TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

PLANNING APPLICATION ON BEHALF OF: FIONA DOBIE

1 CAMBERLEY CRESCENT
WREXHAM
LL12 7LR

DEMOLITION OF REAR EXTENSION AND SIDE BAY WINDOW, NEW SINGLE STOREY SIDE AND REAR EXTENSIONS, NEW VEHICULAR ACCESS AND HARDSTANDING

SUPPORTING PLANNING STATEMENT

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PAL Ref: PAL/5056 **December 2024**

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1 INTRODUCTION

1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Fiona Dobie to prepare a supporting Statement for the planning application for demolition of existing rear extensions and side bay window, new single storey side and rear extensions, new vehicular access and SUDs compliant permeable hardstanding at 1 Camberley Crescent, Wrexham LL12 7LR. The existing driveway will be blocked up (with low garden wall, as existing) and existing hardstanding to be removed and replaced with lawn.

1.1.2 This statement has been produced to explain the design rationale of the proposal and to set out the main planning considerations.

1.1.3 The alterations proposed to the property will improve the use and flow of the existing living space available to the residents.

1.1.4 The alterations will result in well-proportioned and balanced additions to the dwelling, functionally and aesthetically improving the building and the space around it.

1.1.5 The alterations proposed to the property are to provide the applicant with a single storey side extension to create a secure covered garden store with utility room by extending into the underused side area (permitted development as even though within 5m of the highway, it is not closer than the closest part of the existing side wall is to the highway); a single storey rear elevation following the demolition of the existing rear extensions (permitted development); an alteration to the existing site frontage to create a new vehicular access onto an unclassified road (permitted development) and replacement of front lawn with SuDS compliant hardstanding that will drain (permitted development). The existing driveway off Camberley Crescent will be blocked off.

1.1.6 The existing conservatory and small extension will be demolished to extend and reconfigure the kitchen/dining area. The new single storey extension will sit on a smaller footprint and be a simple lean-to roof design.

1.1.7 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Local Development Plan; Local Planning Guidance Note no.20 – House Extensions.

2 SITE CONTEXT & PROPOSAL

2.1 THE SITE

2.1.1 The application property is a traditional semi-detached two storey dwelling located within a cul de sac, on the corner of Camberley Crescent and Camberley Drive, served by a private drive, and situated with front lawn, side driveway and rear garden.





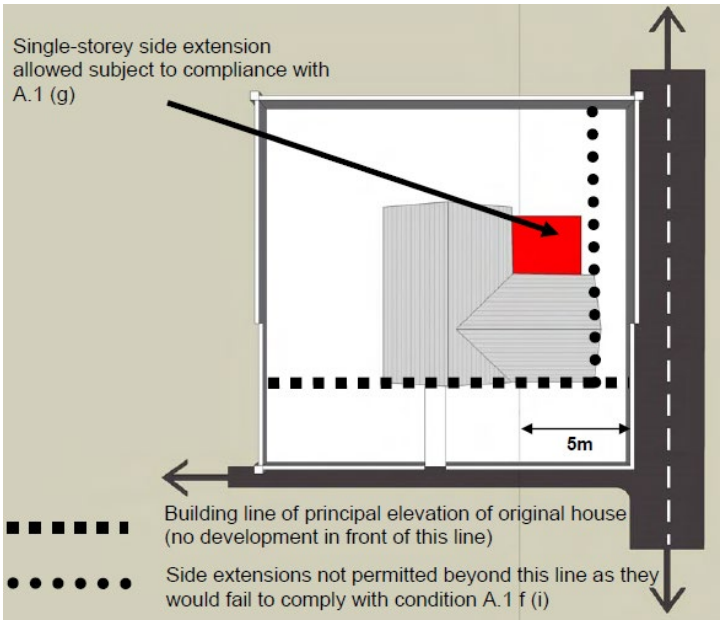
Photo 1 Aerial view of the site (Source: Google Earth)

2.2 THE PROPOSAL

2.2.1 The property is a corner plot. The current garage will be demolished and part of the side wall retained as a boundary wall.

