

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

7 February 2022

APPLICATION NO:
P/2021 /1107

LOCATION:
LINDEN 3 BATH ROAD WREXHAM
LL13 7PN

DATE RECEIVED:
01/11/2021

COMMUNITY:
Offa

DESCRIPTION:
CODI WAL FFINIOL A RHEILIAU AC
ADDASU'R WAL FLAEN AR WEDD
CHWITH YR EIDDO O FEWN ARDAL
GADWRAETH FFORDD Y TYLWYTH
TEG / ERECTION OF BOUNDARY
WALL AND RAILINGS, AND
ALTERATION OF FRONT WALL ON
LEFT ASPECT OF THE PROPERTY
WITHIN FAIRY ROAD
CONSERVATION AREA

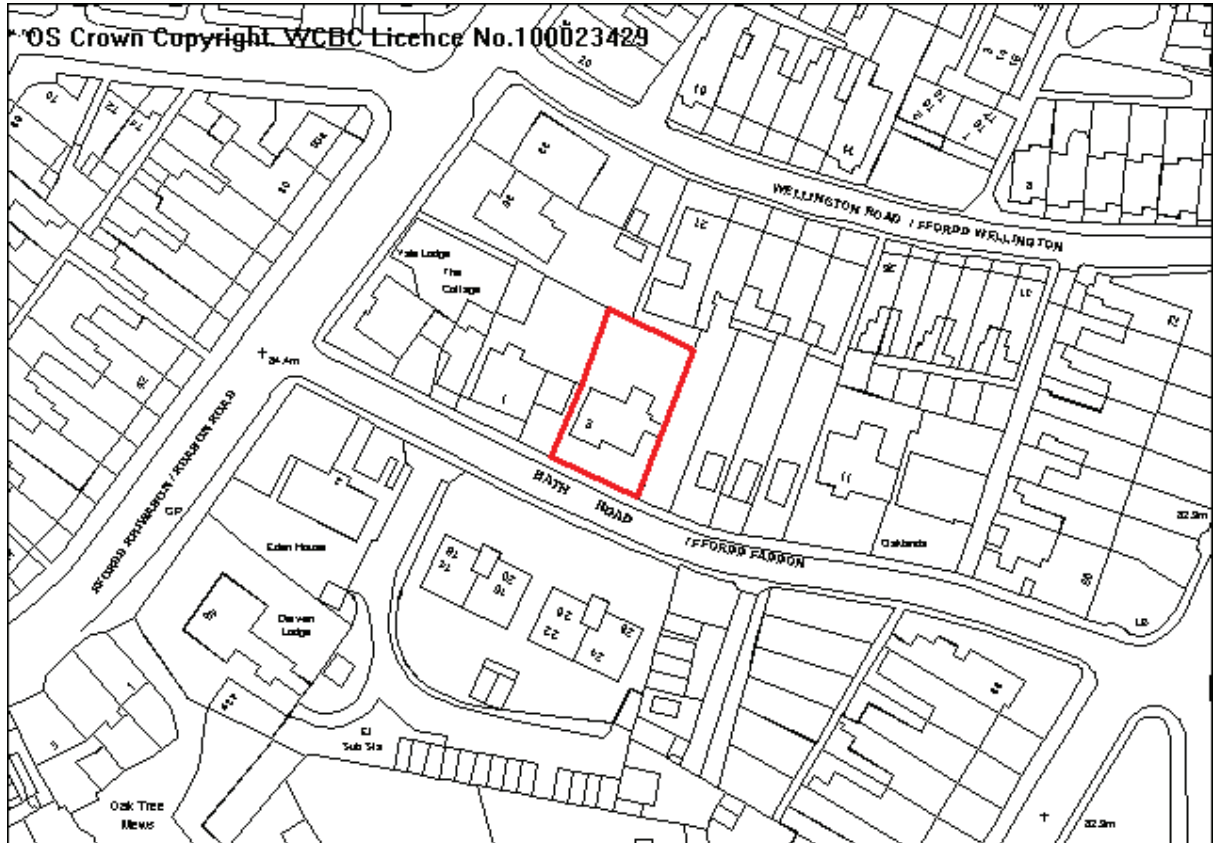
CASE OFFICER:
JK

WARD:
Offa

AGENT NAME:
MRS ARLENE ELANO

APPLICANT(S) NAME:
MRS ARLENE ELANO

THE SITE



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PROPOSAL

Permission had originally been sought for the erection of a gate, and railings on the front wall, as well as a boundary wall with railings. Subsequently, amended plans have been submitted and the description for the proposal has been changed.

Planning permission is now sought for the erection of a new side boundary wall with railings to the left of the property within the Fairy Road Conservation Area, which would stand at an overall height of 1.53m. The front wall will also be altered to increase the width of a parking bay for two vehicles.

HISTORY

P/2021/0933 – Re-siting and alterations to existing shed. Granted 20.12.2021

DEVELOPMENT PLAN

Inside Wrexham Town Settlement Limit. Policies EC7, GDP1 and PS2. Local Planning Guidance Notes no. 4.

