

Report of the Chief Officer Planning and Regulatory – 25 July 2022

APPLICATION NO:
P/2022 /0500

LOCATION:
BRYN OFFA HALL STREET
PENYCAE WREXHAM
LL14 2RT

DATE RECEIVED:
24/05/2022

COMMUNITY:
Penycae

DESCRIPTION:
ESTYNIAD OCHR DEULAWR AC
ESTYNIAD CEFN UNLLAWR / TWO
STOREY SIDE EXTENSION AND
SINGLE STOREY REAR EXTENSION

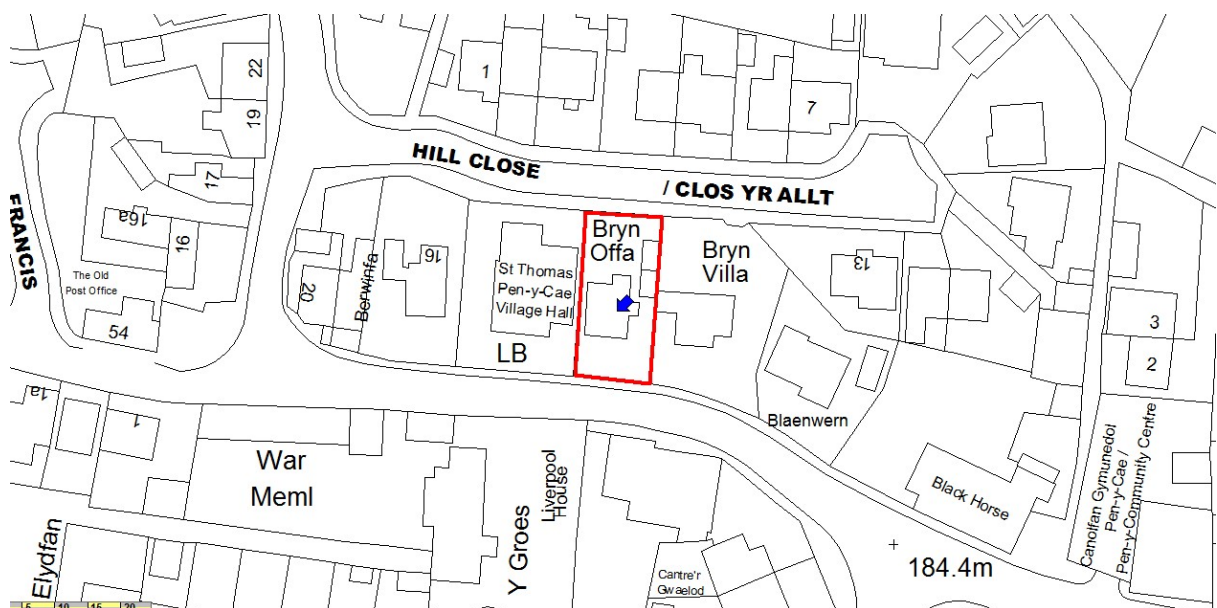
CASE OFFICER:
SH3

WARD:
Penycae and Ruabon
South

AGENT NAME:
BLUEPRINT LTD
DAFYDD EDWARDS

APPLICANT(S) NAME:
MR ALED JONES

THE SITE



PROPOSAL

The proposed development constitutes a two-storey side extension and a single-storey rear extension, following the removal of the existing garage, to create a master bedroom with ensuite and dressing room on the first floor, and to allow for a larger kitchen/dining area on the ground floor.

Existing plans:

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Proposed plans:



HISTORY

There is no relevant planning history for this site.

DEVELOPMENT PLAN

The property is within settlement limits as set out in the Wrexham Unitary Development Plan, therefore policies PS1 and GDP1 are relevant together

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with Local Planning Guidance Notes 20 (Extensions) and 21 (Space Around Dwellings).

CONSULTATIONS

Community Council:	No response received.
Local Member:	No response received.
Highway:	No comments.
Neighbours :	Adjacent residents notified 31/05/2022. No comments received.

SPECIAL CONSIDERATIONS

The application is referred to Planning Committee because the applicant is member of staff.

Residential amenity: The proposal has been assessed with regard to loss of daylight and loss of privacy to adjacent properties. The boundary treatment to the rear is a chain link fence with vegetation at a height of approximately 2.5m. To the rear eastern side adjacent to the dwelling Bryn Villa and following the demolition of the garage/outbuilding, will be a 1.8m high masonry wall. Towards the front of the dwelling on the eastern side will remain the existing hedge, or in the future a 1.8m high fence may be erected. As a result of the existing and proposed boundary treatments, the positioning of the extensions in relation to adjacent properties and the blank wall as the west elevation to Bryn Villa, the proposal is considered to be of no detriment to adjacent properties by virtue of overlooking or overshadowing and complies with LPGN 20 and 21.

Design: The ridge height of the two-storey extension would be slightly lower than that of the existing dwelling, and the front elevation set back slightly from the building line. This will avoid the creation of a terracing effect when viewed alongside the adjacent property. The design of both the two-storey and single-storey extensions would respect the character of the existing dwelling, subject to a materials condition being imposed to ensure that matching materials are used, and therefore complies with Policy GDP1 of the Wrexham Unitary Development Plan and LPGN 20.

Parking: The proposal involves the removal of an existing garage serving the property. However, the garage is no longer used for the parking of a vehicle. The proposal shows part of the existing wall at the front of the property to be removed to allow for off-street parking for more than three vehicles. Local Planning Guidance Note 16 (Parking Standards) requires 3 parking spaces for a 3-4 bedroom dwelling, therefore the proposal conforms with these requirements.

CONCLUSION

The proposal complies with adopted policies and guidance for house extensions.

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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 J176/004 and J176/005 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.
