

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT —
1 July 2013

01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

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APPLICATION NO:
P/2013 /0276

LOCATION:
2 BRIAR CLOSE CROSS LANES
WREXHAM
LL13 0QB

DATE RECEIVED:
19/04/2013

COMMUNITY:
Sesswick

DESCRIPTION:
SELF CONTAINED GRANNY ANNEX

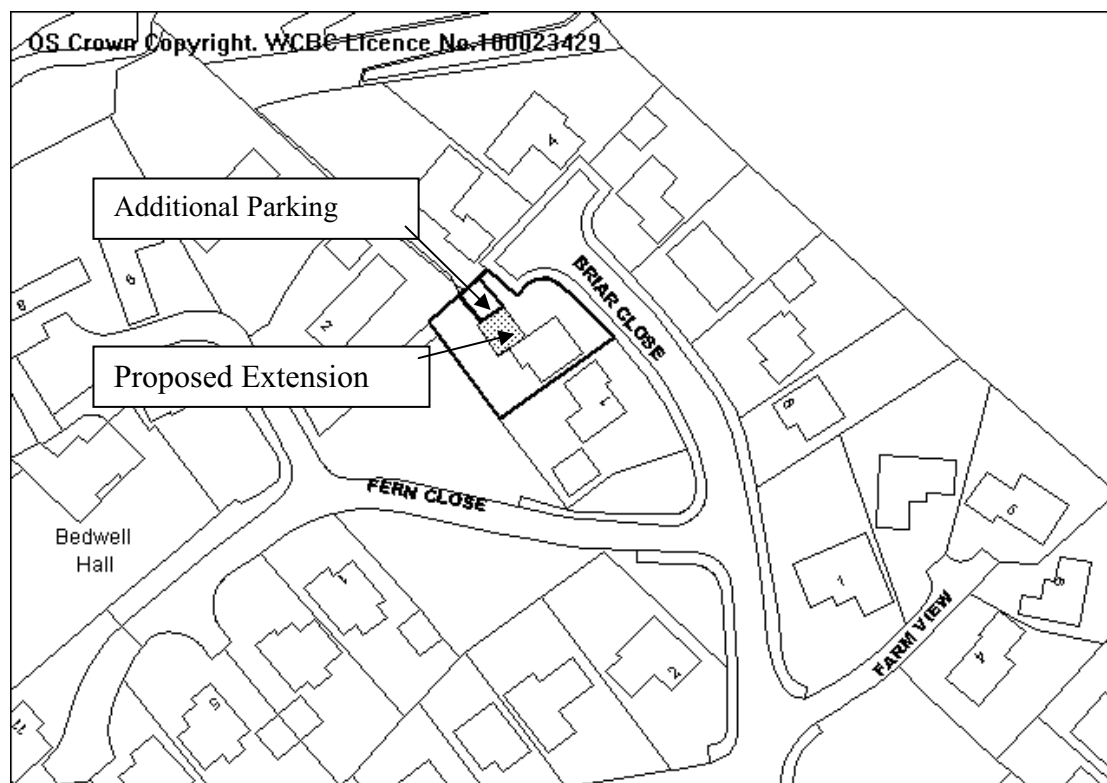
CASE OFFICER:
SEH

WARD:
Marchwiell

APPLICANT(S) NAME:
MR T GREENHALGH

AGENT NAME:
MR B SMITH

THE SITE



PROPOSAL

As above.

HISTORY

P/2012/0473	Self contained granny annex	Refused Appeal dismissed	22/8/2012 1/3/2013
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DEVELOPMENT PLAN

The site is within settlement. Technical Advice Note (TAN) No. 12 'Design' and UDP Policies PS2, GDP1 and T8 apply. Local Planning Guidance Notes Nos.16 – Parking Standards 20 – House Extensions and 21 – Space around Dwellings are also relevant.

