

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

APPLICATION NO:
P/2015 /0793

LOCATION:
27 STANSTY ROAD RHOSDDU
WREXHAM
LL11 2HR

DATE RECEIVED:
22/10/2015

COMMUNITY:
Rhosddu

DESCRIPTION:
ERECTION OF FRONT BOUNDARY
WALL AND FRONT PORCH
EXTENSION (PARTLY IN
RETROSPECT)

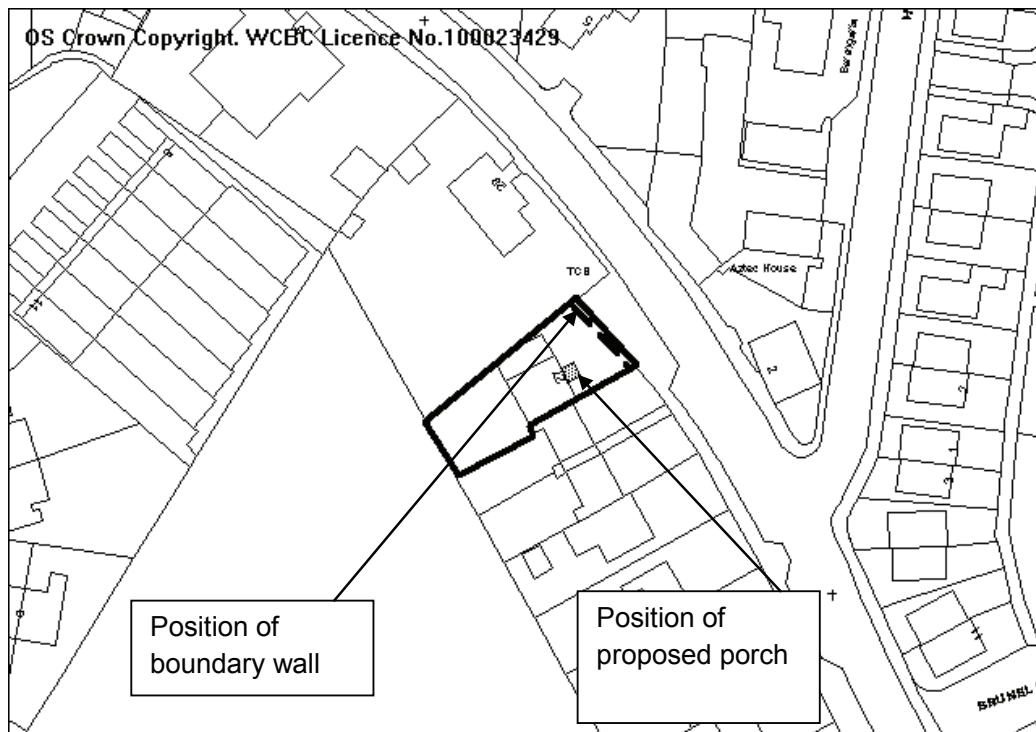
CASE OFFICER:
PF

WARD:
Grosvenor

AGENT NAME:
MR ADEEL ANSARI

APPLICANT(S) NAME:
MR ADEEL ANSARI

THE SITE



PROPOSAL

Planning permission is sought for the erection of a boundary wall to the property frontage (in retrospect) and for the erection of a porch to the front elevation of the dwelling.

HISTORY

None.

DEVELOPMENT PLAN

The site is within settlement. Policies PS2, GDP1 and T8 are relevant. Local Planning Guidance Notes 16 – Parking Standards and 20 – House Extensions are also relevant.

CONSULTATIONS

Community Council: Resolved to object to the planning application for retrospective planning permission for the wall/fence and gates on the grounds that the wall/fence posed a serious danger to pedestrians using the public pavement adjacent to the wall/fence in that the driver of any vehicle coming out of the drive of the property would be unable to see approaching pedestrians using the public pavement. In addition, because of the excessive height of the wall even the tallest of pedestrians would be unable to see a vehicle coming out of the property until it was actually on the pavement.

The design of the wall which was out of keeping with properties in the neighbourhood. Members also expressed extreme concern that the wall had been built in a higgledy piggledy manner, and could have been built without adequate foundations, or proper materials. If the wall were to fall on the pavement it could kill a pedestrian. Members requested that the Building Control Officer inspect the wall to ascertain if it is a dangerous structure adjacent to the public highway.

The proposed erection of a Conservatory 6.76 metres by 2.34 metres in front of the dwelling and in front of the building line. Furthermore, to object to the design of the proposal which would be UPVC windows and UPVC cladding sitting on a dwarf brick wall, with a flat roof, which would be out of keeping with the dwelling and adjacent dwellings which were brick built with tiled pitched roofs.

Local Member: Concerned about the height of the boundary wall with the spikes which appear to be in excess of 2 metres high. Also concerned that we may be encouraging metal spikes on a wall.

Site Notice: Expired 25.11.2015

Highways: No recommendations on highway grounds.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

Neighbouring Occupiers: 4 neighbouring occupiers notified 11.11.2015

SPECIAL CONSIDERATIONS:

Background: An application for planning permission has been submitted following receipt of an enforcement complaint regarding the erection of a boundary wall and gates in excess of 1 metre in height adjacent to the highway as well as the partial construction of a front extension (to dwarf wall level). As part of the consideration of this proposal, an amended plan has been received to reduce the proposed scale of the front extension to the scale of a tradition gable fronted porch. The merits of the proposal are discussed below.

Visual amenity/design: Firstly, in terms of the wall and gates already constructed, these consist of cream render with ornate railings with a double wooden gate. I am satisfied that, whilst the boundary treatment is tall and prominent in the streetscene, it respects the character of the existing dwelling to a certain extent in that it matches its facing materials. The dwelling itself is unique in the streetscene as it is the only rendered property along at the end of a line of properties. It effectively forms a bookend at the end of the street before a change in its character with a tree lined boundary and the bend in the road.

In terms of the proposed front extension, amended plans have been negotiated to significantly reduce the scale of the footprint from a lean to extension to a gable fronted porch. I consider that the scale of the now proposed porch is sympathetic to the proportions of the existing dwelling and there is a similar style porch to the front of one of the neighbouring dwellings to the south. The use of PVC windows and doors to this extension is deemed acceptable as it would match the materials used on the existing windows of the dwellings in this location.

Whilst concerns have been raised regarding the use of railings on the wall, there are no specific planning policies (other than general design principles) which would control the type of materials used. I consider that, in this instance, the use of such materials is acceptable in this instance. Their use on developments elsewhere requiring approval will be dealt with on their own merits.

For the benefit of members, a photograph of the wall in the context of the streetscene is shown below.



Application site frontage viewed from Stansty Road

Highways and public safety: Concerns have been raised regarding the structural stability of the boundary wall. As a wall, this is not subject to control through the Building Regulations and highways have not raised any concerns regarding the structural stability of the wall in proximity to the public highway. The structural stability of the wall is the responsibility of the land owner.

Concerns have also been raised regarding the visibility available from the vehicular and pedestrian access to the site and how this may impact upon users of the public footway. There is currently an established access point in this location and it is considered that the users of the access will be aware of a cautious approach to the use of the access. Highways have not raised any specific concerns regarding this issue.

CONCLUSION

I am satisfied that the design of the wall and porch, by reason of its position and design is acceptable in this location and will not represent a danger to highway users. I therefore recommend accordingly.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

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 SK01, SK02A and SK05 dated 17 December 2015 and contained within the application documentation.

REASON(S)

1. To ensure that the development fully complies with the appropriate policies and standards.
