

REPORT OF THE CHIEF PLANNING OFFICER – 4 DECEMBER 2023

APPLICATION NO:

P/2023 /0673

LOCATION:

29 ANNEFIELD PARK GRESFORD
WREXHAM
LL12 8NR

DATE RECEIVED:

19/09/2023

COMMUNITY:

Gresford

DESCRIPTION:

CODI ESTYNIADAU UNLLAWR YN
YR OCHR AC YN Y CEFN, AC
ESTYNIAD UNLLAWR OCHR AR Y
GAREJ / SINGLE STOREY SIDE AND
REAR EXTENSIONS, SINGLE
STOREY GARAGE EXTENSION TO
SIDE

CASE OFFICER:

AB2

WARD:

Gresford East and
West

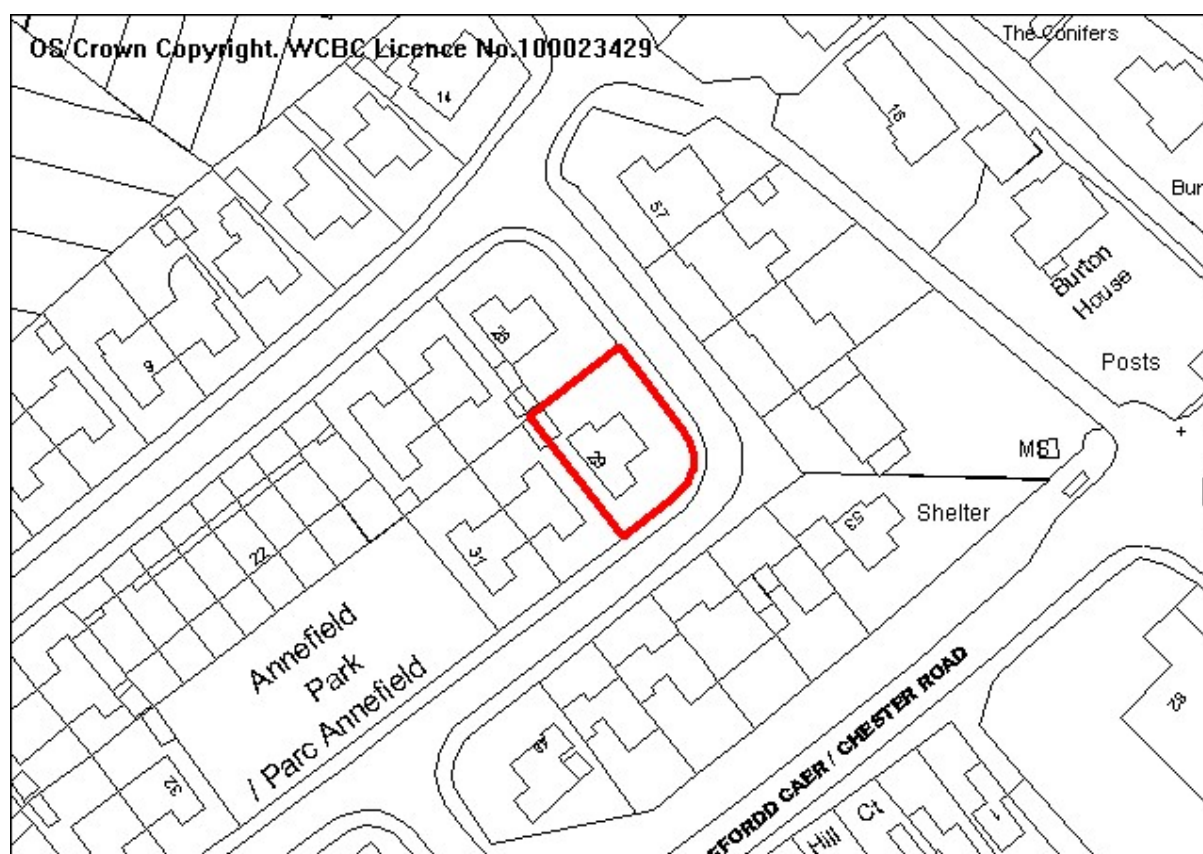
AGENT NAME:

MR ALUN JONES

APPLICANT(S) NAME:

MR LEE SCHUTZMAN

THE SITE



PROPOSAL

The application proposes the erection of:

- A single storey side and rear extension; and

REPORT OF THE CHIEF PLANNING OFFICER – 4 DECEMBER 2023

- A side extension to provide a garage.

The existing dwelling and the extensions would be finished in render.

HISTORY

No relevant planning history.

DEVELOPMENT PLAN

Wrexham Unitary Development Plan 1996 – 2011

Within a defined settlement. Policies GDP1 and T8 apply.

Draft Wrexham Local Development Plan 2013 – 2028

Within a defined settlement. Policy DM1 applies.

CONSULTATIONS

Community Council

Objects and expresses concern that the proximity of the proposed garage to the perimeter may obstruct the line of sight at the corner and that access and egress from the property could have a negative impact/cause nuisance to road users.

Local Member

Raises no concerns at this stage.

