

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

APPLICATION NO:
P/2023 /0075

LOCATION:
1 HILLSBROOK TOP TALWRN
COEDPOETH WREXHAM
LL11 3RA

DATE RECEIVED:
30/01/2023

COMMUNITY:
Coedpoeth

DESCRIPTION:
DYMCHWEL GAREJ AR WAHAN A
CHODI ESTYNIAD DEULAWR I'R
OCHR / DEMOLITION OF
DETACHED GARAGE AND
ERECTION TWO STOREY SIDE
EXTENSION

CASE OFFICER:
RC

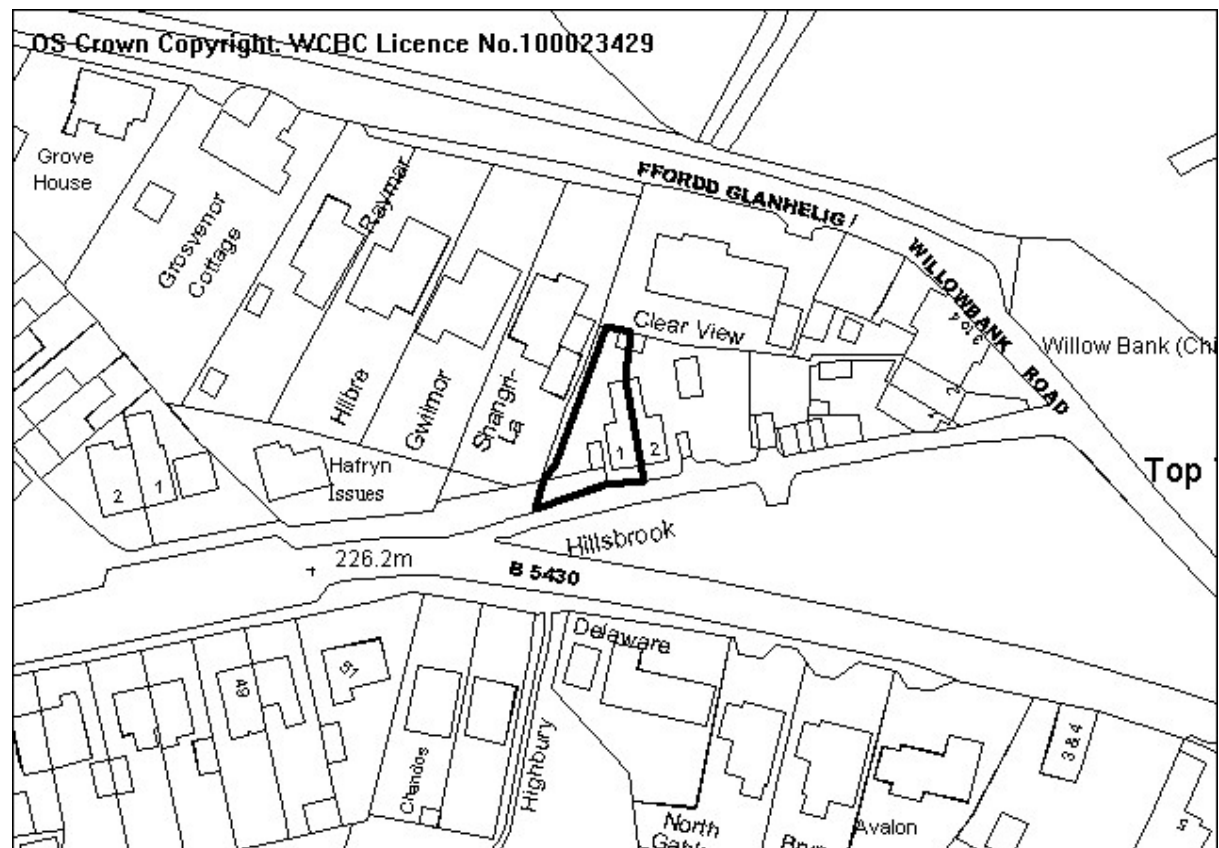
WARD:
Coedpoeth

AGENT NAME:
RAY BAKER

APPLICANT(S) NAME:
MR MRS KADIE WILLIAMS

THE SITE

The application site is a two storey semi-detached property within the settlement limit of Coedpoeth and along the boundary of Minera.



PROPOSAL

The application proposes a two storey side extension. The plans have been amended to reduce the width and height of the extension and to set back the first floor element 1m behind the principal elevation of the existing dwelling

HISTORY

No relevant history.

DEVELOPMENT PLAN

Wrexham Unitary Development Plan

Within settlement. Policies GDP1 and T8 apply.

Wrexham Local Development Plan

Within settlement. Policy DM1 applies.

CONSULTATIONS

Community Council

Raises no objections.

Local Members

Notified 27.2.2023. No response received.

Adjoining Local Member – Councillor Jerry Wellens

Considers concerns raised about the impacts of the development upon the living conditions of the occupiers of neighbouring properties to be valid.

