

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 8 JANUARY 2024

APPLICATION NO:
P/2023 /0689

LOCATION:
MEADOW VIEW WATTS DYKE LLY
WREXHAM
LL12 0RA

DATE RECEIVED:
15/08/2023

COMMUNITY:
Llay

DESCRIPTION:
ESTYNIAD DEULAWR I GEFN YR
EIDDO A ESTYNIAD UNLLAWR AR
FLAEN YR EIDDO / TWO STOREY
REAR EXTENSION AND SINGLE
STOREY FRONT EXTENSION

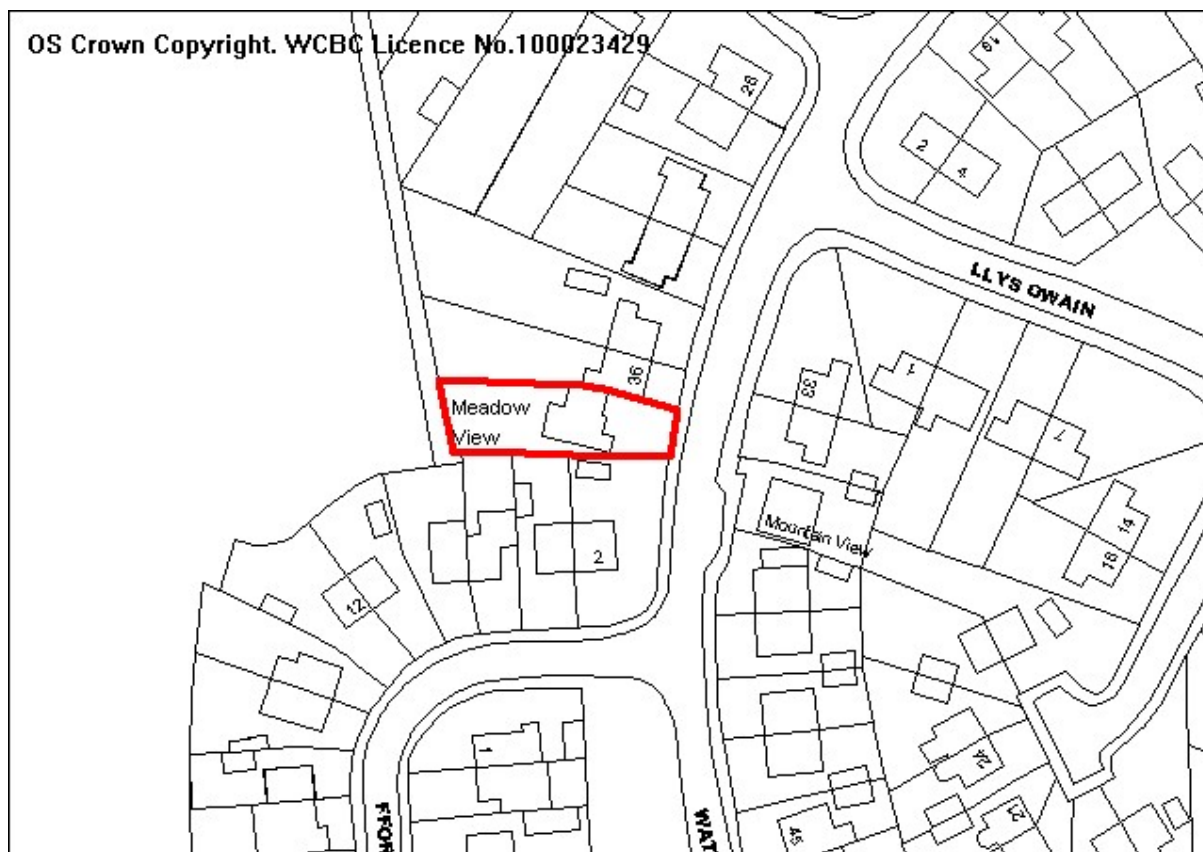
CASE OFFICER:
AB2

WARD:
Llay

AGENT NAME:
MR MARK SPEED

APPLICANT(S) NAME:
MR MARK SPEED

THE SITE





Front Elevation of Meadowview, Watts Dyke.