CONSULTATIONS

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|------------------------|---|
| Community Council: | Object to the application:
(a) This application would leave a large property without a garage.
(b) Vehicle access is proposed from the turning area, which could create other problems.
(c) A large caravan appears to be permanently parked on the property, partly blocking access to the existing garage and reducing the parking space available outside the property.
(d) This application may adversely affect neighbours. |
| Local Member: | Notified 23.04.2013 |
| Site Notice: | Expired 16.05.2013 |
| Other Representations: | 2 letters of objection received: <ul style="list-style-type: none">• The extension does not reflect the form and character of the existing dwelling;• Impact upon the character and appearance of the area and adverse effect upon the street scene;• The massing of the proposed extension would create a visual imbalance to the detriment of the street scene and would jar with the visual context of the cul-de-sac.• The annex is large and could be used as a separate dwelling;• The development appears from the street as an independent semi-detached dwelling. Whilst there is a variation in house type in Briar Close, none vary to this extent, and there are no semi-detached properties in this location. As such the development does not make a positive contribution to the appearance of the area;• The loss of the semi mature trees to make way for the parking area would impact upon the street scene;• The removal of a large section of the boundary wall to make way for the parking spaces required to compensate for the loss of the garage and support the increased size of |

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household is unacceptable. Together with the vegetation also to be lost, this boundary wall provides a natural/seamless link between no. 2 and 3 Briar Close, and the loss of this will add significant street clutter opening up the parking areas to the cul-de-sac;

- The previous scheme was considered unacceptable by both the Council and the Planning Inspectorate. Withstanding the parking arrangements, the only additional information provided with this re-submitted application relates to ridge tiles and brick banding. Surely this alone cannot overcome the previous concerns with the development?

SPECIAL CONSIDERATIONS

Background: An application was originally made last year (P/2012/0473) for the conversion of the double garage with a first floor extension above, to create a two bedroom annex over two floors. Permission was refused and a subsequent appeal against this decision dismissed. This application is again for the conversion of the double garage with a first floor extension above, to create a one bedroom annex over two floors. Included now are details of the ridge tiles and brick banding. Also now proposed is the removal of a large section of the boundary wall and semi-mature trees fronting the site to make way for additional on-site parking spaces. The main issues to consider relate to the impact of the development upon the visual amenities of the area.

Design: It is important that the development reflects the existing dwelling and retains its character and proportions, scale and design. Existing details such as window shape etc should be reflected in the detailing of any addition to the original building.

The existing dwelling has a strong vertical emphasis which is reinforced by the prominent gable on the right of the front elevation. The proposed development, due largely to the excessive width and lowered ridge height has a more horizontal emphasis which jars with the proportions of the existing house producing the appearance of a substandard semi-detached property rather than a well designed, well proportioned extension which should be in keeping with the house.

This is further emphasised by the presence of a second door on the front elevation of the proposed development which changes the character of Briar Close which is characterised by detached dwellings. In fact there are no semi-detached dwellings or dwellings which display that character anywhere else on the Nant Clwyd Pant Estate.

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The detailing on the front elevation lacks symmetry and the brick to opening/glazing ratio is not akin to that of the original house. The proposed dormer style windows are disproportionate to the roof space, dominating the roof plane to the rear in particular, which would be readily visible from the highway to the rear known as 'Fern Close'.

The objective of TAN12 is to improve the quality of design. This is reflected in Policy GDP1 of the Wrexham UDP in that the development should not only accord with the site but also makes a positive contribution to the appearance of the nearby locality. The extension is incongruous and its overall width and mass would be visually over-dominant and out of keeping when viewed from Briar Close. It is the additional mass and the way it ties into the existing dwelling which is of main concern.

The interruption of a substantial section of wall and semi-mature trees, which provides a seamless link between properties, to make way for the parking facilities, would also have a negative impact opening up the parking area to the detriment of the street scene.

Conclusion: The development conflicts with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan, Welsh Government Technical Advice Note 12 'Design' and Local Planning Guidance Note No. 20 - 'House Extensions'. The proposal by virtue of its scale and design does not respect the strong vertical emphasis of the existing dwelling disturbing its integrity and proportions which would lead to a sub-standard appearance of the development. In addition the design is considered to be inappropriate by virtue of its detailing and additional street clutter, producing a discordant feature out of character with the building and failing to make a positive contribution to the appearance of the nearby locality.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposal by virtue of its scale and design does not respect the strong vertical emphasis of the existing dwelling disturbing its integrity and proportions which would lead to a sub-standard appearance of the development. In addition, the design is considered to be inappropriate by virtue of its detailing, producing a discordant feature out of character with the building and failing to make a positive contribution to the appearance of the nearby locality. The development conflicts with Policies GDP1 and PS2 of the Wrexham Unitary development Plan, Welsh Government Technical Advice Note 12 'Design' and Local Planning Guidance Note No 20 - 'House Extensions'.
