

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2024/0233	Householder Planning Application	23/04/2024	18/06/2024	

Applicant	Agent Name and Address
IAN REYNOLDS 31 PENRHYN DRIVE GWERSYLLT LL11 4LY	MR IAN REYNOLDS 31 PENRHYN DRIVE GWERSYLLT WREXHAM LL11 4LY
Description of Development	Location of Development
ADEILADU LLETY (ÔL-WEITHREDOL) / ERECTION OF ANNEXE (IN RETROSPECT)	31 PENRHYN DRIVE GWERSYLLT WREXHAM LL11 4LY

Relevant History	P/2023/0860 LDC for use as ancillary residential Refused 1/2/2024 P/2020/0894 LDC for proposed outbuilding Granted 4/3/2021 ENF/2023/0341 use of outbuilding as living accommodation
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Constraints	Applicable	Acceptable	Not Acceptable
Outside settlement			
Inside settlement	√	√	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Phosphates			
Other			

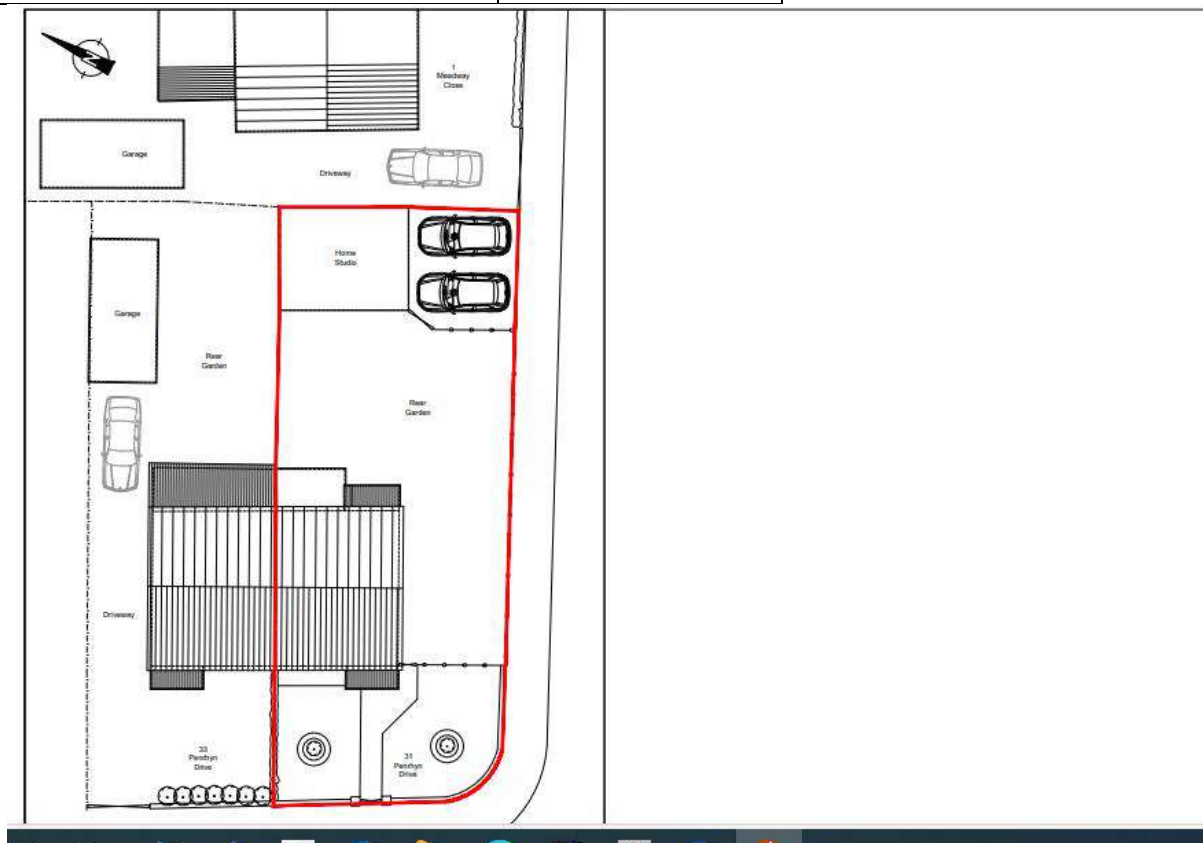
Local Planning Guidance	Acceptable	Not Acceptable
20 extensions		√
21 space around dwellings		√
16 parking	√	

