

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2022/0838	Householder	31/08/2022	26/10/2022	

No neighbours

Applicant	Agent Name and Address
MR & MRS DESERT	
Description of Development	Location of Development
ESTYNIAD I'R TO GAREJ / EXTENSION TO GARAGE ROOF	DINCHOPE WYNNSTAY LANE MARFORD WREXHAM LL12 8YA

Relevant History	P/2009/0639 – Erection of Conservatory. Granted 24/08/2009
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Constraints	Applicable	Acceptable	Not Acceptable
Outside settlement	√	√	
Inside settlement			
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within 500m SAC Buffer Zone	√	√	
World Heritage Site Buffer			
AONB			
Phosphates			
Other			

Local Planning Guidance	Acceptable	Not Acceptable
LPG13 Housing in the Countryside	√	
LPG20 House Extensions	√	

Key Issues	Acceptable	Not acceptable	Observations Below	N/A
Residential Amenity	√		√	

Design	√		√	
Highway safety				√
Parking				√
Conservation/LB				√
Ecology				√
Trees				√
Other				√

KEY PLANS AND PHOTOGRAPHS (All plans and photos on Civica file)

None – see Civica for details	√
Yes – see below	

CONSULTATION RESPONSES	Consulted	Supports	Comments	Objects	No objection/ no comments	No response
Community Council	√					√
Local member(s)	√					√
Highways						
Public Protection						
Natural Resources Wales						
Welsh Water						
Ecology Officer	√					√
Neighbours						

KEY COMMENTS MADE IF APPLICABLE

NA

OFFICERS OBSERVATIONS

The proposal involves the alteration to the existing garage roof to create a bathroom and storage area off one of the bedrooms. Photovoltaics are also proposed on the south facing roof slope garage and single storey element adjoining the garage. The main issues to consider relate to the principle of development, design and appearance and the impact upon residential amenity.

Principle

Although outside recognised settlement limits where the principle of development is generally unacceptable by virtue of policy PS1 of the Wrexham UDP, the proposal is not significant and is contained within the footprint of the existing dwelling and will not have an impact upon the openness of the surrounding countryside. I therefore have no objections to the principle of the development.

Visual Amenity/Design

The proposal is considered to be complimentary and in keeping with the main dwelling. There are no issue with the photovoltaics. It would not have an adverse visual impact upon the appearance of the dwelling or the surrounding area. I am satisfied that the proposal does not compromise policy GDP1 or the advice set out in LPGs13 or 20.

Residential Amenity

Daylight tests not applicable in this case as the property is situated in an isolated location and so the development would not cause any loss of daylight to nearby properties.

No issues of overlooking

CONCLUSION

I am satisfied that the proposal does not compromise policy GDP1 or the advice set out in LPGs13 or 20.

RECOMMENDATION	
GRANT	√
REFUSE	
S106 Required	
Cadw/ WG Referral Required	
Is application EIA Development?	

CONDITIONS OR REASONS

1. 5 year commencement
2. In accordance with approved plans

INFORMATIVES

Development Management Lead Officer	Date Signed
Nick Atkinson	18/10/2022

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