TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

PLANNING APPLICATION ON BEHALF OF: NICK GRIMES

4 GAMFORD COTTAGES
GAMFORD LANE
ROSSETT
LL12 0EP

ALTERATIONS TO ROOF AND TWO STOREY REAR EXTENSION

SUPPORTING PLANNING STATEMENT

PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN TO YOUR PROJECT

PAL Ref: PAL/5072 **December 2024**

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1 INTRODUCTION

1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Nick Grimes to prepare a supporting Statement for the planning application for alterations to roof and two storey rear extension at 4 Gamford Cottages, Gamford Lane, Rossett LL12 0EP.

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 increase and improve the use and flow of the 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 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 end of terrace two storey dwelling located within a cluster of dwellings, on Gamford Lane, served by a private drive, and situated with front parking, side driveway and rear garden.







Source: Google Maps

2.2 THE PROPOSAL

2.2.1 The current single storey rear extension will be built over and extended out, creating a two storey rear extension. The addition allows for the existing “L” shaped ground floor area to be squared off and provide the family with better quality living space. At first floor an additional bedroom is created.

2.2.2 The roof will be amended to envelop the massing of the new build with the existing. The development will be finished in materials to match the existing dwelling.

2.2.3 The positioning and design of the extension is such that they would not result in no harm to residential amenity by virtue of overshadowing or overlooking. A large amount of private garden space would remain following the development, in excess of the policy requirements of 50m2.

2.2.4 The existing 3 car parking provision will be unaffected to the front and side of the site.





Photo: side & front elevation



Photo: Rear elevation

2.2.5 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.

2.2.6 The extension will be read as reflective of other similar extensions approved within the immediate vicinity. The alterations are to the rear and do not detract from the character of the streetscape – the front elevation is unchanged.

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 The site is outside of settlement limits, within the Green Barrier and a Special Landscape Area.

3.1.3 The site's planning history is listed below:

Ref Number	Description	Decision
P/2013/0196	Two storey side extension (previously granted under code no. P/2008/0425)	Granted
P/2008/0425	Two storey side extension	Granted
P/2006/0769	Extension to dwelling (partly in retrospect)	Granted

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 Policy SP6: Green Wedge states that in order to be acceptable, extensions to or replacement of an existing dwelling in the green wedge should be limited in scale and should not undermine the function of the green wedge, in particular in relation to the openness of the area.

4.3.5 Policy SP14: Natural Environment seeks that development will only be permitted where it seeks to protect, conserve and enhance the natural environment.

4.3.6 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 enlarge the ground floor area and create a needed fourth bedroom, the space is required to enhance the property to meet the needs of the occupants.

5.1.7 The parking of vehicles currently is on the frontage and to the side of the dwelling. It is proposed that in terms of parking provision, the status quo remain the same and the fourth bedroom will not generate any additional parking requirements.

5.1.8 LAYOUT, SCALE AND APPEARANCE

5.1.9 The proposal seeks to add an extension attached to the rear of the existing dwelling. The positioning on the dwelling due to the nature of the plot will allow the extension 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, nor the wider open countryside.

5.1.13 Design – The extension would result in an addition in excess of 1/3 of the floor area of the original dwelling. LPGN13 does allow for extensions that are larger in the case of small dwellings where the additional space would allow the dwelling to meet modern standards and where a high quality design can be achieved. The extension would allow for the dwelling to have an additional bedroom and ground floor living space to meet the needs of the occupiers. The design of the extension is of a high quality to match the traditional design of the existing dwelling from the rear and side elevations, but with no visual change to the front elevation.

5.1.14 The proposed alteration to the house will not be detrimental to the architectural character of the building and they have been designed 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 With regard to the size of the extension, regard has been taken to other existing extensions on neighbouring dwellings. 4 Rossett Road Cottages has a large two storey extension to the rear, and 4 Rossett Road Cottages (P/2022/0415) – also an end-terrace property which lies 60m south-west of the application site - has been extended with a two storey side and rear extensions resulting in a similar sized property to that proposed in this application.

5.1.16 Character of the area – The area is an island of dwellings within the green barrier, many of which have undertaken significant alterations over the years, some of which in the immediate locality extended to improve the living space to bring properties up to modern expectations, in terms of living standards.

5.1.17 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 four bedrooms and in our view is therefore acceptable on parking and highway safety grounds.

5.1.18 Impact on the Green Wedge/landscape designation - The extension and alteration of existing dwellings is an exception and considered appropriate in the Green Wedge. Extensions such as

the one proposed does not generate any harmful impact on the purposes of Green Belt or green wedge designation.

5.1.19 AMENITY

5.1.20 Neighbour amenity - The application seeks permission for an extension to the rear of the dwelling set away from neighbouring properties. The extension does not contravene the 45 degree code and results in no detriment to neighbour amenity in terms of loss of light or overshadowing.

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

5.1.22 The extension is proportionate to the site and existing dwelling. As this is a corner plot, special attention has been paid to the size of the extension 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.

5.1.23 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 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. 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.

5.1.24 The actual use of the 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 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 extension has been designed to be respectful of the style and proportions of the existing dwelling, there would be minimal harm to the openness and character of the Green Barrier, or the value of the Special Landscape Area both from nearby and distant viewpoints.

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.