PROPOSAL

The application proposes a single-storey front extension and two-storey and single storey rear extension to a detached dwelling located along Watts Dyke in the settlement of Llay.

PLANNING HISTORY

P/2016/0114 – Demolition of single storey side extension and erection of two storey dwelling on adjoining land with car parking provision for both properties – GRANTED

DEVELOPMENT PLAN

The site is located within the settlement boundary of Llay. Wrexham Local Development Plan Policies SP2 and DM1 apply. Local Planning Guidance Notes 20 in relation to House Extensions and 21 in relation to Space around Dwellings are also relevant.

CONSULTATIONS

Community Council
No comment received.

Local Member
No comment received.

Neighbours

Comments have been received from three parties in relation to the following;

- Development will over-dominate the rear garden of 4 Ffordd Gryffydd and feel claustrophobic;
- Would impact views from neighbouring dwelling;
- The value of neighbouring properties would be impacted;
- Levels of light will be impacted;
- The property is not in-keeping with the area.

SPECIAL CONSIDERATIONS

Background: The application proposes a two-storey rear extension and single storey rear extension at a detached dwelling located along Watts Dyke in the settlement of Llay. The main issues to consider relate to the impact of the proposed development upon residential and visual amenity.

Residential Amenity: Meadowview is a modern two-storey detached dwelling located within a residential area characterised by semi-detached two storey dwellings and bungalows. The application site is not located within a Conservation Area and is located within the settlement limit of Llay. As such, there are no specific restrictions placed on the size of extensions permitted.

The application proposes a single storey extension to the front elevation and a two-storey rear extension which projects 4 metres at ground floor and 2.6 metres at first floor. The proposed rear extension would project further along the rear boundary of 4 Ffordd Gryffydd. However, the dwelling will be no closer to the property than the existing situation. Further, there would be approximately 13 metres separation between the habitable room windows of 4 Ffordd Gryffydd and the blank side elevation of Meadowview as required by LPGN 21 in relation to Space around Dwellings.



Figure 1. Existing Elevations



Figure 2. Proposed Elevations

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The proposed rear extension would increase the depth of the dwelling. However, the dwelling is set a comfortable distance from the boundary with the neighbouring dwelling, No. 36 Watts Dyke to the extent that the increased rearward projection would not appear unduly overbearing when viewed from the rear of this property.

There would be no windows in the side elevation of the proposed rear extension at first floor level, whilst the first window to the rear (west) elevation would be a similar size to the existing first floor window. On this basis, the proposal would not cause any undue overlooking issues for the occupiers of surrounding properties. Regard has also been had to relative separation distances and the orientation and height of buildings. On balance, it is considered that the proposal would not have a significant adverse impact on the living conditions of the occupiers of the nearest dwellings.

Design and Visual Amenity: The application as a whole is considered to be in keeping with the character and appearance of, and is subordinate to the original dwelling, surrounding properties and the wider setting in accordance with the principles of good design. The proposed extension would not overbear or dominate the host dwelling. The use of matching construction materials would also enable the proposed extension to both tie-in with and harmonise with the host dwelling, ensuring its visual impact would be acceptable.

The proposed front extension is modest in scale and reflects the existing front extension in design and use of materials.

As such, it is considered that the amended scheme is acceptable in regard to design and residential amenity.

Parking: The proposed parking and access arrangements would remain the same. As the proposed extension would result in there being no change to the number of bedrooms at the property, the current arrangements are deemed satisfactory.

Other Issues: Concerns have been raised in relation the proposed extension impacting the value of surrounding properties. However this is a private matter rather than a material planning consideration.

CONCLUSION

It is considered that the proposed two-storey rear extension and single-storey front extension is acceptable in regard to scale and design, and that there would be no harmful impact upon the living conditions of the occupiers of neighbouring dwellings or upon highway safety. As such, the proposed development accords with the Council's adopted policies and guidance.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

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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 approved drawing(s) Proposed Extensions and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) 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 GDP1 and PS2 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.
