

Report of the Chief Officer Planning and Regulatory

4 October 2021

APPLICATION NO:
P/2021 /0812

LOCATION:
31 GWALIA JOHNSTOWN
WREXHAM
LL14 2TS

DATE RECEIVED:
12/08/2021

COMMUNITY:
Rhosllanerchrugog

DESCRIPTION:
ESTYNIAD UNLLAWR AC
ADDASIADAU MEWNOL. CAEL
GWARD A'R HEULFAN
BRESENNOL / SINGLE STOREY
EXTENSION AND INTERNAL
ALTERATIONS. REMOVAL OF
EXISTING LEAN-TO
CONSERVATORY

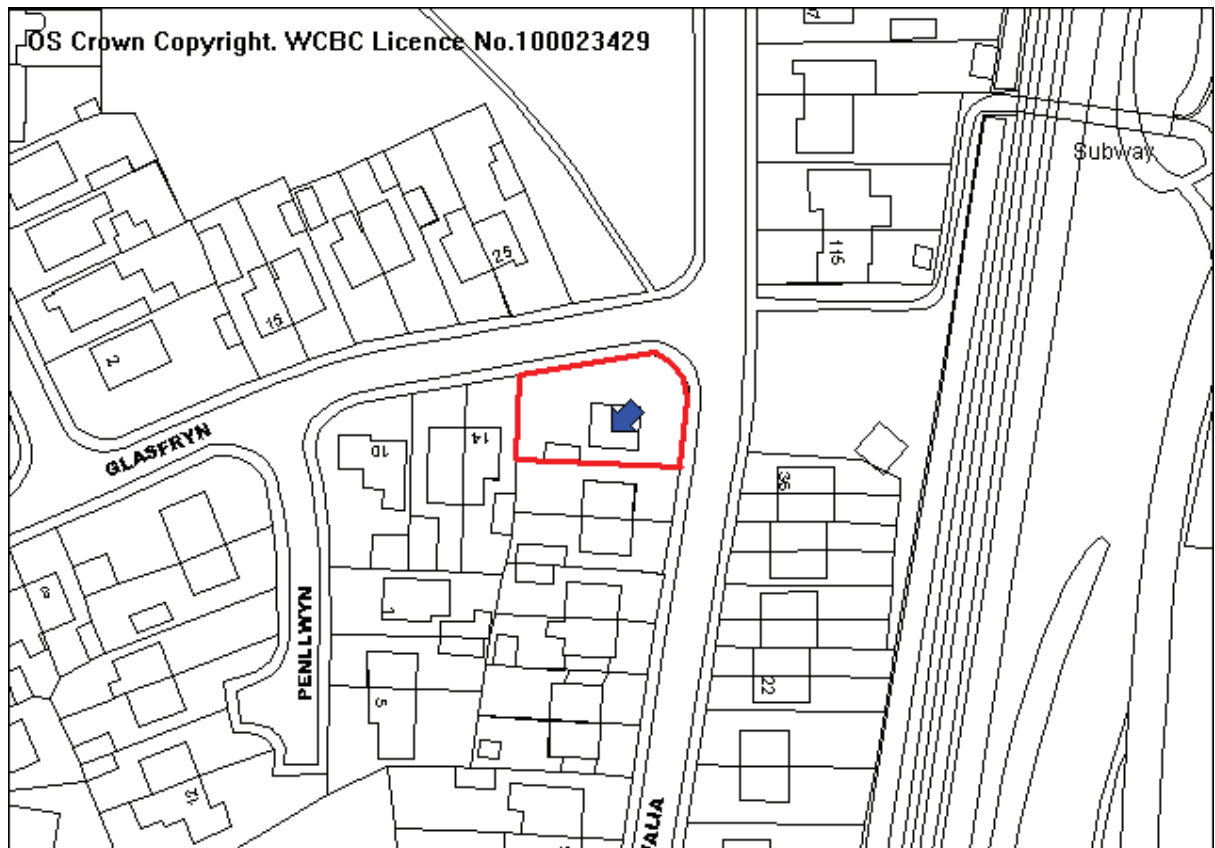
CASE OFFICER:
JK

WARD:
Johnstown

AGENT NAME:
BLUEPRINT LTD
DAFYDD EDWARDS

APPLICANT(S) NAME:
KEVIN HUGHES

THE SITE



Report of the Chief Officer Planning and Regulatory

4 October 2021

PROPOSAL

Planning permission is sought, for the erection of a single storey extension to the side of the property to accommodate a new lounge area. The lean-to conservatory to the rear will also be removed.

HISTORY

NONE

DEVELOPMENT PLAN

The site is located inside the Johnstown settlement limit. Policies GDP1 and PS2 apply. Guidance is contained in Local Planning Guidance Note 20.

CONSULTATIONS

Community Council:	Notified 19.08.2021
Local Member:	Notified 19.08.2021
Ecology:	Notified 19.08.2021
Neighbours:	Notified 19.08.2021

SPECIAL CONSIDERATIONS

The application is being reported to Committee because it has been submitted by a member of staff of the Planning service.

Design: The detached dwelling would be located in a street scene with a mix of semi-detached properties and bungalows. The proposed single storey side extension is considered to be acceptable in terms of scale and design, and would not harm the character and appearance of the dwelling. The extension would be approximately 4 metres wide and 5 metres deep and will be set back from the principal elevation by 1.2 metres.

The width of the extension is less than half the width of the garden plot and is 3.7m from the side boundary and accords with LPGN 20. However, the width would be 60cm wider than half the width of the original property and would not specifically accord with guidance.

The extension would be visible from the public highway. However, the hedges around the boundary perimeter would screen the majority of the extension. Therefore, there would be no adverse impact upon the street scene.

Residential Amenity: It is considered that there would be no detrimental impact upon the local residential amenity by way of loss of light. The BRE daylight tests (as set out in LPGN 20) are not considered to be relevant in this case due to the proximity of local neighbouring dwellings to the property. There are also no issues concerning overlooking or any other negative impacts upon local residential amenity.

Report of the Chief Officer Planning and Regulatory

4 October 2021

CONCLUSION

To conclude, the proposal complies with the adopted policies and although it does not strictly apply with parts of the local planning guidance, it is understood that this is guidance and is not a ridged standard.

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 H133/003, H133/004 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 proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