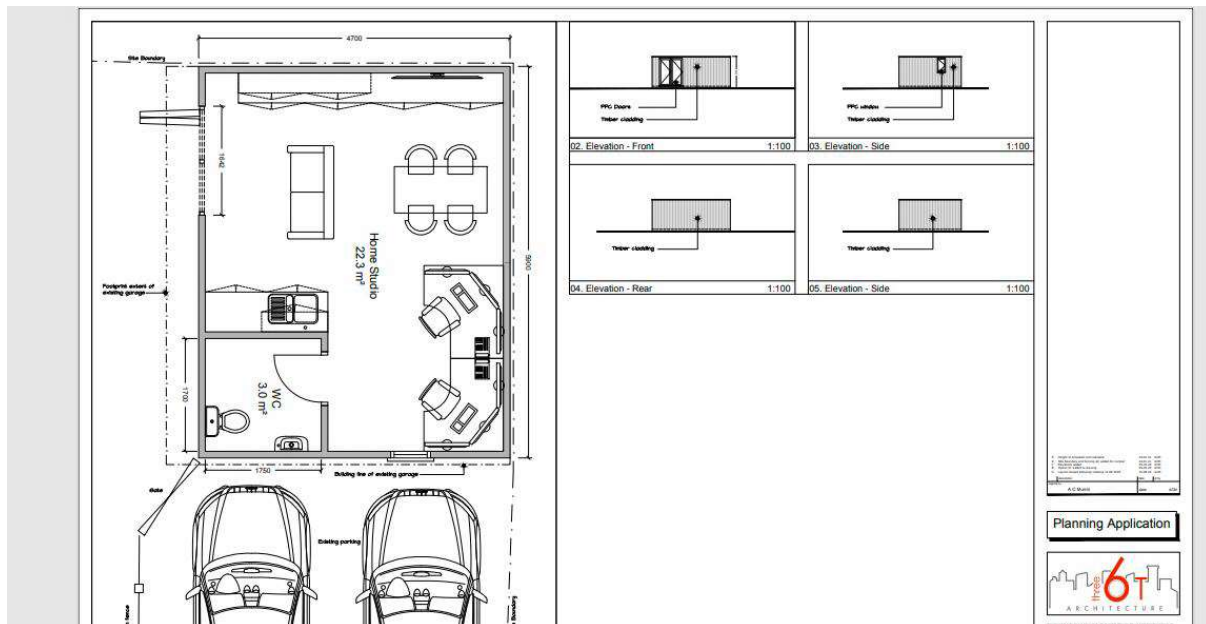
32 Biodiversity	√	
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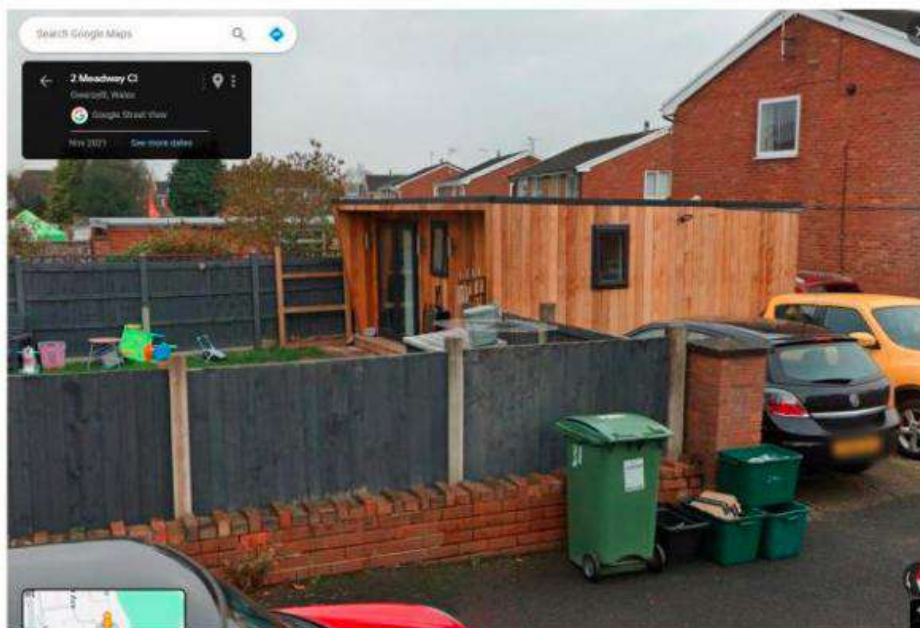
Key Issues	Acceptable	Not acceptable	Observations Below	N/A
Residential Amenity		√	√	
Design				√
Highway safety	√			
Parking	√			
Conservation/LB				√
Ecology	√		√	
NBB/GIS	√		√	
Trees				√
Other				√

