

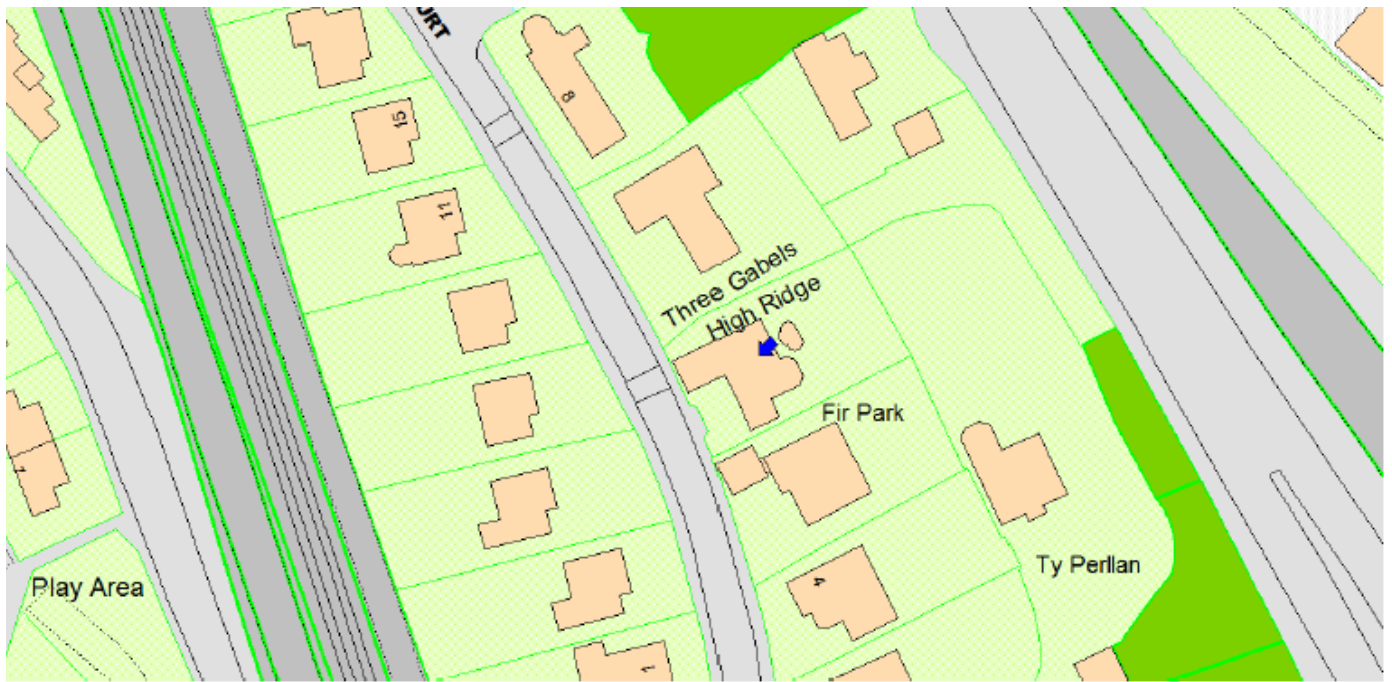
CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council			✓		
Local member(s)					✓
Highways					
Public Protection					
Natural Resources Wales					
Welsh Water					
Other					
Neighbours					✓

RELEVANT HISTORY	P/2005/0595 Extension into garage roof space Granted 25/7/2005 P/2009/0553 Extension above garage Granted 27/7/2009 P/2000/0248 Dwelling Granted 12/5/2000 (PD not removed) CB02738 Dwelling Various ENF cases
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PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	✓	✓	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

