

Report of the Chief Officer Economy and Planning

Application Reference

P/2024/0168

Applicant

MR JULIAN DAVIES

Agent

DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES

Site Address

BRIDGEWATER CHURCH STREET HOLT WREXHAM LL13 9JP

Description of Development

TWO STOREY REAR EXTENSION AND ALTERATIONS TO FRONT ELEVATION

Ward

Holt

Community

Holt

Recommendation

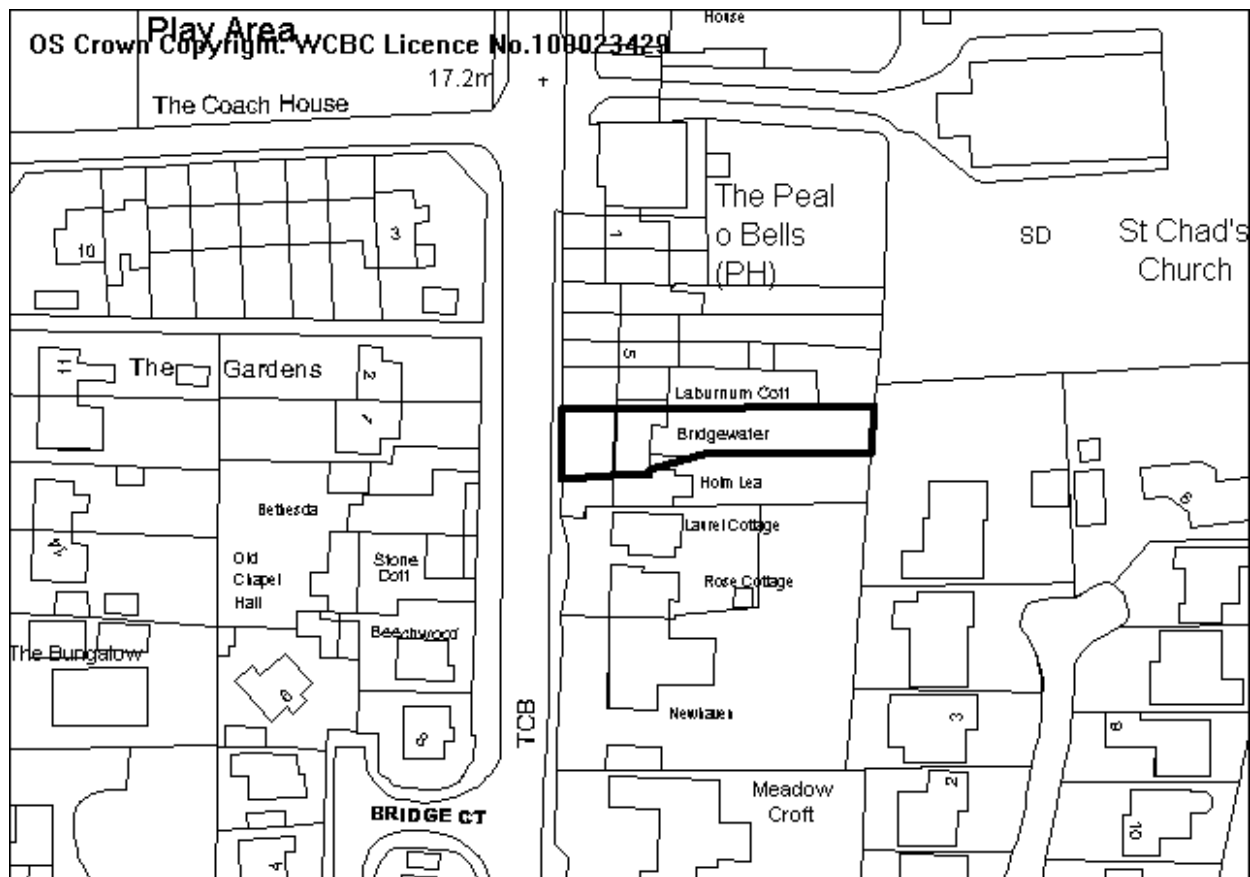
Grant

Officer Report

Site Description

The property is a terraced house on the east side of Church Street in Holt.

