

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council					✓
Local member(s)					✓
Highways					
Public Protection					
Natural Resources Wales					
Canal & Rivers Trust			✓		
Cadw			✓		
CPAT			✓	✓	
Denbighshire			✓		
Neighbours		1			

RELEVANT HISTORY	P/2003/0562 Listed Building Consent for the erection of a garage. WITHDRAWN. P/2003/0563 Erection of a garage. GRANTED 20.06.2003 P/2006/1251 Alterations and rear extension. GRANTED 28.11.2006 P/2006/1252 Listed Building consent for alterations and rear extension. GRANTED 05.01.2007 P/2010/0563 Erection of a garage. GRANTED 20.06.2003 P/2010/0619 Repositioning of range refused 1/11/2010 P/2011/0117 Change of use of garage to annexe Granted 10/6/2011 P/2016/0716 Variation of c12 of P/2011/0117 Granted 7/11/2016 ENF/2017/0084 fence ENF/2016/0244 Annexe P/2021/0272 LBC for same scheme. Current
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PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	✓	✓	
Conservation Area			
Listed Building/ setting	✓	✓	
Green Barrier			
Special Landscape Area	✓	✓	
Flood Risk			
Within Buffer Zone or affecting SAC*	✓	✓	
World Heritage Site	✓	✓	
AONB	✓	✓	
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
20 extensions	✓	
21 space around dwellings	✓	
17 trees	✓	
33 WHS	✓	
7 Landscape	✓	

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity	✓			
Design	✓			
Highway safety	✓			
Parking	✓			
Conservation/LB	✓			
Ecology	✓			
Trees	✓			
Other				

OBSERVATIONS:

The proposal is very similar to the extension approved in 2006 but not built.

The proposal is to create an additional bedroom and en-suite to increase the house from its current 3 bed to a 4 bed. Internal alterations are also going to be carried out, this includes extending the kitchen.

A detailed heritage assessment has been submitted.

Woodbank Cottage is listed, Grade II, as a fine example of a Georgian villa-type house. It is also sited within the Pontcysyllte World Heritage Site buffer zone and Clywdian Range and Dee Valley AONB. It has strong associations with the Aqueduct, reportedly being the drawing office for Telford during its construction.

The proposals are centred on the rear of the property, with the demolition of single storey lean-to structures to make way for a two storey extension on a larger footprint. The new build will be in modern materials (cavity wall block) and rendered to match later extensions. The roof will be slate to match the existing roof covering, rainwater goods will be cast iron and windows wooden double-glazed to match in with the existing structure.

Although the extension is larger than the previous structure, it is still subservient to the main building. The creation of a pitched roof at the same height as the main section of the rear range (which is being retained) mirrors the building design well. It will be in keeping with the listed building but clearly new, allowing for a clear reading of the building's development.

I have no objections to this application, providing that a condition is included for the approval of window design prior to their installation in the building (ZL08).

The objection relates to access and turning issues with the long private drive. A plan has been submitted showing parking and turning space and this proposal is not considered to cause additional highway safety impacts. Obstruction of a private road and use of land for turning of vehicles are private matters.

Cadw, AONB joint committee and CPAT all confirm that the proposal will not cause harm to this very sensitive location.

The application has been screened for impacts on the River Dee SAC and it is concluded that no adverse impacts would arise.

The proposal complies with adopted policies and guidance.

RECOMMENDATION

Delegated Tick Sheet

09/07/21

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GRANT	✓
REFUSE	
S106	