

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
4th APRIL 2016

APPLICATION NO:
P/2016 /0220

LOCATION:
12 BRIARSWOOD NEW RHOSROBIN
WREXHAM
LL11 4PX

DATE RECEIVED:
01/03/2016

COMMUNITY:
Gwersyllt

DESCRIPTION:
TWO STOREY SIDE EXTENSION

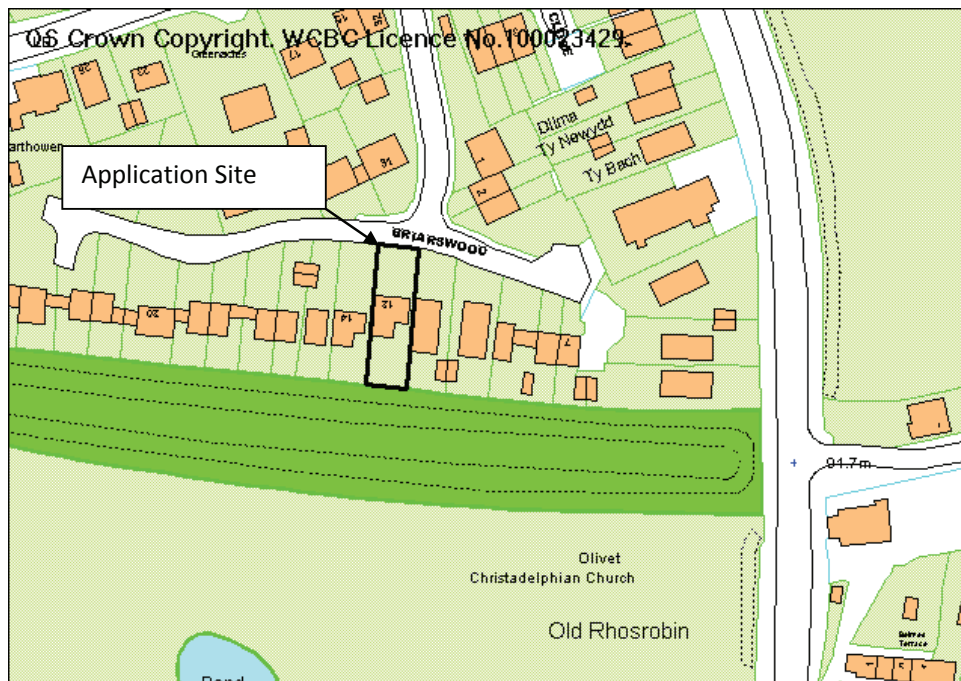
CASE OFFICER:
SEH

WARD:
Gwersyllt East & South

APPLICANT(S) NAME:
MR IAN LANGFORD

AGENT NAME:
HDS ARCHITECTURAL
SERVICES
MR CARL HUGHES

THE SITE



PROPOSAL

As above

HISTORY

None relevant

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DEVELOPMENT PLAN

The site is within settlement. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes Nos. 20 – House Extensions and 21 – Space around Dwellings are also relevant.

CONSULTATIONS

Community Council:	No objections.	
Local Member:	Notified	03.03.2016
Site notice:	Expired	23.03.2016
Other representations:	1 letter of objection received raising the following concerns:	
	• Inconsistencies on the application form. It states no demolition and that there will be no roof alteration when clearly there will be; • Any disturbance to the sewerage arrangements cannot be tolerated; • Noise and dust from the development will cause stress to the adjoining occupiers and aggravate a medical condition; • Extension will over dominate the properties as adjacent; • Increased use of the passageway between properties would be detrimental to peace of mind and environment; • Impact upon the character and appearance of the area; • Cause a loss of daylight/view to a bathroom.	

SPECIAL CONSIDERATIONS

Background: This application is for the demolition of the existing single storey attached side garage and replacement with a two storey side extension. The main issues to consider relate to the impact of the development upon local residential and visual amenity.

Design and residential amenity: The extension as proposed seeks to utilise matching materials and has been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling and surrounding area. The only windows proposed for the side elevation are to be obscure glazed which will avoid any loss of privacy to the adjacent dwelling (to be secured by condition). There are no significant issues of loss of light to this same property as the only existing window on this elevation associated with a bathroom .

Other matters: The application form has been amended to detail the demolition of the existing garage and to confirm alteration to the existing roof. Drainage matters will be properly considered as part of the building

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regulations approval and an advisory note will be attached to any permission to advise the applicant to contact Welsh Water before commencing works.

Although matters relating to the construction works are not strictly planning considerations, advisory notes will be attached to any approval which advises the applicants of their responsibilities in limiting any noise and dust pollution through the development phase.

Conclusion: I consider the extension to the dwelling to be acceptable in terms of scale and design, and there would be no significant impact upon local visual or residential amenity. The development is in accordance with the Council's adopted policies and guidance and I recommend accordingly.

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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. With the exception of those shown on the approved plan and 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) no windows or other openings shall be inserted in any elevation of the extension facing east.
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 extension facing east shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.
5. The development shall only be carried out in strict accordance with the details shown on the approved drawing numbered ML/PD/01a, ML/PD/02a and ML/PD/03a and contained within the application documentation.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To protect the amenities of the occupiers of nearby properties.
4. To protect the amenities of the occupiers of nearby properties.
5. To ensure that the development fully complies with the appropriate policies and standards.

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NOTE(S) TO APPLICANT

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

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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 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.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the

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foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.
