

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 24 JULY 2023

APPLICATION NO:
P/2023 /0367

LOCATION:
27 CLARENCE ROAD WREXHAM
LL11 2EU

DATE RECEIVED:
30/05/2023

COMMUNITY:
Rhosddu

DESCRIPTION:
ADEILADU FFENS / ERECTION OF
FENCE

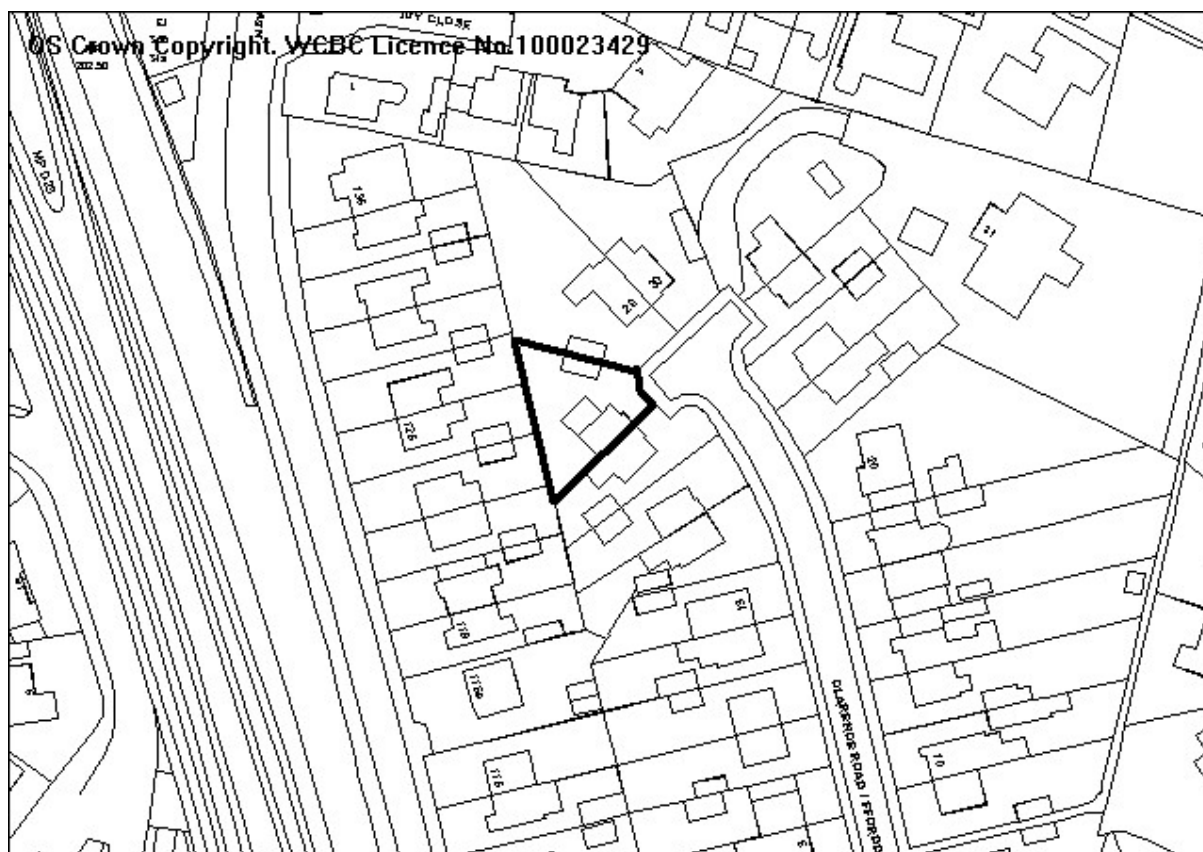
CASE OFFICER:
TF

WARD:
Stansty

APPLICANT(S) NAME:
COUNCILLOR DAVID BITHELL MBE

AGENT NAME:
COUNCILLOR DAVID
BITHELL MBE

THE SITE



PROPOSAL

The proposed development will result in the removal of an existing hedge to the rear boundary and be replaced with 2.2m high fence.

HISTORY

P/2022/0072 – ADEILADU FFENS/ ERECTION OF FENCE. Granted
7.3.2022

DEVELOPMENT PLAN

Within settlement limit.

Policies GDP1 and PS2 of the Wrexham Unitary Development Plan apply.

Policy DM1 of the draft Local Development Plan applies.

CONSULTATIONS

Community Council

Consulted 22/06/2023

Local Member

The Local Member is the applicant

Chair of Planning Committee

Notified 22/06/2023

Neighbours

The owners/occupiers of 6 nearby properties notified 22/06/2023

SPECIAL CONSIDERATIONS

The application is being reported to Committee because the applicant is an Elected Member.

Design: The proposed fence would replace an existing hedge along the rear boundary of the site. The existing hedge is approximately 2.5m high. The hedge dying which is why applicant proposes to replace it with a fence. The proposed fence would be a 2.2m high and constructed of timber. It would be in keeping with the existing boundary treatment to the rear of the property. Being located to the rear of the property, it would not have any detrimental impact on the street scene.

Residential Amenity: The proposed fence would be erected along the boundary between the application site and nos 122, 124, 126 and 128 New Road. It would be 20cm higher than a fence that could be erected under permitted development rights. It would not have a materially greater impact upon the living conditions of neighbouring occupiers with regard to daylight or visual dominance.

Whilst there would be reduction in the height of the boundary treatment compared to the existing hedge the proposed fence will nevertheless provide a sufficient degree of screening to maintain privacy levels in the gardens of neighbouring dwellings.

A photograph of the existing boundary attached below:



CONCLUSION

The proposed fence would not detract from the character of the area or harm the living conditions of neighbouring occupiers. It therefore accords with the relevant UDP and draft LDP policies.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

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 1:500 plan dated 27th May 2023 and the photograph received on 30 May 2023 detailing the appearance of the fence.

REASON(S)

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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.

NOTE(S) TO APPLICANT

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