Report of the Chief Officer Economy and Planning



Proposal

The proposals have been amended since first submitted to take account of the observations of the Council's Conservation Officer. The proposal involves the erection of a rear extension which would be part two-storey, part single-storey. The following alterations to the front elevation are also proposed:

- Moving of the front door and removal of an existing flat roof porch;
- The erection of a pitched canopy/porch; and
- Installing two new windows.

The application includes a Heritage Statement, Green Infrastructure (GI) Statement and Net Biodiversity Benefit (NBB) measures.

Reason for Committee Determination

Community Council objection.

Site History

P/2024/0167 CONSERVATION AREA CONSENT FOR DEMOLITION OF BOUNDARY WALL (IN RETROSPECT). Pending

Development Plan

Local Development Plan

Report of the Chief Officer Economy and Planning

Policies SP2, SP14, SP15, NE3, NE6, DM1 are applicable.

Local Planning Guidance Notes:

LPGN20 - House Extensions

Relevant National Policy

Planning Policy Wales 12

TAN10 Tree Preservation Orders

TAN 24 Historic environment

Consultation Responses

Community Council:

Objects to the alterations to the frontage of the property because it is in a prominent position within the Conservation Area. Comments that although the plans have been revised, the alterations to the front door and front windows are still a significant change and will impact on the Conservation Area.

Observes that although the boundary wall is going to be rebuilt, the bricks will be new and different and the opening at least a metre larger than as was previously. Also comments that the previous front wall angled inwards at the entrance whereas the new wall does not appear to do so.

Expresses concern that if this application is granted, it may set a precedent for other developments that would harm the Holt Conservation Area.

Local Member:

Cllr M Morris raises concerns regarding lack of information and commencement of work.

Highway Officer:

Raises no objections.

Clwyd Powys Archaeology:

Recommends a condition to require archaeological monitoring and recording.

Conservation Officer:

Raises no objection on the basis of the amended plans submitted.

Tree officer:

Raises no objection subject to a condition being imposed to require an Arboricultural Method Statement,

Ecology Officer

Raises no objection.

Report of the Chief Officer Economy and Planning

Comments that there already appears to be a significant sized tree within the rear garden and advises that it should be confirmed that this is a suitable location, for the tree to grow to maturity.

Publicity Undertaken

Press notice expired: 17/4/2024

Site Notice expired: 13/4/2024

Notification Letters: Sent to the owner/occupier of 3 nearby properties.

Responses to Publicity

No received.

Principle of Development

The site lies within defined settlement limit of Holt, within Holt Conservation Area. An Article 4 direction is in force within the Conservation Area which prevents alterations to any part of the dwelling fronting onto a highway.

The LDP does not have any policies that impose specific restrictions on householder development. The principle of development is therefore acceptable.

Design

Historic maps indicate that a building has been present on this site since at least 1870. It is possible that the building has been re-fronted during the later twentieth century. Buildings to the north and south are of traditional appearance, either exposed brick or render, with traditional window arrangements. However, Bridgewater and its attached neighbour to the south depart from this with their unusual first floor eaves-breaking oriel windows.

The proposed alterations to the front elevation of the property would involve the re-positioning of the front door, the removal of the unsympathetically designed porch and ground floor windows, and the installation of new window openings more in keeping with the character and appearance of the property. The proposed windows would be double-glazed units with good quality softwood frames and cills. The porch would be of a simple pitched roof open sided design in keeping the character and appearance of the dwelling.

The proposed rear extension would have a pitched roof two-storey section lowering to a flat roofed single-storey section which is considered appropriate in terms of its design. The submitted plans confirm that external materials matching those used on the existing would be used to ensure that the proposal is sympathetic to the character and appearance of the existing dwelling.

Overall, the proposed development would enhance the appearance of the dwelling and in turn the street scene and the character of the Conservation Area. It would therefore accords with policies SP15 and DM1.

