

## REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 05/07/2021

**APPLICATION NO:**  
P/2021 /0423

**LOCATION:**  
101 HARWOODS LANE ROSSETT  
WREXHAM  
LL12 0EU

**DATE RECEIVED:**  
28/04/2021

**COMMUNITY:**  
Rossett

**DESCRIPTION:**  
ESTYNIAD CEFN DEULAWR / TWO  
STOREY REAR EXTENSION

**CASE OFFICER:**  
SB

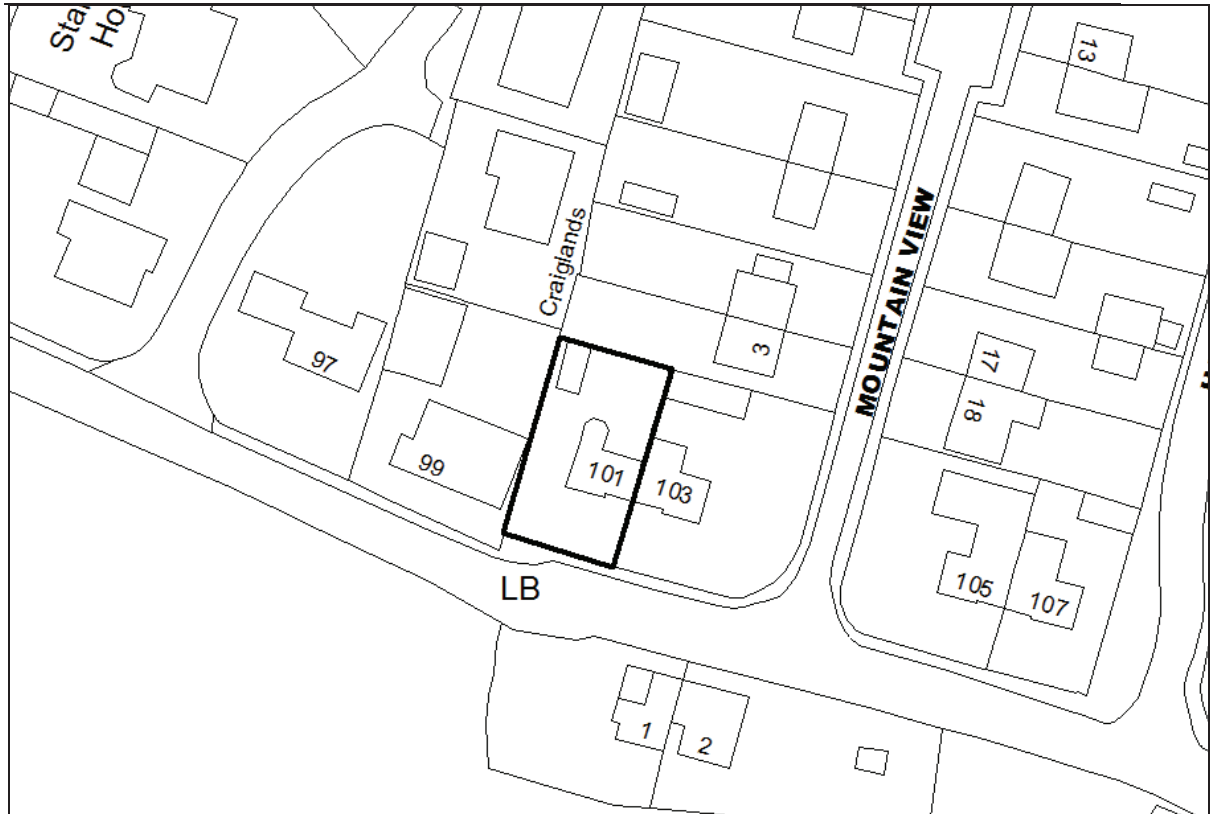
**WARD:**  
Rossett

**APPLICANT(S) NAME:**  
WILLIAMS

**AGENT NAME:**  
MR GETHIN JONES

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### THE SITE

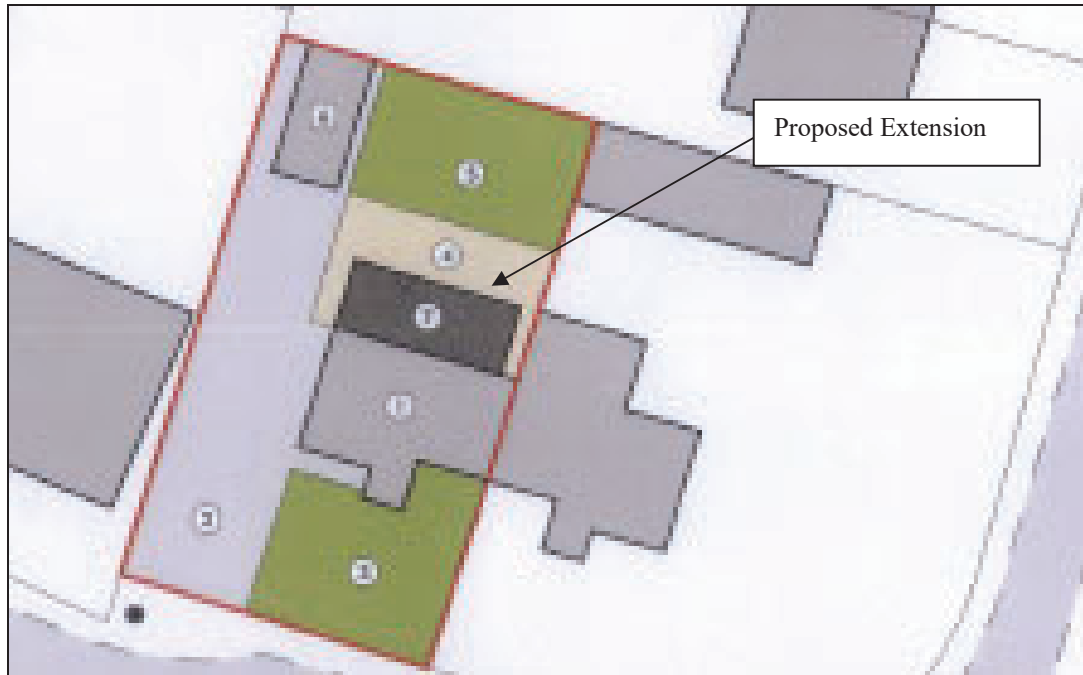


### PROPOSAL

The proposal involves the demolition of an existing single storey conservatory at the rear of the property and the erection of a two storey rear extension to create a snug, utility and dining room on the ground floor and two additional bedrooms at first floor.

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**Proposed Rear View**



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**Proposed Side View (SE)**



**Proposed Side View (NW)**



## **HISTORY**

**ENQ0423** (Nov 1997) – Rear porch/conservatory. PP not required. Appears to have been built.

## **DEVELOPMENT PLAN**

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Wrexham Unitary Development Plan. Policies PS1, GDP1 and EC5. Local Planning Guidance Notes 13, 16 and 20.

### **CONSULTATIONS**

**Community Council:** **Object** to the size of the extension. This is a large extension and presume it would exceed one third of the floor area of the original dwelling. Concerned that a neighbouring property is empty and will not be able to comment.

**Local Member:** Consulted 10<sup>th</sup> May 2021 check

**Neighbours:** Consulted 10<sup>th</sup> May 2021

### **SPECIAL CONSIDERATIONS**

The main issues to consider relate to the principle of development, design/appearance, residential amenity and parking.

#### **Principle**

Although outside the defined settlement limit and within a Special Landscape Area (SLA) as set out in the UDP, the site is located within a well-established built up residential area known as Trevalyn. Whilst LPG13 advises against extensions greater than 1/3 of the floor area of the original dwelling outside settlement, given the scale and context of the site this proposal is considered to be acceptable and, would not have an adverse impact.

The principle of development **is** considered acceptable and would not have an adverse impact upon the current allocated status of this land as a SLA. The LDP proposes to amend this by instating a settlement boundary around the built up areas of Trevalyn and removing the SLA designation.

#### **Visual Amenity/Design**

Although, the extension seems fairly large in comparison to the existing house, it would create a comfortable and reasonably sized family home and not particularly visible from any public view point. The proposal is not over bearing or over dominant. It will not have a detrimental impact upon the character of the dwelling or the area.

#### **Residential Amenity**

Overlooking: The current rear window to the bathroom will be relocated to the side of the property, which does have the potential to overlook into the garden immediately adjoining to the west. However, if this is to be glazed with obscure glass with a high level opening, then this is considered acceptable. The remaining windows are proposed for the rear of the extension at ground