KEY PLANS AND PHOTOGRAPHS (All plans and photos on Civica file)

None – see Civica for details	
Yes – see below	√







APPLICANTS SUPPORTING STATEMENT

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

Welsh Water						
Other						
Neighbours	√			3		

KEY COMMENTS MADE

Community Council and Local Member:

LM: I object very strongly to this retrospective application on the same grounds that it failed on the last application P/2023/0860

I believe this is not within the correct regulations as distance from boundary is in fact sitting on the boundary of another property only inches away

The building is built of wood which is a highly combustible material.

The surface drainage water runs off on next doors property. It does not seem to have it's own discharge point. This is actually causing damage to the next property.

The building is very over bearing to the neighbours.

Although this application failed I do believe the resident is still living in the wooden building unlawfully.

Please could this be explored with enforcement.

CC: Following our Community Council meeting a number of Members raised their concerns on this matter.

It is out of character for the area,

Potential fire risk,

Distance from boundary

No guttering

Only one entry/exit

Consultees:

Neighbours:

Out of keeping with locality.

Inappropriate materials

Too large for the site

Encroaches on adjoining property

Fire Risk

Rain water not dealt with properly

Building exceeds height limit for outbuilding

Bird boxes not of value for biodiversity

Others:

OFFICER'S OBSERVATIONS

The original proposal in 2020 was for an outbuilding to be used as a home office which fell within permitted development, but it is now in use by the applicant's father as living accommodation.

MAIN ISSUES

Residential amenity

The use of the outbuilding as residential accommodation is not within the terms of the LDC and raises additional issues regarding separation distances and over-development of the site. An extension to the dwelling in this location would not have been permitted as it is overbearing in relation to the adjoining dwellings and has a detrimental impact on residential amenity. Whilst the main windows face back towards the existing dwelling the building is not suitable for use as a separate dwelling or as additional living accommodation by reason of its relationship with adjoining dwellings and the restricted site curtilage.

Parking

Adequate parking is provided

Biodiversity

A net biodiversity benefit has been demonstrated.

CONCLUSION

The proposal detracts from the amenities of the adjoining dwelling

RECOMMENDATION	
GRANT	
REFUSE	✓
S106 Required	no
Cadw/ WG Referral Required	no
Is application EIA Development?	no

REASONS

Amenity

Planning Manager	Date Signed
Gwyn Humphreys Lead Officer – Development Management	22/05/2024