2.2.2 The existing bay window that projects at ground floor level on the side of the property will be removed and a single storey side extension erected to create a secure covered garden store with utility room. The extension will measure 2.7m x 6.5m x 3.5m (2.5m eaves) high and be finished in brick and roofing materials to match the existing property.

2.2.3 Due to the size and positioning on site this extension, similar to the scenario illustrated in figure 16 of the technical guidance document, is considered permitted development.



4: EXTENSIONS

SIDE EXTENSIONS

Side Extensions : General limit

A.1 (f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—

(i) the wall comprised in that side elevation which is nearest to the highway; or

(ii) any point 5 metres from the highway;

whichever is the nearer to the highway;

Single storey side extensions

> *A.1 (g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—*
>
> *(i) the enlarged part of the dwellinghouse would exceed 4 metres in height; or*
>
> *(ii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%.*

2.2.4 The existing rear extension and rear conservatory are cojoined and will be demolished, to be replaced with a single storey extension with lean-to roof. This extension will be finished in materials to match the existing dwelling. The extension will measure 6.3m x 3.1m x 3.8m (2.4m eaves) high, and project out not as far as the current conservatory does.

REAR EXTENSIONS

Single Storey Rear Extensions

> *A.1 (i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would —*
>
> *(i) extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or*
>
> *(ii) exceed 4 metres in height;*

2.2.5 Appearance of materials in wall & roof to match existing, height of the eaves does not exceed 3 metres, it does not exceed 4 metres in height and does not project beyond rear wall of the original dwellinghouse by more than 4 metres. Due to the size and positioning on site this extension is considered permitted development.

2.2.6 Camberley Crescent is not a classified road and a new access onto it does not require planning permission. The applicant will seek permission from the LHA to install a dropped kerb. The existing driveway will be blocked by a low wall (less than 1m, permitted development).

12: HARDSTANDINGS

Permitted development

F. Development consisting of—

(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or

(b) the replacement in whole or in part of such a surface.

Development not permitted

F.1 Development is not permitted by Class F within the curtilage of a listed building.

Conditions

F.2 Development is permitted by Class F subject to the condition that where:

(a) the area of ground to be covered by the hard surface is situated forward of the principal elevation of the dwellinghouse and between the principal elevation and a highway, or

(b) the area of hard surface to be replaced would be forward of the principal elevation of the dwellinghouse and between the principal elevation and a highway, and (taking into account any area of hard surface previously replaced) would exceed 5 square metres,

the hard surface must be —

(i) porous or permeable; or

(ii) provided to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse; and

(iii) permanently maintained so that it continues to comply with the requirements of paragraph (i) and (ii).

Interpretation of Class F

F.3 For the purposes of F.2, "previously replaced" means replaced without compliance with that condition within the 6 month period prior to undertaking the development in question and the "principal elevation" is (i) the wall of the principal elevation in its original form; or (ii) that wall as it would exist if its original form were to have been extended, continuing the line of the wall, from each of its side edges to the boundary of the present curtilage of the dwellinghouse.

2.2.7 The existing grassed lawn will be removed to facilitate the driveway and the existing drive replaced with grassed lawn. The area of new SUDs compliant permeable hardstanding (permitted development) will soakaway to the planted border or highway drain.

2.2.8 The number of bedrooms will remain unchanged.



Photo 2: side/front elevation



Photo 3: Rear elevation

2.2.9 The additional living space creates a building that is aesthetically pleasing and providing the additional space facilitative to the use required by the occupants of the dwelling.

2.2.10 Notwithstanding, whether permitted development or not, the extensions will be read as subordinate - having a simple lean-to style roof and reflective of many other similar side extensions approved within the immediate vicinity. The alterations do not detract from the character of the suburban streetscape.

