

**Report of the Chief Officer Planning and Regulatory – 10 January 2022**

**APPLICATION NO:**  
P/2021 /1105

**LOCATION:**  
10 MOUNT ZION BRYMBO  
WREXHAM  
LL11 5NB

**DATE RECEIVED:**  
12/11/2021

**COMMUNITY:**  
Brymbo

**DESCRIPTION:**  
ESTYNIADAU UNLLAWR A  
DEULAWR I GEFN YR EIDDO / TWO  
STOREY AND SINGLE STOREY  
REAR EXTENSION

**CASE OFFICER:**  
JK

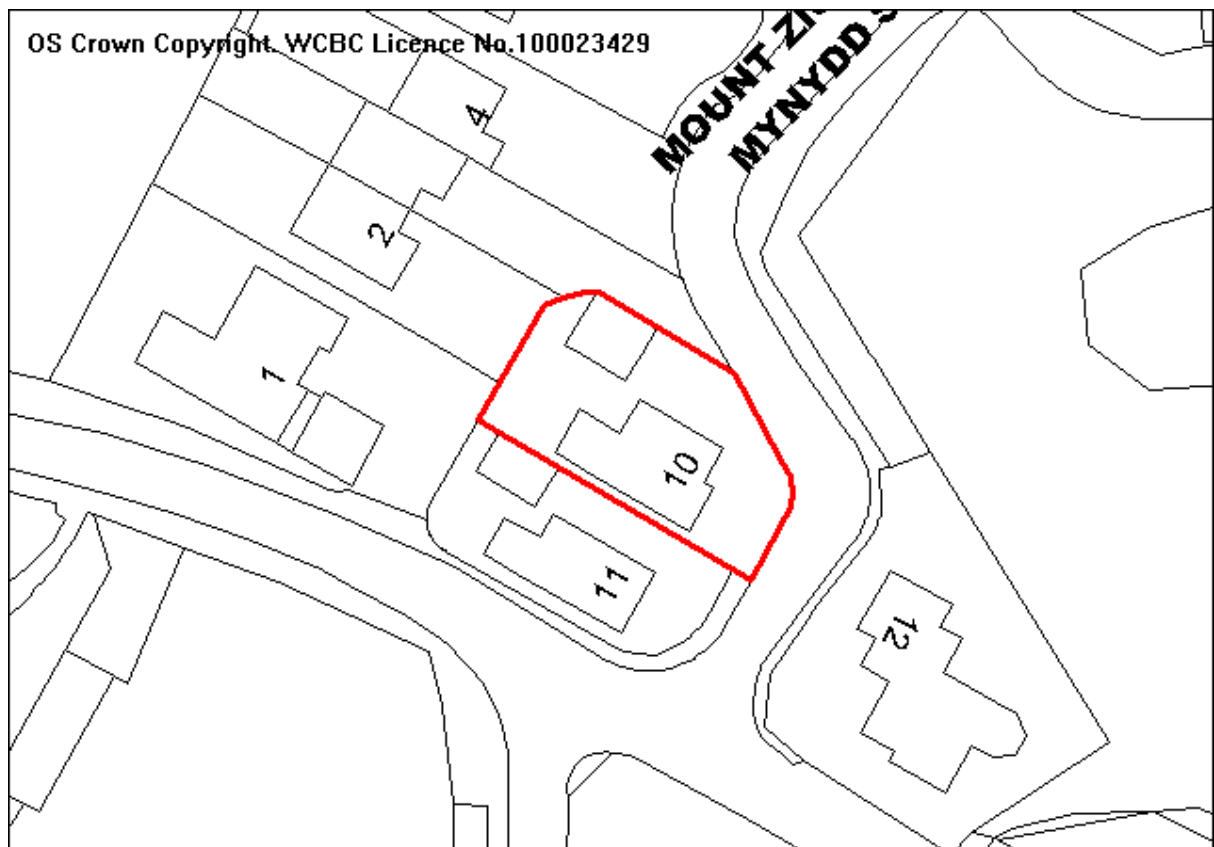
**WARD:**  
Brymbo

**AGENT NAME:**  
MR PETE WILLIAMS

**APPLICANT(S) NAME:**  
MR JASON FRANCIS

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**THE SITE**



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### **PROPOSAL**

Planning permission is sought, for the erection of a two storey and single storey extension to the rear of the property to accommodate disability facilities.

### **HISTORY**

CB02071 – Residential development. Granted.  
P/2004/0143 – Erection of conservatory. Granted.

### **DEVELOPMENT PLAN**

The site is located just outside the Brymbo settlement limit. Policies GDP1 and PS2 apply. Guidance is contained in Local Planning Guidance Note 13, 16 and 20.

### **CONSULTATIONS**

|                    |                     |
|--------------------|---------------------|
| Community Council: | Notified 16.11.2021 |
| Local Member:      | Notified 16.11.2021 |
| Neighbours:        | Notified 16.11.2021 |

### **SPECIAL CONSIDERATIONS**

**The application is being reported to Committee as it has been submitted by a senior member of staff.**

**Residential Amenity:** Whilst the extension will project approx. 4.1m from the rear elevation. It is considered that the single storey part of the extension would not have a significant impact upon the standard of amenity afforded to the adjacent neighbours to the north or south and the 45 degree daylight is not relevant.

The two storey part of the extension will include two new windows on the south facing side elevation. The ground floor window will be a high-level window, the first floor window will serve a bathroom and will therefore be obscure glazed. A new larger window will be introduced at the rear, first floor level. LPGN 20 states that where two habitable rooms face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 22m apart.

There is already an element of overlooking from the street scene into the two properties to the rear no. 2 and 3 Mount Zion. Although the separation distances between these two properties falls 3m below the minimum standard in LPGN 20, the relationship is not considered to significantly increase the overlooking that already occurs and does not affect the frontage of these properties. It is also considered that the views from the rear windows of the two story extension is not going to significantly increase overlooking comparing with what can already take place. The foliage within the back

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garden does also screen views into neighbouring windows reducing overlooking.

Taking the factors and relative orientation of the rear extension into account means it would not prove harmful to the amenity afforded to the neighbouring occupiers by way of loss of light, by overbearing or by overlooking.

**Design:** The extensions do not result in an increase of more than one third of the floor area of the original dwelling house and therefore accords with LPGN 13. The extension are in keeping with the appearance of the existing property. The works are to the rear and are not considered to harm the street scene. Parking: The number of bedrooms would remain at 4 meaning the number of parking spaces required by LPGN 16 would not change.

### **CONCLUSION**

To conclude, the proposal complies with the adopted policies and local guidance notes.

**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 PD 2021/25, PD 2021/25/Exist 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.

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### **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](http://www.gov.uk/government/organisations/the-coal-authority)

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