are used solely for domestic purposes.
They do not generate noise, traffic or activity beyond that ordinarily associated with residential occupation.
The buildings contain no habitable accommodation and therefore give rise to no overlooking or loss of privacy.
Given their domestic nature and relationship with neighbouring properties, the proposal does not result in any unacceptable impact upon residential amenity.

Highway Safety

The proposal does not alter the existing access arrangements.
No increase in vehicle movements is generated.
There are therefore no highway safety implications arising from the retention of the outbuildings.

Ecology

The proposal relates to structures positioned within an existing domestic garden.
The development has not resulted in the loss of significant ecological habitat and is not considered to adversely affect protected species or biodiversity interests.

Flood Risk

The proposal comprises ancillary domestic outbuildings only and does not increase residential accommodation or materially alter drainage arrangements.
The development therefore presents no flood risk concerns.

Other Material Considerations

The proposal does not:

- create an independent dwelling;
- facilitate commercial use;
- intensify the use of the site;
- result in significant overlooking;
- adversely affect neighbouring properties; or
- materially alter the character of the locality.

The structures continue to function solely as ancillary domestic buildings associated with the lawful use of the dwellinghouse.

Conclusion

This retrospective application seeks permission for the retention of three ancillary domestic outbuildings comprising a detached garage, a summer house and a shipping container.

The buildings are all situated within the residential curtilage of The Mount and are used exclusively for purposes incidental to the enjoyment of the dwellinghouse.

Whilst the applicant initially understood that the development may have benefited from permitted development rights, the application has been submitted following advice from the Local Planning Authority that planning permission may be required.

The proposal is considered to:

- represent an appropriate form of domestic development;
- remain subordinate to the principal dwelling;
- preserve the character of the area;
- safeguard neighbouring residential amenity;
- have no adverse impact on highway safety; and
- accord with the objectives of national and local planning policy.

For these reasons, it is respectfully requested that retrospective planning permission be granted.



Kyle Swift		**26/06/2026**
Agent	Signed	Date