CONSULTATIONS

Community Council:	The Community Council objects to this proposal on the grounds that the walls including railings should be no higher than 1m. Bricks should also complement the main house. The stone wall is an attractive feature that should be retained without the addition of railings. The trees to the front should also be retained.
Local Member:	The Local Member objects to this proposal on the grounds that the height of the site boundary would not be in keeping. No information is given as to whether the trees would remain. Any front boundary should be no higher than 1m. Highways issues regarding parking. Brick design of wall between no. 1 & 3 would not be in keeping. Inaccurate drawings.
Highways:	No Objection, comments below.
Conservation Officer:	No Objection, comments below.
Tree Officer:	No Objection, comments below.
Press Notice:	Expired 17.12.2021
Site Notice:	Expired 13.12.2021
Neighbours:	10 nearby properties notified. 2 representations (objections) received from 2 individual households expressing the following concerns: • Design: - Not in keeping with the character and appearance of the Fairy Road Conservation Area.

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- To remove or alter stone wall would destroy frontage
- Matching stonework and finish would be hard to achieve and would damage neighbouring shared frontage
- Height of walls including railings would create a fortified house not in keeping with street scene
- The plans do not show whether trees in the front garden would be retained
- Wall between no. 1 and 3 constructed of bricks to match the house would be jarring against an Edwardian property.
- Highways
 - Highways issues regarding a gate
 - Issues regarding vehicles waiting whilst gate is opened
 - Visibility issues
- Other Matters
 - Noise related issues with gate
 - Submitted drawings appear to be inaccurate
 - Wall and railings pose a danger encouraging undesirable activities

SPECIAL CONSIDERATIONS

Background: The main issue to consider is whether the boundary wall and fence along with the front wall alterations have a detrimental visual impact upon the street scene and the Conservation Area. Another issue to consider is whether the wall, railings and parking area have an impact upon residential amenity and highway safety.

Design and Conservation: Linden (no.3) Bath Road is situated within the Fairy Road Conservation Area. The detached property is located within a street scene, which does not have a uniform street frontage. Whereas much of the Conservation Area is typified by brick and stone boundary walls, there are a mix of boundary details on Bath Road itself with a mix of older and more modern properties.

It is noted that there are a number of boundary brick walls above 1m in height within the street scene. The wall would distinguish the boundary between 3

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Linden, Bath Road and the neighbouring Annexe. The side boundary wall is set to match the height of the front wall and will utilise bricks that match the property. The inclusion of metal fencing is thought to be in keeping with the street scene and would bring the overall height of the boundary wall and railings to 1.53m. A number of properties also utilise metal fencing on front boundary walls at a lower height. However, as the fencing is used on the side of the property it is considered that the impact upon the street scene and the Conservation Area is significantly reduced.

The alterations to the front wall, to widen the access are also considered appropriate. The amended plans show how the pillar will be reinstated to match the terminus of the wall.

Residential Amenity: Due to the modest height of the wall and fence, it is not considered to cause an impact by way of visual amenity. There is already existing foliage which clearly exceeds the height of the fence thus obstructing views of it.

Highways and Parking: Visibility from the existing access is currently inadequate in both directions, providing splays of approximately 2.0 x 20m to the east and 2.0 x 13m to the west. Visibility is impeded in the easterly direction by the existing vegetation and limited in the westerly direction, in that the required splay would need to cut across 3rd party land.

The existing access is 3.6m wide and paved with hard bound materials. This provides access to a single parking space at the property. The applicant proposes to widen the access to 4.2m and provide 2 parking spaces parallel with the property frontage of 13.5m x 3.2m. With no gates proposed, it is thought that this arrangement would be adequate.

The proposed access, visibility and parking arrangements would not impact upon highways safety any more than what currently exists. The provision of 2 parking spaces at the property and the widening of the access would also be considered beneficial.

Trees: Comments were made in relation to the loss of trees to the front of the property. The applicant has expressed that they do not intend to remove these trees. The tree officer has also stated that they have no objections to this proposal and do not propose any conditions.

Other Matters: Concerns were raised in relation to the drawings appearing to be inaccurate. It is understood that the plans may have not been drawn up by an architect. However, having been on site, it is considered that the drawings do appear to represent an accurate representation of the development site. Given that the proposal is only for a wall with railings and a parking area with front wall alterations, the drawings are considered to be adequate in planning terms. Another concern was raised in relation to the wall and railings posing a danger, encouraging undesirable activities. I would consider that the

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introduction of a 0.91m high wall with railings raising the overall height to 1.53m would unlikely encourage undesirable activities within the area.

CONCLUSION

The proposal accords with the adopted policies EC7, GDP1, PS2 and T8. The wall and railings in their scale, design and layout and the use of materials accords with the character of the site and the Conservation Area. The provision of 2 parking spaces at the property and the widening of the access is also considered to be beneficial. In all, the proposal makes a positive contribution to the appearance of the nearby locality and does not detrimentally affect the townscape character.

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 38R 10/1/22 (Rev C) and as contained within the application documentation.
3. No materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 20 metres to the east and 2.4 metres x 13 metres to the @@@@ measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
6. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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.

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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.
 4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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