Impact on Neighbouring Amenity

Report of the Chief Officer Economy and Planning

The rear extension would adjoin an existing two-storey extension of the adjoining property to the north, whilst the single storey element would project further to the rear than the neighbouring extension. It would be approximately 3 metres from the boundary with the adjoining property to the south. The proposed would generally comply with guidance in LPGN20 and would not harm the living conditions of the adjoining occupiers by way of loss of light, privacy of visual over-dominance.

Having regard to the above, the proposed development would accord with policy DM1.

Highway Considerations

The existing dwelling has three bedrooms. The proposed extension would result in reconfiguration and extension of the existing floorspace proposed, but would not increase the number of bedrooms. The proposed development is therefore unlikely result in any additional parking requirements.

Historic Environment

Clwyd Powys have advised that information held within the Regional Historic Environment Record indicates that the proposed extension is within the Medieval core and in close proximity to the known Medieval archaeology to the rear of a neighbouring property. It is therefore recommended that a suitably qualified archeological contractor is present when groundworks take place. This could be secured by a suitably worded condition and would ensure any archaeological remains are properly recorded.

Subject to the condition referred to above, the proposed development accords with policy SP15.

Natural Environment

A Green Infrastructure Statement has been submitted with the application stating that the site has established gardens which will be improved upon and maintained following the refurbishment and extension of the property. The applicant proposes to plant a field maple tree in the rear garden which would secure a biodiversity benefit.

The Council's Ecology Officer has queried the ability of the proposed field maple tree to grow to full capacity due to the presence and existing existing maple tree within the site. However the Council's Tree Officer has not raised any concerns in this regard. The application site benefits from a sizeable rear garden, with ample space for both trees to coexist.

The existing maple tree is protected by a Tree Preservation Order. The Council's Tree Officer has raised no arboricultural objections in principle, but recommend a suitably worded condition be imposed in the event of planning permission being granted to require the submission and implementation of an Arboricultural Method Statement to ensure that precautionary measures are in

Report of the Chief Officer Economy and Planning

place to prevent any unnecessary or accidental damage occurring to the tree and its rooting zone during construction.

Having regard to the above, the proposed development accords with policies SP14 and NE3.

Other Considerations

The concerns raised by the Community Council regarding the setting a precedent for similar development are noted. However, each application is assessed on its merits. The impact other developments may have on the character and historic importance of the Conservation Area would be taken into account should applications for other developments be submitted.

The applicant has applied for retrospective Conservation Area consent to demolish a wall that enclosed the front boundary of the property. Whilst it is regrettable the works have been carried out without the necessary consent, it would not be a valid reason to refuse planning permission for the development proposed by this application. The applicant does intend to apply for planning permission for the erection of a replacement wall. Both applications would be considered on their own merits in due course.

Conclusion

The proposed development is of an appropriate design, which would enhance the character of the Conservation Area and would not give rise to residential amenity, historic environment, highway safety or ecology concerns. It therefore accords with the relevant LDP policies.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - DC143/001
 - DC143/004 Revision B
 - DC143/005 Revision B
 - DC143/007
3. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Report of the Chief Officer Economy and Planning

4. Before the development hereby permitted is substantially complete, the measures to deliver net benefit for biodiversity (NBB) as shown on drawing DC143/004B shall be implemented in full. The measures shall thereafter maintained for the lifetime of the development.
5. No works, including ground works, in association with the development hereby permitted, shall take place until an on-site archaeological watching brief is in place having first been submitted to and approved in writing by the Local Planning Authority. The watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs and shall be in place for the duration of the ground works.
6. The works shall be carried out in strict accordance with the watching brief approved in connection with condition No. 5, and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), prior to first use of the works hereby approved.
7. No works, including ground works, in association with the development hereby permitted, shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:
 - 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - 2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - 3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;
 - 4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - 5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - 6) Method for protecting retained trees during demolition works;
 - 7) Details of all proposed tree works, including felling and pruning.

Reasons

Report of the Chief Officer Economy and Planning

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
5. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan
6. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan
7. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.