

Report of the Chief Officer Planning and Regulatory

4 October 2021

APPLICATION NO:
P/2020 /0870

LOCATION:
3 THE GARDENS HOLT WREXHAM
LL13 9JW

DATE RECEIVED:
14/12/2020

COMMUNITY:
Holt

DESCRIPTION:
ADEILADU ALLAN, PORCH BLAEN,
WALL, FFENS FFIN A PERGOLA (YN
YMDDEOL) / OUTBUILDING, FRONT
PORCH, WALL, BOUNDARY FENCE
AND PERGOLA (IN RETROSPECT)

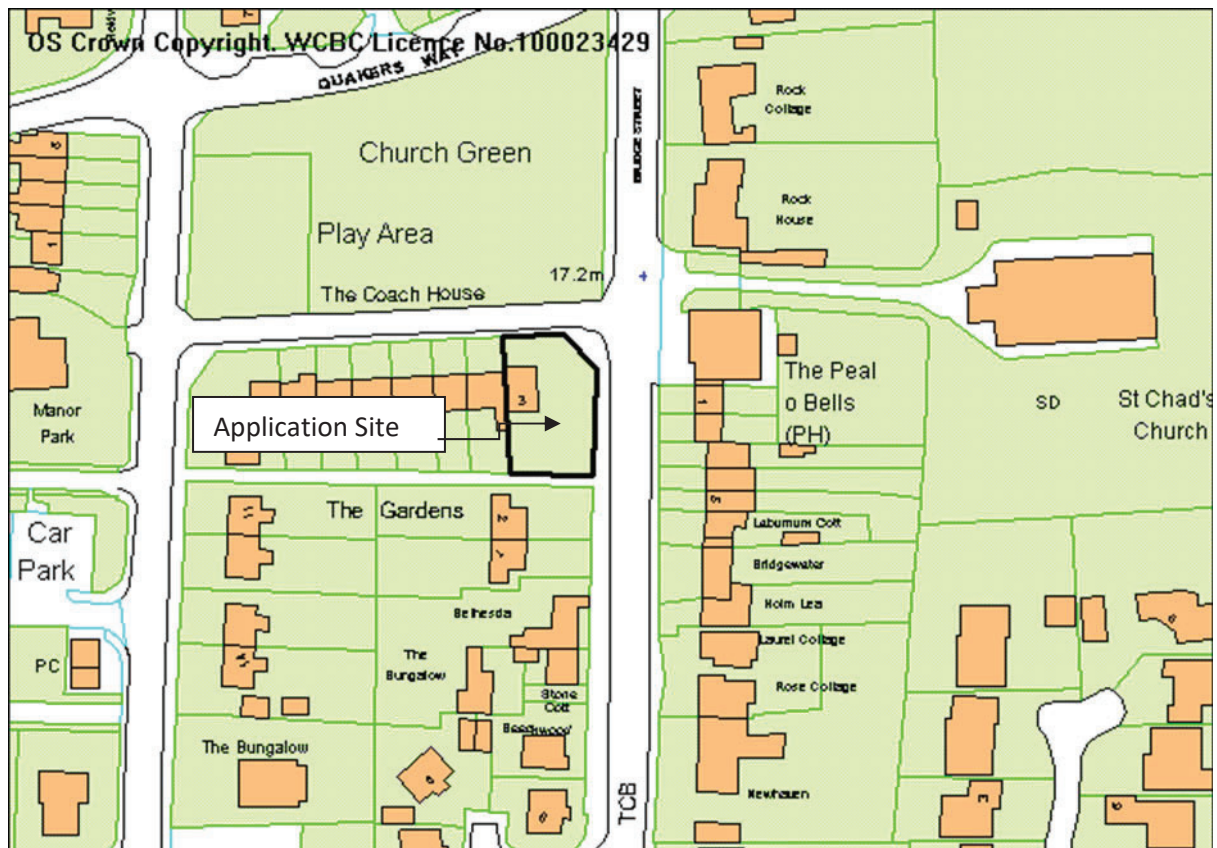
CASE OFFICER:
BB

WARD:
Holt

AGENT NAME:
BLUEPRINT LTD
JACK FELGATE

APPLICANT(S) NAME:
OLGA GREYLING

THE SITE



PROPOSAL

Report of the Chief Officer Planning and Regulatory

4 October 2021

Retrospective Planning permission is sought for a front porch, boundary fence, pergola, outbuilding and wall.