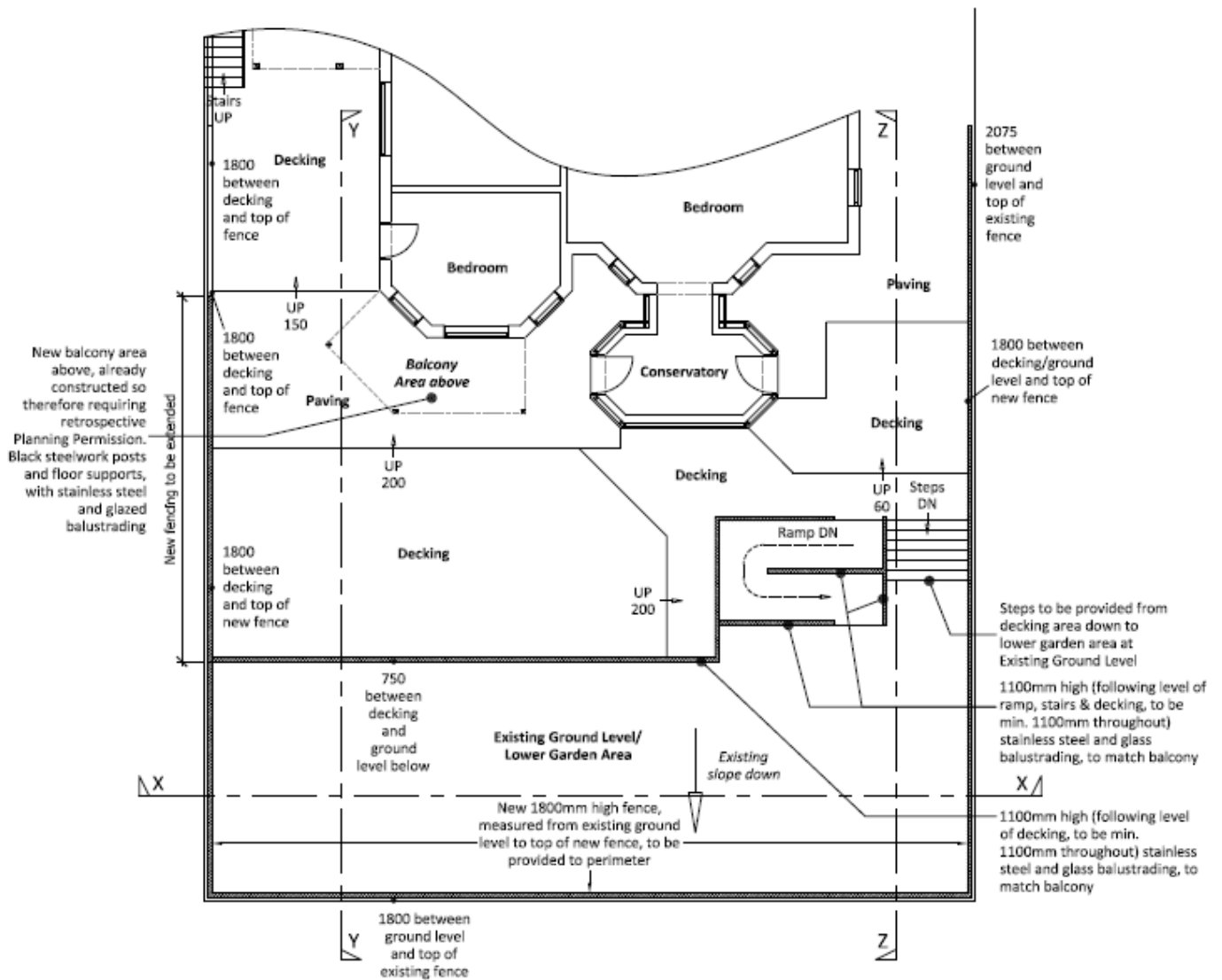
LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
20 extensions	No specific guidance	
21 space around dwellings	No specific guidance	

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



OBSERVATIONS:

