

Report of the Chief Officer Planning and Regulatory
4 July 2022

APPLICATION NO:
P/2022 /0414

LOCATION:
BRYN BEDW DOLYWERN
PONTFADOG WREXHAM
LL20 7AG

DATE RECEIVED:
26/04/2022

COMMUNITY:
Glyntraian

CASE OFFICER:
SEH

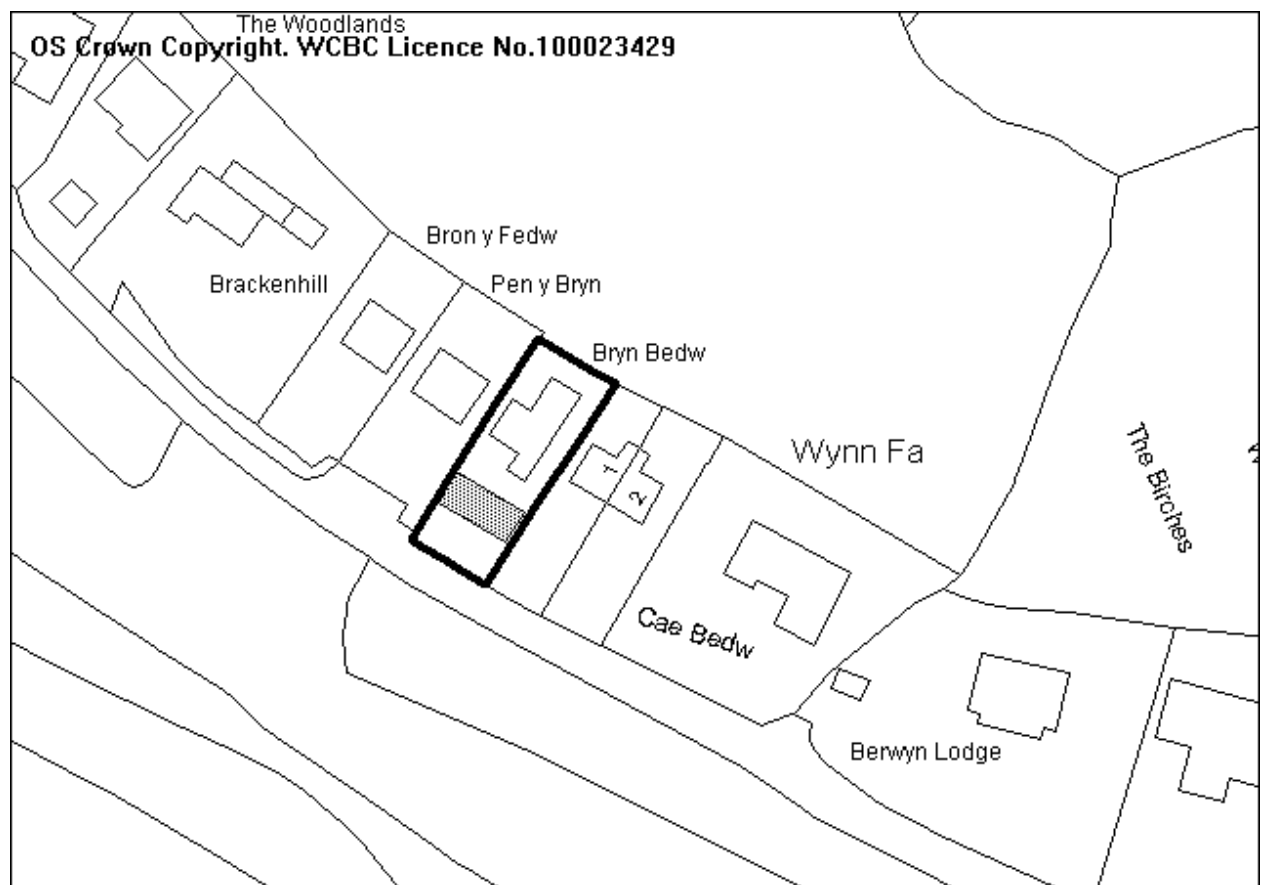
WARD:
Dyffryn Ceiriog/Ceiriog
Valley

DESCRIPTION:
ESTYNIAD DEULAWR I FLAEN YR
ADEILAD, ESTYNIAD UNLLAWR I
GEFN YR ADEILAD, CODI GAREJ A
CHREU ARDAL GYDA DECIN /
PROPOSED TWO STOREY FRONT
EXTENSION, SINGLE STOREY
REAR EXTENSION, AND ERECTION
OF GARAGE AND DECKING AREA

AGENT NAME:
MR OSIAN JONES

APPLICANT(S) NAME:
DAFYDD AND NATALIE ROBERTS

THE SITE



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PROPOSAL

As above

HISTORY

5/13491	Erection of two storey extension to rear of property together with erection of dormer window and conservatory to the front, and formation of new vehicular access and carport. Granted 02/09/1993
P/2016/0943	Erection of new garage, re-modelling of front garden to include hardstanding, and new vehicular access. Granted 07/11/2016

DEVELOPMENT PLAN

Inside settlement limit and within Afon Dyfrdwy - River Dee (200m) SAC buffer. Policies PS2, T8 and GDP1 apply. Local Planning Guidance Notes 16 - Parking, 20 – House Extensions and 21 – Space around Dwellings, are also relevant.

CONSULTATIONS

Community Council:	Notified 03/05/2022
Local Member:	Notified 03/05/2022
Neighbours:	Notified 24/05/2022

SPECIAL CONSIDERATIONS

This application is being reported to the planning committee because the applicant is an employee of the Council.

Design and Amenity: The property is a detached house that is set approx. 4.5m above the level of the adjoining highway. There is currently a carport that lies 1m back from the edge of the highway. The proposal is to remove the existing carport and construct a new garage, set into the hillside at the same level as the highway, with decked terraced area above to be used as outdoor recreation space.

Due to the land levels rising steeply to the rear, several of the nearby properties have garages and recreation spaces to the front of the houses, in similar locations. The design of the garage being built into the hillside, with its roof incorporated into the terracing of the garden, reduces the impact of the building. It will be set further back into the site than the current carport and the overall impact on the street scene will be minimal.

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Also proposed are one and two storey rear and front extensions to provide enlarged living room and bedroom spaces to the front, and utility facilities to the rear. I am satisfied that the extensions are in keeping with the scale and proportions of the existing dwelling and that the development would enhance the character and appearance of both the dwelling and the locality.



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Residential Amenity: Careful consideration has been given to reducing the impact of the development on the occupiers of the adjacent dwellings. The proposed development passes the BRE (45 degree) tests for daylight which will safeguard against any loss of daylight, and I am also satisfied there will be no loss of amenity as a result of any overlooking or loss of privacy. Existing hedges are to be retained, and boundary fence increased in height to prevent overlooking from the terraced area, and this will be secured by planning condition.

Parking: As with the previously approved scheme, the garage is set back more than 5m from the edge of the highway leaving room for parking clear of the highway in front of the garage. The access will need to be hard surfaced prior to first use of the garage, and visibility at the site is not affected by the proposal.

CONCLUSION

The design of the garage, terrace and extensions is acceptable, and there will be no adverse impact on the street scene or neighbouring properties. The proposal accords with local planning policy and guidance, and I recommend accordingly.

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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 PL01, PL02, PL03 and PL04, and 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.
4. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). PL01 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. The hedge and close boarded fence along the south east and north west boundaries, as shown on approved plan ref PL01, shall be permanently retained and shall not be reduced to a height less than 1.8m measured up from the floor level of the decking/terrace area hereby approved.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
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.
4. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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 works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.