The proposed porch measures 2m in depth, 2.65m in width and measures a maximum height of 3.26m to the ridge of its pitched roof.

The proposed outbuilding measures 3.75m x 5.3m and to a maximum height of 2.5m to its shallow pitched roof.

The proposed timber pergola measures 2.3m in height, 4m in width and 3.7m in depth and would extend from the front elevation of the side extension.

The proposed wall is located within the site to the west of the outbuilding and south of the main property and partially encloses a patio area.

The timber fence is located in the north eastern corner of the site along the northern and eastern boundaries. The fence measures 0.9m above garden ground levels.

HISTORY

P/2019/0899 – p.p. approved for single storey extension

DEVELOPMENT PLAN

Located within settlement limits and Holt Conservation Area.

Policies GDP1 and EC7 of the Wrexham UDP are applicable.

Local Planning Guidance Note (LPGN) Nos. 20 – House extensions and 4 Conservation areas.

CONSULTATIONS

Community Council: Consulted: 23.12.20
Object to the proposal with the following concerns:
Design of the porch considered too large and out of proportion with the house.
Concerns raised over the scale and design of side boundary fence.
Concerns raised over the location of the outbuilding, its scale and design.
Parking issues due to potential use of outbuilding as office.
Re-consulted: 19.08.21
It is considered the porch is too large and it is felt it is out of proportion to the house, unlike other houses in the vicinity who have also built porches.

Report of the Chief Officer Planning and Regulatory

4 October 2021

The owners have tried to screen the building with high hedges, wall, fence. These are too high and a particularly 'alien' feature in this part of a 'Conservation Village' and is very prominent when viewing the site from the Church Green or approaching from the Farndon side. The roof can also still be seen. The remaining properties in The Gardens all have low brick walls built to match the properties. This property is probably the most prominent in the row and the fence is too intrusive. It does not (in Holt CCs opinion) preserve or enhance the Conservation area.

The outbuilding is very large and prominent, being forward of the building line disturbing the symmetry of the front of the properties. It is described as a 'Home Office' which raises concern as to whether clients would be visiting the property because if this is the intention there are no off road parking provisions and they would be adding to an already hazardous situation with vehicles parking, up to the junction of Church Street in front of the property and the Gardens, impeding vision from The Gardens onto Church Street and causing congestion on Church Street/Bridge Street. The pergola we note is a fresh addition also in retrospect.

This all makes the Holt Community Council feel that the owner has frequently overstepped the line in terms of the recent developments of the site and all this on top of planning issues associated with the extension of the house.

Local Member:	Consulted: 23.12.2020 and 19.08.21
Neighbours:	The owners/occupiers of 7 neighbouring properties notified 30.12.2020 and 19.08.2021
Press notice:	Expired: 29.01.2021

SPECIAL CONSIDERATIONS

Design: Policy GDP1 seeks to ensure that built development in its design, layout, scale, materials used and landscaping accords with the character of the site.

Policy EC7 requires proposals within conservation areas to preserve and/or enhance the unique character of the area.

Porch

The porch has been built in matching materials that assimilates it into the host dwelling. Whilst the porch is larger than several similar examples in the locality,

Report of the Chief Officer Planning and Regulatory

4 October 2021

this particular building sits within a wide plot that sets it apart from neighbouring properties. Due to the scale of the existing house, this porch is considered to appear subservient to the main dwelling and would appear in proportion to it. Whilst the property forms part of a terrace of eight houses, as its principle elevation is perpendicular to the houses fronting the Church Green, this property does not form part of a uniform street scene and therefore the development is not considered to result in a loss of symmetry to the terrace.