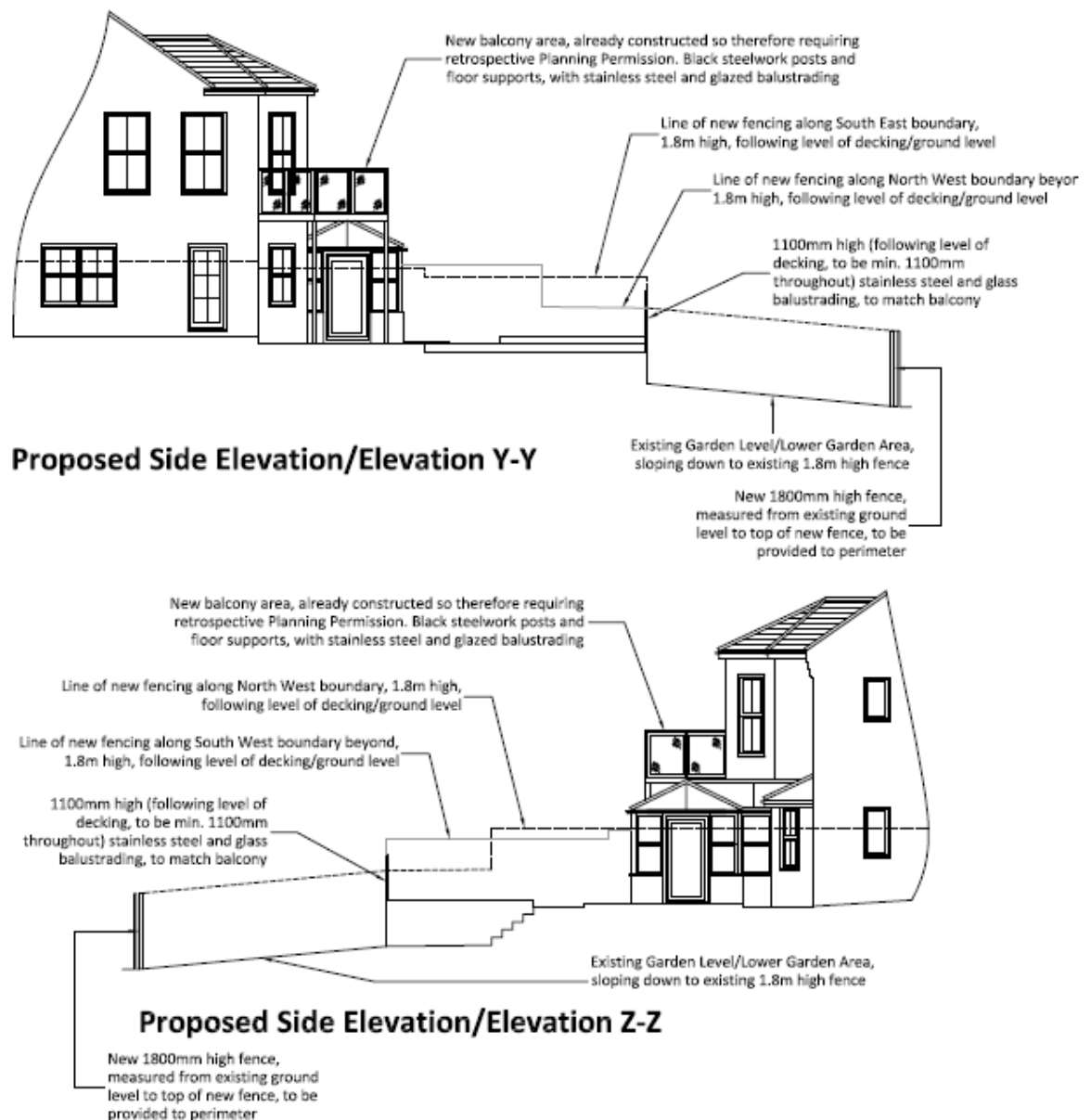
The application is in retrospect in terms of the balcony, and mostly in retrospect for the decking.



Proposed (Part) Ground Floor Plan & Rear Site Plan



Proposed Rear Elevation/Elevation X-X



There is a drop in levels from the rear of the dwelling to the boundary of approximately 1.8 metres, and then a further drop of about 1 metre to the garden to the rear. The majority of the decking has been constructed, together with a screen fence over 2 metres high on the south side. Photos are available on the file from the site and adjoining properties.

The two aspects of the proposal are both detrimental to residential amenity and cause a significant loss of privacy to rear gardens of the three adjoining properties. The balcony creates a first floor area with clear views of adjoining gardens, and the decking which extends out approximately 4 metres from the dwelling on sloping ground is excessive and also gives rise to an adverse impact on residential amenity. The existing and proposed fencing to the sides would be an intrusive feature in the area, but the 1.8m fencing on the rear boundary would be permitted development if built on existing ground levels.

Overall the proposal is detrimental to residential amenity and contrary to policy GDP1a and f of the Wrexham Unitary Development Plan.

RECOMMENDATION

GRANT

REFUSE	✓
S106	