

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council					x
Local member(s)					x
Neighbours					x

PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	x	x	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone (WHS)	x	x	
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
20		x

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity	x			
Design		x	x	
Highway safety	x			
Parking	x			
Conservation/LB				x
Ecology				x
Trees				x
WHS	x			

OBSERVATIONS:

The existing streetscene contains a relatively straight section of single storey dwellings of similar scale and design, with simple roofscapes, rising up with the topography of the land. The site sits within the WHS Buffer, however there are no concerns with the proposal in terms of any wider impact upon the WHS.

The proposal to introduce such a large dormer window / roof extension, rising up off the front elevation, not only detrimentally affects the character and appearance of the dwelling, but also the visual amenities in an otherwise fairly uniform and cohesive streetscene. The extension would over dominate the roof space and appear as an incongruous feature, particularly given its awkward arrangement against / above the existing front porch.

Other properties along the road have been extended to their front elevations. These extensions are single storey and are better proportioned (eaves height etc.) and do not incorporate heavy dormer windows similar to this proposal which, conversely, would be out of proportion with the existing bungalow.

The proposed development therefore 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.

RECOMMENDATION	
REFUSE	x