Whilst Guidance Note 20 states that front extensions will rarely be acceptable, given that porches are a familiar architectural feature within the locality, and when considering the assessment above, its presence is not considered to harm the character and appearance of the conservation area. The proposal is considered to be sympathetic to the form, scale, proportion and design of the existing dwelling.

Outbuilding

The outbuilding is sited forward of the main elevation of the property and located near the southern boundary of the site. The building is visible from public vantage points along Bridge Road and from the Church Green. The proposal is therefore considered to be located within a sensitive location within Holt Conservation Area.

It should be noted that the outbuilding is partially screened by the existing front boundary treatment. This hedge could be removed in future, therefore, it is considered reasonable and necessary to condition the retention of this hedge in order to partially obscure the development. The site does not form part of a consistent street frontage and there is not a consistent building line along Bridge Street. Properties have differing setbacks from the street frontage and in some cases development is located directly onto the pavement. The proposal is sited within a wide plot and due to the location and scale of the outbuilding it is not considered to dominate the appearance of the property or its front garden area. The use of timber is considered to be acceptable as it is a common material for ancillary development within garden settings.

Within the broader context of the street scene and subject to a condition to retain the front hedge, the scale of the outbuilding is considered to be acceptable and would not unacceptably impinge on the open character of the site. Given the above assessment, and on balance, the proposed outbuilding is considered to be appropriate form of development. It is considered to accord with the character of the site and would preserve the character and appearance of the conservation area.

Wall

This element would not be clearly visible from public vantage points and given its scale would not compete with the main property. This element is considered to preserve the character and appearance of the conservation area.

Report of the Chief Officer Planning and Regulatory

4 October 2021

Pergola

Whilst the pergola is sited forward of the main elevation of the house, its height is lower than that of the side extension and the porch. Additionally, by being open at all sides, the structure itself is considered lightweight in appearance. The pergola is largely obstructed from view by existing boundary treatments and only a small section of the pergola would be visible from public vantage points. Due to the use of timber (which contrasts with the brick of the main building) and its scale, the structure is considered to appear as a subservient to the dwelling and consequently, on balance, the proposal is not considered to harm the character and appearance of the conservation area. As noted above in relation to the outbuilding, the retention of a high boundary hedge would ensure that the structure is partially obstructed from view.

Timber boundary fence

The timber boundary fence located in the north eastern corner of the site is located above the existing retaining wall and to the side of the main property. Its height above this wall is approximately 0.9m and as such, the timber panels themselves are not considered to appear as a prominent addition to the street scene as its massing is broken up by the stone retaining wall below. This fence also aids in obscuring views into the site and the development outlined above. With this in mind, it is considered that the fence is acceptable within the context of the wider group of dwellings which appear to have been built in the 1970s. These dwellings are considered to be of less importance than properties within the historic core of the village. In order for the fence to better assimilate itself within the street scene, it is considered reasonable to impose a condition which requires the applicant, within three months of the permission, to agree and implement a colour scheme to the satisfaction of the local planning authority.

Overall, for the reasons noted above and subject to conditions, the proposals are considered to represent an acceptable design, which would accord with the character and appearance of the host property and the conservation area, thereby in accordance with policy objectives of policies GDP1 and EC7.

Report of the Chief Officer Planning and Regulatory

4 October 2021



Figure 1 – Porch extension to front of the property.



Figure 2- Site when viewed from Bridge Street.

Report of the Chief Officer Planning and Regulatory

4 October 2021



Figure 3 – Outbuilding viewed from Bridge Street.



Figure 4 – Outbuilding and wall viewed from within the garden.

