

Report of the Chief Officer Planning and Regulatory – 5 September 2022

APPLICATION NO:
P/2022 /0502

LOCATION:
BEVERLEY 4 GATE ROAD
FRONCYSYLLTE WREXHAM
LL20 7RH

DATE RECEIVED:
30/05/2022

COMMUNITY:
Llangollen Rural

DESCRIPTION:
ESTYNIAD LLAWR CYNTAF AC
ADDASIADAU I'R ANNEDD / FIRST
FLOOR EXTENSION AND
ALTERATIONS TO DWELLING

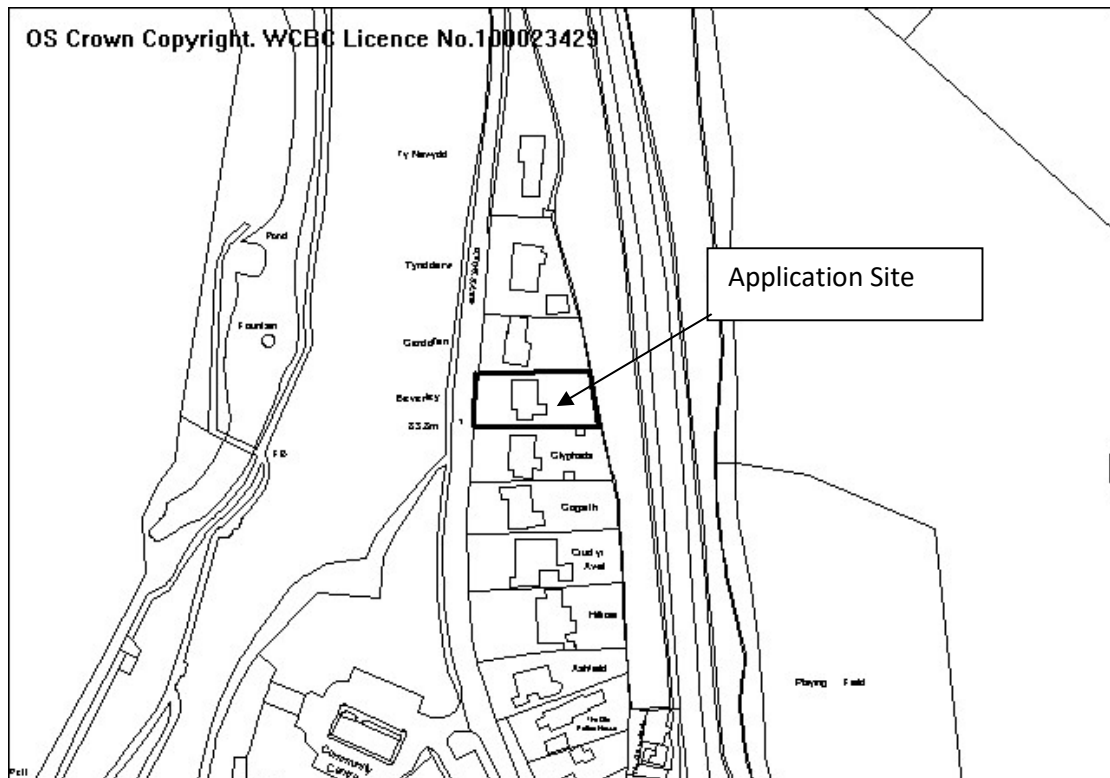
CASE OFFICER:
SEH

WARD:
Llangollen Rural

AGENT NAME:
D S JONES AND CO
STEVE JONES

APPLICANT(S) NAME:
MR AND MRS ROBINSON

THE SITE



PROPOSAL

As above

RELEVANT HISTORY

P/2021/0763 First floor extension and alterations to dwelling - Refused on 29/11/2021

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P/2007/1220 Single storey rear sunroom extension and single storey side and rear bedroom extension – Approved on 22/11/2007

DEVELOPMENT PLAN

Inside of a defined settlement limit and within the Pontcysyllte World Heritage Buffer Zone. UDP Policy GDP1 applies. LPGN Nos. 20 'House extensions' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council

No response received.

Local Member

Councillor Roberts requests that this application be reported to planning committee.

Neighbours

Two neighbours notified. No responses received.

SPECIAL CONSIDERATIONS

Background: Planning permission was granted in 2007 (P/2007/1220) for ground floor sunroom and master bedroom extensions. Whilst the sunroom has been built, the construction of the master bedroom has yet to be commenced.

Planning permission was refused in 2021 (P/2021/0763) for a proposal almost identical to the one now proposed other than for the design of the window to the first floor front extension. The reason for refusal was the same as set out in the recommendation below.

Scale and Design: This application proposes a dormer window in the rear roof slope and a gable roof extension to the front roof slope, to allow a third bedroom to be incorporated into the roof space. Whilst the proposals will have no impact upon the Pontcysyllte World Heritage Site, there are concerns in relation to the impact upon the character and appearance of the dwelling and the street scene.