Highway Officer

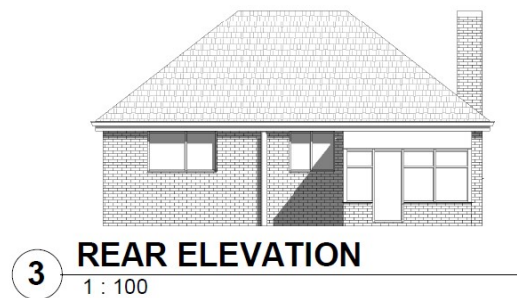
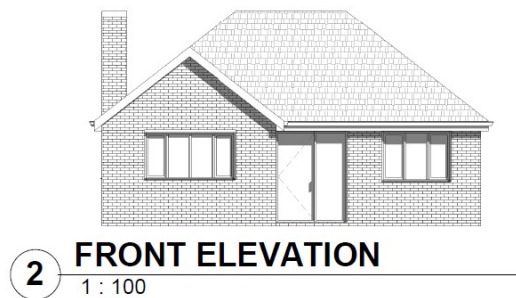
Raises no objection. Advises that visibility from the access is substandard and therefore suggests the existing hedgerow reduced in height. Advises that parking provision is adequate.

Neighbours

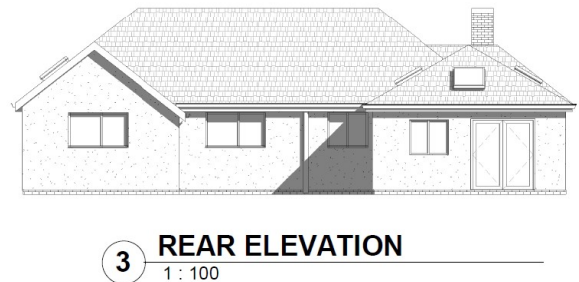
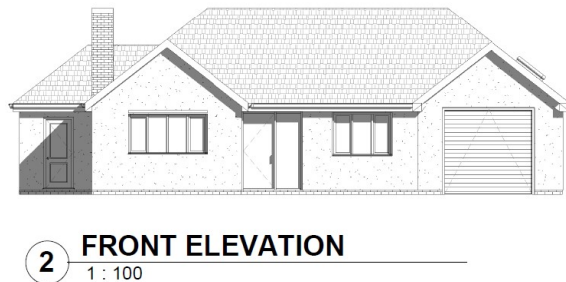
The owners of 9 nearby properties were notified on 18/10/2023. No representations have been received.

SPECIAL CONSIDERATIONS

Design: The existing and proposed elevations are shown below;



Existing Elevations



The existing property is simple in design and appearance, constructed of brick with a hipped roof and front facing gable feature. The proposed extensions incorporate gable features which are present within the original dwelling and a number of surrounding properties.

The proposed garage extension would project beyond the side elevations of both No.29 and the neighbouring dwelling No.28. However the side elevations of the two properties together do not constitute strong building line. As such, the garage extension would not detract from the character of the street scene.

The applicant proposes to the render the entire property, including the proposed extensions. Whilst there are no properties with a similar external finish in the immediate vicinity, there are within the wider locality. There is also a sufficient variation in house type in the street scene that this change would not harm the character of the area. Moreover, the applicant could apply render to the existing dwelling without planning permission being required.

The proposed development complies with UDP policy GDP1 and draft LDP policy DM1.

REPORT OF THE CHIEF PLANNING OFFICER – 4 DECEMBER 2023

Residential Amenity: The proposed single storey side and rear extension would be situated within 0.5m of the boundary with 30 Annefield Park to the southwest. The driveway to the latter would ensure a sufficient degree of separation remained to ensure the extension did not have an overbearing impact on the occupiers of No.30 nor give rise to significant loss of light.

The proposed extension would include two small side windows. These would not result in any additional overlooking than an existing conservatory and side facing kitchen window.

The proposed garage extension to the north-east is located a sufficient distance from any neighbouring dwellings and would result in no harm to the living conditions of the occupiers of neighbouring properties.

Having regard to the above the proposed extensions accord with policy GDP1 of the UDP or policy DM1 of the draft LDP.

Highway Safety: Whilst noting the comments made by the Highway Officer regarding visibility from the existing access, the proposed development is unlikely to result in any material increase in traffic. It would therefore not be reasonable or necessary to require the hedge enclosing the site boundary to be lowered.

The Highway Officer has not raised any concern about the position of the proposed garage. The front elevation of the garage would not project beyond the principle elevation of the existing dwelling. The geometry of the road adjacent to the property means traffic speeds are likely to be low. In light of these factors, the proposed garage would not pose a risk to highway safety.

The LPGN16 maximum parking standard for the property is two spaces. The proposed site plan would provide sufficient space for two vehicles within the curtilage of the property.

Having regard to the above, the proposed development would not give rise to highway safety or parking concerns and in such terms accords with policies GDP1 and T8 of the UDP and policy DM1 of the draft LDP.

CONCLUSION

The development accords with the relevant UDP 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 approved drawing(s) Proposed Plans and Elevations Dated 25/08/2023 and as contained within the application documentation.

REPORT OF THE CHIEF PLANNING OFFICER – 4 DECEMBER 2023

3. The extensions hereby permitted shall not be occupied until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been implemented in accordance with a scheme first submitted to and approved in writing by, the Local Planning Authority. The approved scheme shall be retained thereafter.

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 the development delivers net benefit to biodiversity in
-