4 October 2021



Figure 5 – Pergola



Figure 6 – Timber boundary fence

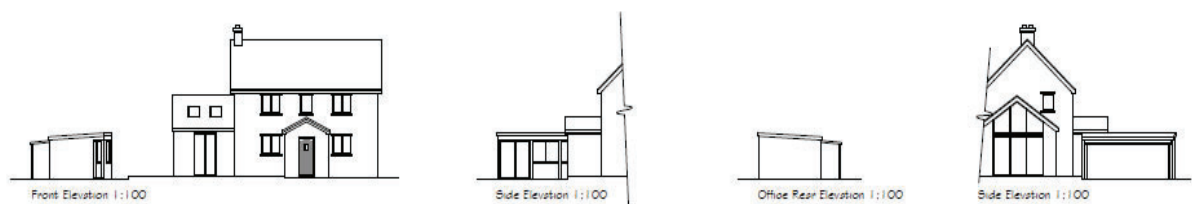


Figure 7 – Elevation drawings (excluding the pergola and boundary fence).

Report of the Chief Officer Planning and Regulatory

4 October 2021

Amenity: Policy GDP1 seeks to ensure the amenity of the public.

The most affected property by the outbuilding is no. 2 The Gardens which is sited approximately 8m to the south from the proposed outbuilding. Due to the scale of the proposals and their separation distances from neighbouring residential development the development would comfortably pass the initial 45 degree BRE daylight/sunlight assessment when measured from the nearest adjacent windows. The development due to its location and its scale is not considered to be overbearing to this property and neither would it result in any substantial additional overshadowing.

The most affected property by the fence is no. 4 due to the shared boundary with this property. Due to the modest height of this fence above garden levels of both the application site and no.4 it would clearly pass the BRE 45 degree daylight/sunlight assessment from the nearest window. It is not considered to be overbearing when viewed from no.4 and either is it considered to result in an unacceptable increase in sense of closure of the front garden area of that property.

All other aspects of the development are considered to be located sufficient distances way from neighbouring properties.

Given the above assessment, the proposal is not considered to result in any unacceptable impacts on neighbour amenity, thereby in accordance with policy GDP1.

Parking: Concerns have been raised over potential comings and goings to the site from the proposed office use of the outbuilding and subsequent potential parking issues. This proposal is for householder consent, the use of the office/outbuilding will be required to be incidental to the enjoyment of the main dwellinghouse. A condition will therefore be imposed to limit the use of the outbuilding to that purpose. The use of the outbuilding, therefore, should not result in noticeable comings and goings of clients to the property and any associated parking issues.

Other Matters: Whilst it is noted that the proposed elevation drawings have not been updated to show the pergola or boundary fence, the maximum dimensions of these elements are identified on an amended site plan. Additionally, both elements are in place and photos of the structure had formed part of the application. In light of the submission of a site plan and photos, it is considered that adequate information has been submitted in order to determine this application.

CONCLUSION

Subject to conditions, the design of the proposals are considered to be acceptable in principle and are not considered to harm the character and appearance of conservation area. The proposals are also considered to have

Report of the Chief Officer Planning and Regulatory

4 October 2021

an acceptable impact on neighbouring amenities. The proposed development is considered to conform to the objectives of Wrexham UDP policies GDP1 and EC7.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
G081/003 (revision including pergola and boundary fence)
G081/002
Photos submitted by applicant including pergola and timber fence
2. The proposed outbuilding approved under this permission shall be used only for a purpose incidental to the use of that dwelling as a single dwelling house and not for any trade or business purposes.
3. The existing hedge along the eastern and southern boundaries shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height falls below 1.5m metres when measured above the site levels of the garden without the prior written permission of the Local Planning Authority. If any parts of the hedges are removed without permission, die or become diseased, they shall be replaced by hedges of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.
4. Within three months of this permission, a painting or treatment scheme for the timber fence along the north and eastern boundary of the site shall be submitted and agreed in writing by the Local Planning Authority. The fence shall subsequently be finished in accordance with this scheme within one month of the discharge of this condition.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure that the outbuilding is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan (2005).
3. To ensure a satisfactory standard of appearance the development in accordance with policy GDP1 and EC7 of the Wrexham Unitary Development Plan (2005).
4. 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, EC7 and PS2 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Report of the Chief Officer Planning and Regulatory

4 October 2021

The applicant is reminded that the timber fence located on the northern boundary of the site will be required to be regularised through separate planning permission. Failure to apply for planning permission may result in enforcement action being taken.