Neighbours

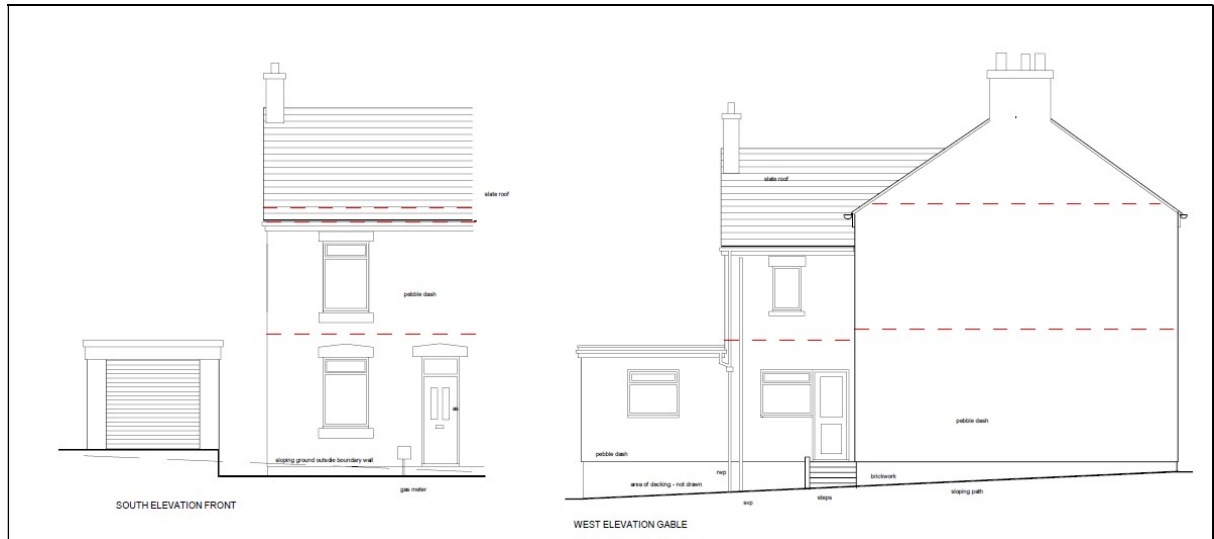
The owners/occupiers of 4 neighbouring were notified on 3/4/2023. They were re-notified following the submission of amended plans. Four representations were received expressing the following concerns:

- Impact to the character and appearance of the area;
- Extension being used for childcare facilities therefore increase traffic and noise levels;
- Impact upon residential amenity through loss of light, noise overshadowing, loss of privacy and overbearing impacts; and
- The drawings as submitted do not consider stream which runs in a underground culvert along the western boundary

SPECIAL CONSIDERATIONS

Design: The front and side elevations as existing and proposed are shown below:

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Existing Elevations



Proposed Elevations

Whilst the ground floor of the proposed development would be flush with the front elevation of the existing dwelling, the first floor would be set back by 1m. Taken together with the lower ridge height this would ensure it would appear as a subordinate addition that would not detract from appearance of nos.1 and 2 Hillbrook. The proposed development would reflect character of the existing dwelling in terms of external appearance and materials. In such terms, the proposed development accords with UDP policy GDP1 and draft LDP policy DM1.

Residential Amenity: The extension would be situated within 3m of the boundary of the neighbouring property Shangrila, which is located to the north-west. The images below show the existing views of the application site taken from the garden of neighbouring dwelling.



The application dwelling faces the southern section of Willowbank Road whereas the dwelling immediately to the west, known as Shangrila, faces the northern section. As a result, the application dwelling is effectively set back from the dwelling of Shangrila and is readily visible from its rear garden. As a

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result, a degree of overlooking of the rear garden of Shangrila is already achievable from a rear bedroom window of the application dwelling as shown on the photograph above.

The proposed extension would include a rear facing first floor window that would also overlook part of the rear garden of Shangrila. However, bearing in mind the existing arrangement described, this would not result in a material reduction in the levels of privacy currently enjoyed by the occupiers of the neighbouring dwelling. Furthermore, the proposed side extension would be set off the side boundary. Given the distances involved, it would not appear unduly overbearing when viewed from the rear garden of Shangrila and nor would it result in an unacceptable reduction in the levels of natural light available to this property.

Having regard to the above, the proposed development would not harm the living conditions of the occupiers of the neighbouring dwelling by way of loss of light, privacy or by being overbearing. In such terms, the proposals accord with policy GDP1 of the UDP or policy DM1 of the draft LDP.

Highway Safety: The property would have 2 parking spaces. The LPGN16 maximum parking standard for the property as extended would be 3 spaces. However there is sufficient land for an additional space to be provided should one be needed. In such terms there is no conflict with policies T8 of the UDP or DM1 of the draft LDP.

Other Considerations: An objector has expressed concern that the extension would be used to provide childcare. The application as presented proposes an extension to the dwelling. There is nothing to suggest the use would be for anything other than additional living space and the application must be considered solely on this basis. Should the applicant intend to use the dwelling in a manner that constitutes a material change of use, this requires planning permission in its own right.

An objector has suggested a stream runs underground along the western boundary of the application site. No evidence has been presented that this is in fact the case, but in any case. In any case the grant of planning permission would not convey any right to divert or build over any culvert. This would be subject to compliance with separate legislation and is not a valid reason to refuse planning permission.

CONCLUSIONS

The proposed development would be subordinate to and in keeping with the character and appearance of the existing dwelling and it would not harm the character of surrounding area. Nor would it unduly harm the living conditions of the occupier of neighbouring dwellings. In such terms, it 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 approved drawing(s) numbered KW3b, KW04b and KW06b and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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

A possible culvert runs along the western boundary of the application site. Should this impact development, the applicant is advised to contact the SAB team by emailing SAB@wrexham.gov.uk