3 PLANNING HISTORY

3.1 CONTEXT

3.1.1 Permitted Development rights remain intact, they have not been removed by way of Article 4 Direction nor by condition attached to previous grant of planning permission.

3.1.2 No relevant planning history, no previous alterations to 1 Camberley Crescent recorded on the planning register.

3.1.3 This application for Planning Permission is submitted to Wrexham Council to consider, however all elements are interpreted as permitted development.

3.1.4 The site is in a residential area and the driveway accesses onto an unclassified road.

4 PLANNING POLICY

4.1 INTRODUCTION

4.1.1 The following section of this report references national and local policy contexts and provides a planning appraisal of the acceptability of the proposal from a planning perspective. It will also address all relevant policy areas that can be considered as material considerations.

4.2 PLANNING POLICY WALES (PPW)

4.2.1 The 2024 PPW sets out the Government's planning policies for Wales and how these are expected to be applied and re-iterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.3 WREXHAM LOCAL DEVELOPMENT PLAN (LDP)

4.3.1 The Wrexham Local Plan seeks that development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area.

4.3.2 Policy DM1: Development Management Considerations states that development proposals, where relevant, must:

i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

iv. Take account of personal and community safety and security in their design and layout;

v. Prioritise walking, cycling and public transport use ahead of travel by car;

vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;

ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed. *

4.3.3 The assessment of whether a development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting, will have particular regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development.

4.3.4 This proposal complies with relevant policies within the local plan.

4.4 OTHER MATERIAL CONSIDERATIONS

LOCAL PLANNING GUIDANCE NOTE NO.20 – HOUSE EXTENSIONS

4.4.1 The Development Plan stresses that generally house extensions will be permitted, providing that they reflect and enhance the appearance of the existing property, adjoining properties, and their setting in terms of scale, design, and materials. However, there are a substantial number of detailed issues that need to be considered in designing domestic extensions.

4.4.2 This proposal complies with the spirit of the SPD.

5 PLANNING CONSIDERATIONS

5.1 INTRODUCTION

5.1.1 The relevant development plan policies are contained within the PPW, and the relevant policies of the adopted Local Plan. The main planning considerations raised by this planning application are:

5.1.2 Use

5.1.3 Layout, Scale and Appearance

5.1.4 Amenity

5.1.5 USE

5.1.6 This planning application seeks approval for the alteration to the existing dwelling to remove existing extensions to the rear that are not conducive to modern living and constraining satisfactory use of the living space. The extension to the side will provide storage space to put domestic clutter when the existing garage is demolished. The new hardstanding will create a parking area available for the applicant to effectively park cars and will enable the applicant to make improvements to the side of the dwelling to enlarge the rear lawn to extend down the side.

5.1.7 The parking of vehicles currently is on the highway and hardstanding to the side of the dwelling. It is proposed that in terms of parking provision, the status quo remain the same and improved with the repositioned access.

5.1.8 LAYOUT, SCALE AND APPEARANCE

5.1.9 The proposal seeks to add single storey extensions attached to the side and rear of the existing dwelling. The positioning on the dwelling due to the nature of the corner plot will allow the extensions to be part screened by the mass of the existing building and reduce any visual prominence on the streetscape.

5.1.10 The main policy considerations are Wrexham Local Development Plan Policy DM1, and Local Planning Guidance note no.20 – house extensions state, inter alia, that planning permission will be granted for development provided there is no adverse impact on residential amenity or the character of the area and subject to other policies of the Plan.

5.1.11 Local Planning Guidance note no.20 states, inter alia, that Planning permission will be granted for house extensions which accord with criteria requiring the scale, design, orientation, and materials of the extension, respects the character of the existing dwelling and adjacent properties.

5.1.12 Streetscene - Given the nature of the proposal it is inevitable that the alterations will be visible from the street by passers-by, however these views are not visually unusual and viewed in context of the built-up surroundings and the character of the original dwelling. Notwithstanding, the resulting changes are complementary and do not adversely impact visually on the streetscene.

