

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 6TH DECEMBER
2021**

APPLICATION NO:
P/2021 /0875

LOCATION:
18 SANDOWN ROAD BANGOR ON
DEE WREXHAM
LL13 0JA

DATE RECEIVED:
02/09/2021

COMMUNITY:
Bangor is-y-coed

DESCRIPTION:
ESTYNIAD UNLLAWR AR Y CEFN
AC ESTYNIAD AR LEFEL LLAWR
CYNTAF DROS ADEILADU
UNLLAWR PRESENNOL / SINGLE
STOREY REAR EXTENSION AND
EXTENSION AT FIRST FLOOR
LEVEL OVER EXISTING SINGLE
STOREY BUILDING

CASE OFFICER:
SJG

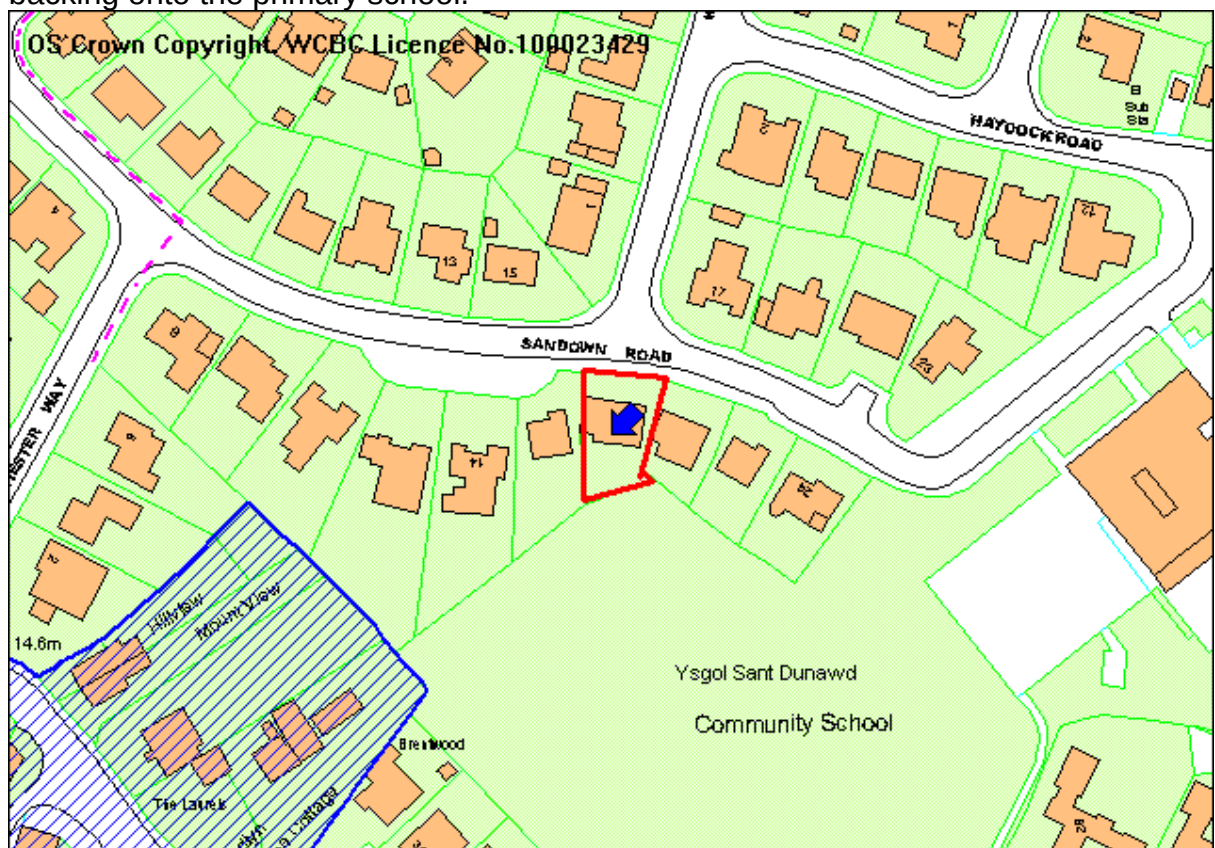
WARD:
Bronington

AGENT NAME:
CRAIG BAUGH

APPLICANT(S) NAME:
LISA EDWARDS

THE SITE

The property is a detached house on the south side of Sandown Road, backing onto the primary school.



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PROPOSAL

As above

The application would add a 5th bedroom over the existing playroom on the west side, and a single storey rear kitchen extension and utility.