There are no concerns in relation to the proposed rear dormer windows. However, the roof extension to the front is too dominant and spoils the otherwise simple design of the front elevation. The gable, with its brick elevations rising up off the front elevation above the existing eaves height, is out of proportion with the rest of the dwelling, and is not in keeping with it. This is accentuated by the awkward arrangement above the existing porch, which is over dominated by the proposed gable and is again out of proportion (see figures 1 and 2 below).

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Figure 1. Existing front and side elevations.

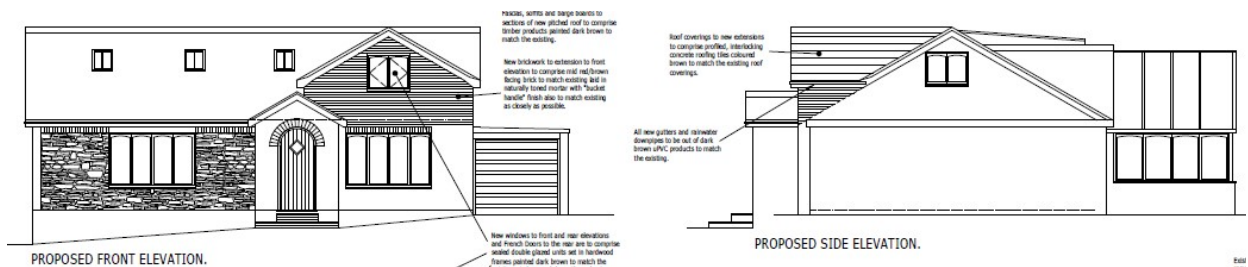


Figure 2. Proposed front and side elevations.

The property is set within a row of simply designed properties of similar scale and design, and the row of dwellings rise up slightly from North to South. The proposed roof extension would appear incongruous within the streetscene and be to the detriment of the appearance of the area.



Figure 3. Existing Streetscene

It is noted that there are other properties along Gate Road which have had front extensions, however these are single storey ground floor extensions, of simple design and in proportion with the dwellings. This proposed roof extension is not comparable with these extensions and whilst a ground floor extension to this property may also be acceptable, this is not an option the applicants wish to pursue.

The applicants have discussed the various options with the officer and have explained that alternative proposals, such as a side, rear or ground floor extension, would not suit their needs.

Residential Amenity: There are no concerns with the proposed rear dormer or front gable extensions in terms of loss of light or overlooking, and the proposal complies with LPGN No.21.

The proposed small balcony to the rear of the dwelling (see figure 4 below) would result in overlooking of the property to the north. However, this could be addressed by the imposition of a condition to secure screening.

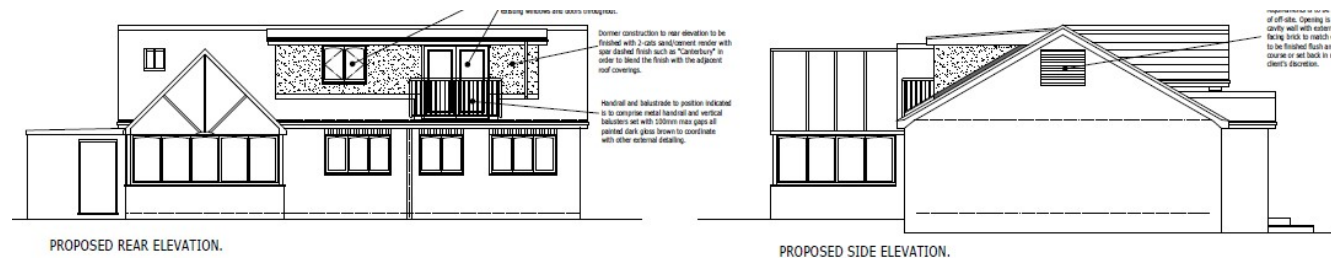


Figure 4. Proposed rear and side elevations

Conclusion: By virtue of its scale and design, the front roof extension as proposed would over dominate the roof space and would be to the detriment of the character and appearance of the dwelling. The roof extension would appear incongruous within the existing setting of simply designed, single storey dwellings, which provide a cohesive street frontage. The proposed development fails to accord with the character of the site or to make a positive contribution to the appearance of the locality, and is contrary to Policy GDP1 of the Wrexham Unitary Development Plan.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. By virtue of its scale and design, the roof extension proposed within the front roof slope would over dominate the roof space and be to the detriment of the character and appearance of the dwelling. The roof extension would appear incongruous within the existing setting of simply designed, single storey dwellings, which provide a cohesive street frontage. The proposed development fails to accord with the character of the site or to make a positive contribution to the appearance of the locality, contrary to Policy GDP1 of the Wrexham Unitary Development Plan.