5.1.13 The landscaping improvements that the applicant plans under permitted development will replace existing hardstanding with lawn and remove the front lawn, to be replaced with hardstanding to improve onsite parking.

5.1.14 Design – The proposed additions to the house will not be detrimental to the architectural character of the building and they have been designed so not to over-dominate - retaining the character, scale, design, and materials of the original dwelling. The proposed works seek to preserve the character and appearance of the building using sympathetic external materials to match the existing. This will ensure that the alterations will complement and assimilate with the existing house – but providing a modern update to the overall appearance.

5.1.15 Character of the area – The urban area that the dwelling is located in is truly mixed, many of which have undertaken significant alterations over the years, some of which in the immediate locality wrap around the building line due to the awkward juxtaposition of garden boundaries, which is characteristic of the age of the housing development.

5.1.16 Access and Parking - There are no highways issues arising from this development, as it will not have any adverse impact on the local highway network. In respect of car parking, the driveway is considered sufficient in length to provide parking for three vehicles. The proposal therefore meets the SPD standards for dwelling with three bedrooms and in our view is therefore acceptable on parking and highway safety grounds. It should be noted that there is unrestricted highway parking on the immediate side streets.

5.1.17 AMENITY

5.1.18 Neighbour amenity - The application seeks permission for an extension to the side of the dwelling set away from neighbouring properties. The rear extension replaces the existing conservatory that bounds the shared boundary. The replacement extension does not

contravene the 45 degree code and replaces the existing massing of the conservatory without any detriment to neighbour amenity in terms of loss of light or overshadowing.

5.1.19 It is considered that the extensions both comply with the Council's guidelines regarding garden size, separation distances, residential amenity, and impact on streetscape.

5.1.20 The side extension will be appreciated from the public highway however the massing will be lessened when views are filtered by the massing of buildings and vegetation on the roadside. The side extension will be read as subordinate and not exceed 50% of the width of the original dwelling.

5.1.21 The extensions are proportionate to the site and existing dwelling. As this is a corner plot, special attention has been paid to the size of the single storey extensions (it sits on the existing rear extension footprint) so that a generous garden area is still retained conducive to the needs of the dwelling, and the extension assimilate within and do not dominate the streetscene.

5.1.22 The development will safeguard the quality of life of its residents, and retained the current level of privacy and amenity for the occupiers of any existing neighbouring properties. The positioning of the extensions present no adverse impact on neighbour amenity with regards to loss of privacy or enjoyment of their gardens, with sightlines towards the building softened by their own domestic clutter and vegetation. The applicant has discussed the proposal with neighbours in advance of the application submission. The applicant has had regard to, and dismissed, potential for loss of light; overshadowing; reduction in outlook; overlooking; or significant harm from excessive noise, and is considered not to be visually overbearing when viewed from adjoining houses.

5.1.23 The actual use of the side and rear of the dwelling will not materially change or intensify.

6 CONCLUSION

6.1 SUMMARY

6.1.1 This Statement has demonstrated that the proposed alterations, whether considered permitted development or not, are fully compliant with the Planning Policy Wales and the policies set out in the LDP and the Local Planning Guidance note no.20.

6.1.2 The overall size, scale, siting, and distance are such that the alterations do not adversely impact on the amenity of neighbouring properties. The extensions have been designed to be respectful of the style and proportions of the existing dwelling.

6.1.3 The PPW identifies that a good standard of amenity should be provided for future and adjoining occupiers of land. Policies within the LDP all highlight that development needs to respect the living conditions of existing neighbouring residential occupiers and future occupiers. The development is considered not to have a significant impact on the privacy or amenity of surrounding neighbours, thereby according with policies. This is by reason of appropriate scale, siting, massing, and design that harmonises with the original dwelling and preserves the character of the area and streetscene.

6.1.4 We therefore respectfully request that this application is granted without delay.