HISTORY

P/2003/1470 bedroom and playroom extension granted 8/3/2004

DEVELOPMENT PLAN

The site is within settlement limits as set out in the Wrexham Unitary Development Plan. It falls within a Zone C1 Floodplain and the buffer zone for the River Dee SAC. Policies PS1, PS2, GDP1, T8, EC6, EC12 and EC13 are relevant together with Local Planning Guidance notes 16 Parking standards, 20 Extensions, 21 Space around dwellings and 32 Biodiversity.

CONSULTATIONS

Bangor on Dee CC:	Consulted 10/9/2021
Local member:	Consulted 10/9/2021
Natural Resources Wales:	No objections- standard advice applies
Welsh Water:	Consulted 4/11/2021
Flood risk:	Consulted 4/11/2021
Other representations:	Adjoining occupiers notified: 10/9/2021
	3 representations received:
	• The proposed development will increase the load on existing foul sewerage drains which have been blocked on many occasions • Proposal will reduce land available for soakaway giving rise to increased surface water flooding issues • Side facing window should be obscure glazed. • Over-development of site close to boundary. • Loss of light to adjoining property

SPECIAL CONSIDERATIONS

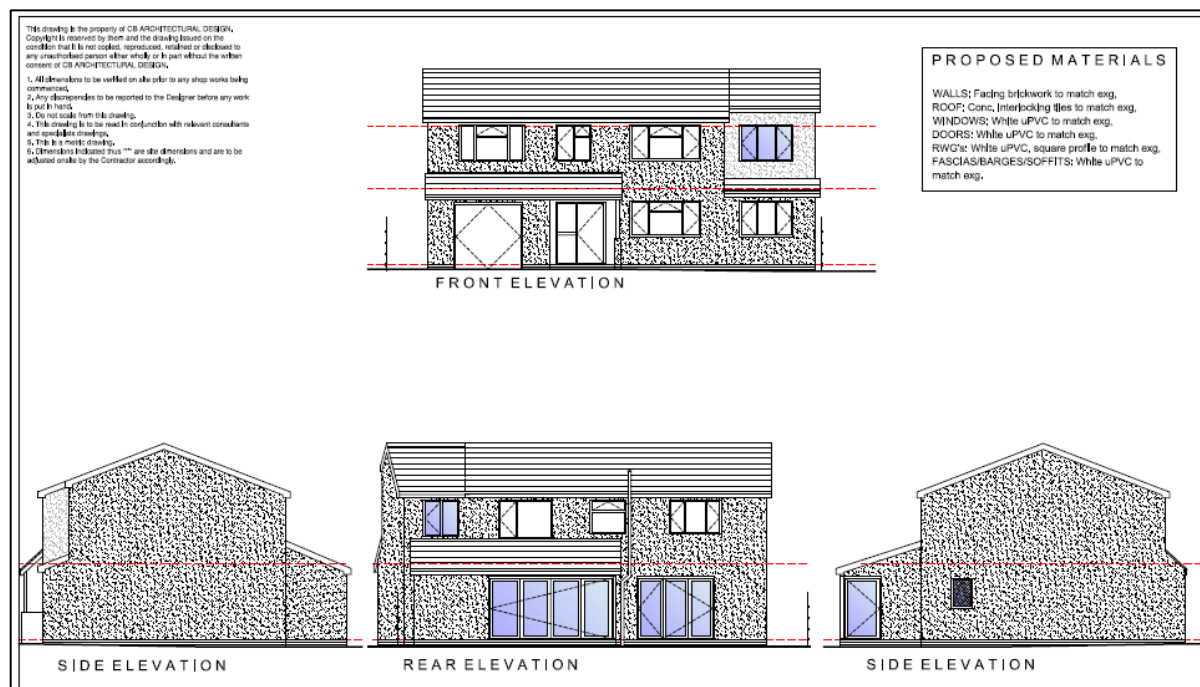
Design and amenity: The existing and proposed elevation plans are included below:

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Existing elevations



Proposed Elevations

The application has been amended in terms of the setting back of the two storey side extension, which will ensure that the proposal complies with adopted guidance regarding design and amenity issues. The side extension will be built close to the boundary but there are no side facing windows. The rear extension is acceptable under the terms of guidance note 20 and a similar extension could be built under permitted development.

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Drainage: Natural Resources Wales have confirmed that there are no objections to the applications in terms of flood risk or phosphate levels in the River Dee SAC. Drainage issues will be dealt with under the Building regulations and by the Water Authority (advice has been requested).

Conclusion: The proposal complies with adopted policies and guidance.

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:
L(-)01A Location Plan
L(-)05A Existing and proposed block plan
Sk01C Proposed ground floor
Sk02C Proposed first floor plan
Sk03C Proposed elevations
and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevation of the dwelling and extension facing east or west shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in

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this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.
