

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2024/0081	Householder Planning Application	24/01/2024	20/03/2024	

Applicant	Agent Name and Address
MR AND MRS VALLANCE	ALISON PARKER MODUS DESIGN 27 LONGDALE DRIVE CHESTER CH1 5AT
Description of Development	Location of Development
ESTYNIAD UNLLAWR I GEFN YR EIDDO a TRAWSNEWID GAREJ (ÔL-WEITHREDOL) / SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE (IN RETROSPECT)	BRYN KERED 23 VICARAGE HILL RHOSTYLLLEN WREXHAM LL14 4AR

Relevant History	n/a
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Constraints	Applicable	Acceptable	Not Acceptable
Outside settlement			
Inside settlement	X	X	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Phosphates			
Other			

Local Planning Guidance	Acceptable	Not Acceptable
LPGN 20	X	
LPGN 21	X	
LPGN 30	X	

32 Biodiversity		
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LDP Policies- to be added to SX3

Key Issues	Acceptable	Not acceptable	Observations Below	N/A
Residential Amenity	X			
Design	X			
Highway safety				X
Parking	X			
Conservation/LB				X
Ecology				X
NBB/GIS				
Trees				X
Other				X

CONSULTATION RESPONSES	Consulted	Supports	Comments	Objects	No objection/ no comments	No response
Community Council	X					X
Local member(s)	X					X
Highways						
Public Protection						
Natural Resources Wales						
Welsh Water						
Other						
Neighbours	X					X

KEY COMMENTS MADE

Community Council and Local Member: No response.

Neighbours: No response.

OFFICER'S OBSERVATIONS

Design

The design proposed is a single-storey rear extension and conversion of the garage. The rear extension will extend only 4.6m from the rear of the dwelling and have a length of around 9.98 across. The extension will have a height of 3.4m to the ridge height and height to the eaves of 2.2m. The extension proposed is just over the limit of permitted development of 0.6m. All materials used will be in keeping with the host dwelling.

Overall the rear extension does not have any impact on the surrounding street scene as the proposal will not be visible from the highway. Its design is therefore considered to be acceptable.

Residential Amenity

In LPGN 20 it states that the extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties, or be visually overbearing when viewed from adjoining houses.

The extension would see a small increase to the separation distance to the boundary of the neighbouring dwelling to the east at number 21 Vicarage Hill. The development is just over what would be permitted under permitted development normally be allowed under permitted development, a 45 degree test has been conducted and has passed, and therefore it is deemed there would be no adverse impact upon these neighbours. Owing to the single storey and limited scale of the extension, it is considered it would not have the potential to impact negatively upon any other neighbours in terms of overbearing or overshadowing impacts. Similarly, there would be no potential for adverse overlooking effects in light of the single storey scale of the proposed extension.

Having regard to these matters, there would be no harm to the living conditions or afforded to the occupiers of the adjoining dwelling.

Parking

The parking provision will not change due to the proposed extension, given that it would not prejudice existing parking areas and would not increase parking demand at the property in line with LPGN 16.

Ecology

Green infrastructure report has been submitted in-line with Part 6.4.5 of Planning Policy Wales (Edition 12), net biodiversity benefit plans have also been submitted. There will be a woodcrete bird box fixed to existing wall, this will be secured by condition to be implemented prior to the first use of the extension.

CONCLUSION

The proposed development is considered to be an appropriate extension to the host dwelling. The proposal would result in no significant or material harm, and complies with the requirements of the adopted local development plan SP2, SP12 and DM1 and also with the Wrexham County Borough Council Local Planning Guidance Notice 20, 21 and 30.

RECOMMENDATION	
GRANT	X

REFUSE	
S106 Required	
Cadw/ WG Referral Required	
Is application EIA Development?	

CONDITIONS

1. 5 year commencement
2. In accordance with approved plans
3. Matching materials
4. NBB

Planning Manager	Date Signed
Gwyn Humphreys Lead Officer – Development Management	12/06/2024