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and first floor. There is a fence of approximately 1.8m along the boundary, which is located approximately 8m away, directly in front of the extension. This will provide a level of privacy to the owner/occupiers of the application site and to the garden of the property that adjoins to the north east. Any overlooking from the first floor windows would not be significantly increased to the extent that the proposal would be considered unacceptable.

Daylight: In applying the 45 degree daylight tests to the proposed rear extension, both tests would pass in relation to the properties either side. The property to the west is located at a sufficient distance so as not to result in any loss of daylight. The adjoining property to the east has a single storey brick built rear extension which extends beyond the rear of the house by approximately the same distance as the extension proposed. As such it would not cause any loss of daylight to this property either.

### **Parking**

There is more than ample parking to cater for the resulting number of bedrooms (4) that will be created. There were 3 cars parked within the curtilage when I visited the site with room for more.

### **Objections**

I acknowledge the objection raised by the Community Council and agree that the extension is big, but do not consider it so big that it would significantly harm the appearance and character of the existing house or surrounding area. Similarly it is not considered that it would result in any significant loss of residential amenity.

**Conclusion:** The proposal is considered acceptable and for the reasons set out above, I am satisfied that there would be no loss of residential amenity nor would there be any adverse impact upon the character and appearance of the dwelling or surrounding area. I therefore 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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated 09.04.21 and as contained within the application documentation.
4. 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

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Order with or without modification) no windows or other openings shall be inserted in any elevation of the building facing South East or North West.

5. 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), the first floor window proposed in the elevation of the existing dwelling facing North West shall only be glazed with 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 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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### **NOTE(S) TO APPLICANT**

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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: [heathandhousng@wrexham.gov.uk](mailto:heathandhousng@wrexham.gov.uk) or 01978 292040. Please use the same

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contact details for any other enquiries regarding construction / demolition site noise.

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