Penderfyniadau Cynllunio ac Amgylchedd Cymru
Planning & Environment Decisions Wales

# Appeal Decision

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by C MacFarlane BSc(Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 16.07.2026

Appeal reference: CAS-04919-L3H3P6

Site address: Barn at Tyddyn Dedwydd, Rhostyllen LL14 4ND

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Mark Baker against the decision of Wrexham County Borough Council.
- The application P/2025/0703, dated 10 September 2025, was refused by notice dated 1 December 2025.
- The development proposed is conversion of disused barn into 1 residential dwelling.
- A site visit was made on 8 July 2026.

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**Decision**

1. The appeal is dismissed.

**Main Issue**

2. The main issue is whether the proposed development would be acceptable having regard to local planning policies restricting housing in the countryside.

**Reasons**

3. The appeal site is located on the edge of a small cluster of buildings in an area of countryside that is inherently rural in character, being typified by scattered properties, fields, narrow roads, and boundary hedgerows and trees. The site itself contains a rectangular building of utilitarian appearance and in a state of disrepair.
4. The Wrexham Unitary Development Plan 1996-2011 (UDP) seeks to restrict new housing development outside settlement limits in order to protect the countryside and prevent loss of landscape character. To this end, Policy H5 'Housing in the Countryside' permits certain exceptions, including proposals which comply with Policy H3 'Conversion of Buildings Outside Settlement Limits'. This is amplified by Local Planning Guidance Note No. 3 'Converting Rural Buildings' (LPGN).
5. The Council considers the proposal complies with Policy H3 criteria a) and c)-d) and, based on the information before me, I do not disagree.
6. In relation to criterion b), I have taken account of the appellant's Structural Report. However, it is apparent from the plans and my own observations that rebuilding of the

majority of the building's walls would be required, given their poor condition, with some sections missing, and construction of timber board cladding and profiled metal sheeting. As such, the works to the walls would be substantial and well in excess of the LPGN's guidance that no more than 20% of the walls should require rebuilding. I also do not consider the Structural Report provides sufficient detail to be certain the roof structure is adequate for the proposed covering, or alternative lightweight covering, without additional strengthening. The appellant seeks to emphasise the discretionary nature of the recommendations at section 3 of the Structural Report. However, these relate to matters of structural durability and, in the absence of detailed information to the contrary, I consider these would be reasonably required as part of the proposal.

7. Whilst any conversion would require construction work of some nature, in this instance, given the current condition and construction of the building, I am not persuaded this would amount to no more than is normally required of any conversion scheme to meet Building Regulations.

8. Notwithstanding the footprint of the building remaining unaltered, the extent of works required would be extensive, effectively being tantamount to the creation of a new dwelling. Whilst the external materials proposed would be of a natural finish, the fenestration, vehicle parking and associated domestic paraphernalia would lead to the proposal being clearly seen as a dwelling, thereby contributing to the consolidation of the cluster of properties, with an urbanisation of the site and consequential erosion of the current rural appearance of the immediate area.

9. Although the proposal would make use of an existing building, which is an objective of Planning Policy Wales and Technical Advice Note 6 'Planning for Sustainable Rural Communities', it does not follow that all such buildings will be suitable for conversion, as I have found.

10. I note the appellant's reference to permission having been granted for the conversion of another building close to the site. However, I have not been provided with the reasons why this was found to be acceptable or evidence to demonstrate this is directly comparable to the scheme before me. In any case, each proposal must be determined on its own merits. I therefore give this consideration little weight in my assessment.

11. In conclusion, the proposed development would not be acceptable having regard to local planning policies restricting housing in the countryside, and would fail to comply with UDP Policies H3 and H5, as well as the LPGN.

**Other Matters**

12. I note the comments of support received, including references to the improvements the appellant has made to the appearance of the other buildings and area around the site. I also acknowledge the appellant's concerns regarding the Council's handling of the planning application. However, neither of these matters alter my assessment of the planning merits of the proposal before me.

13. In reaching my decision, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

**Conclusion**

1. For the reasons given above, the appeal is dismissed.

*Claire MacFarlane*

INSPECTOR