

Item 4d

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 26 July 2021

APPLICATION NO:
P/2021 /0634

LOCATION:
57 ST GILES PARK GWERSYLLT
WREXHAM
LL11 4AX

DATE RECEIVED:
28/06/2021

COMMUNITY:
Gwersyllt

DESCRIPTION:
ESTYNIAD CEFN DEULAWR / TWO
STOREY REAR EXTENSION

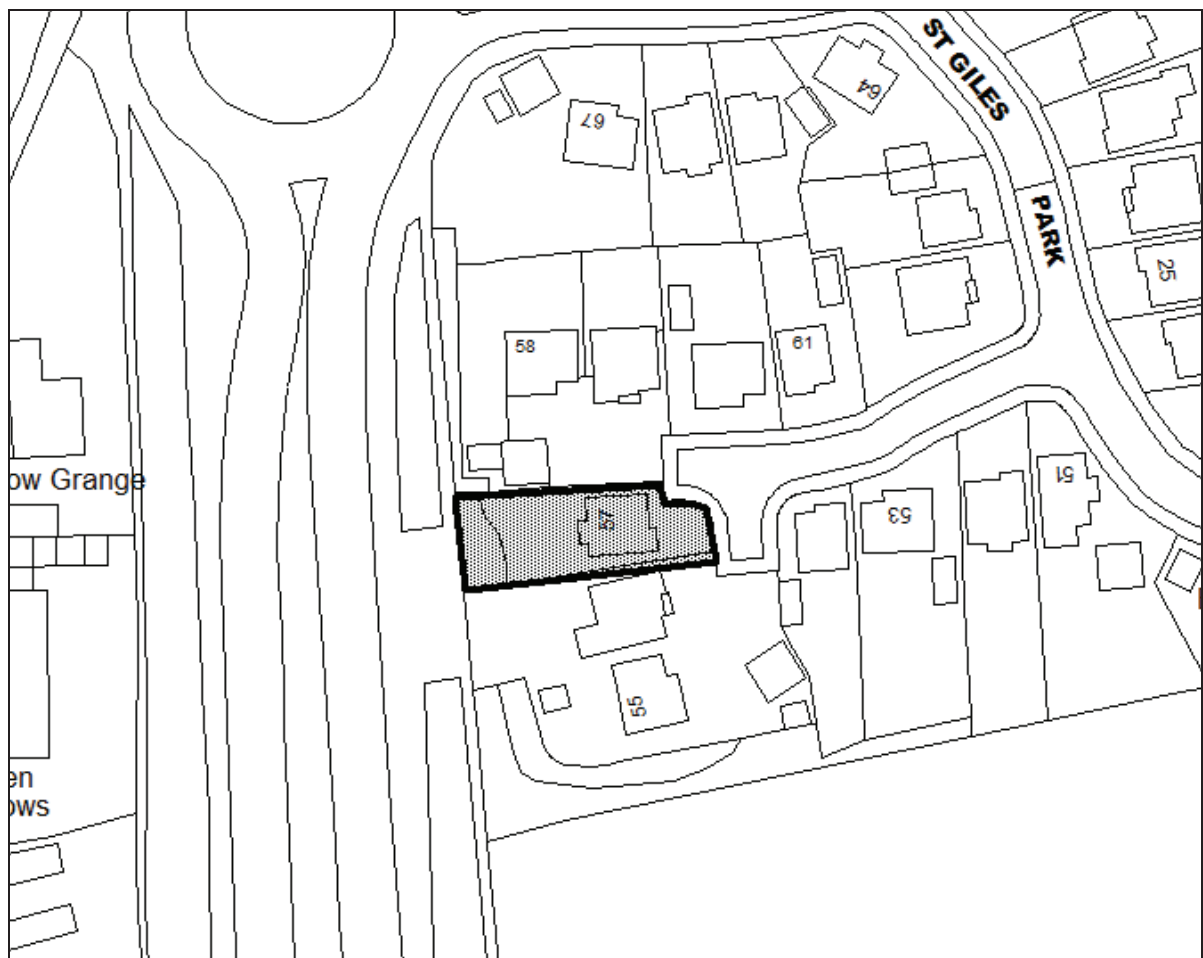
CASE OFFICER:
SB

WARD:
Gwersyllt East and
South

APPLICANT(S) NAME:
MRS ANNA GRIFFITHS

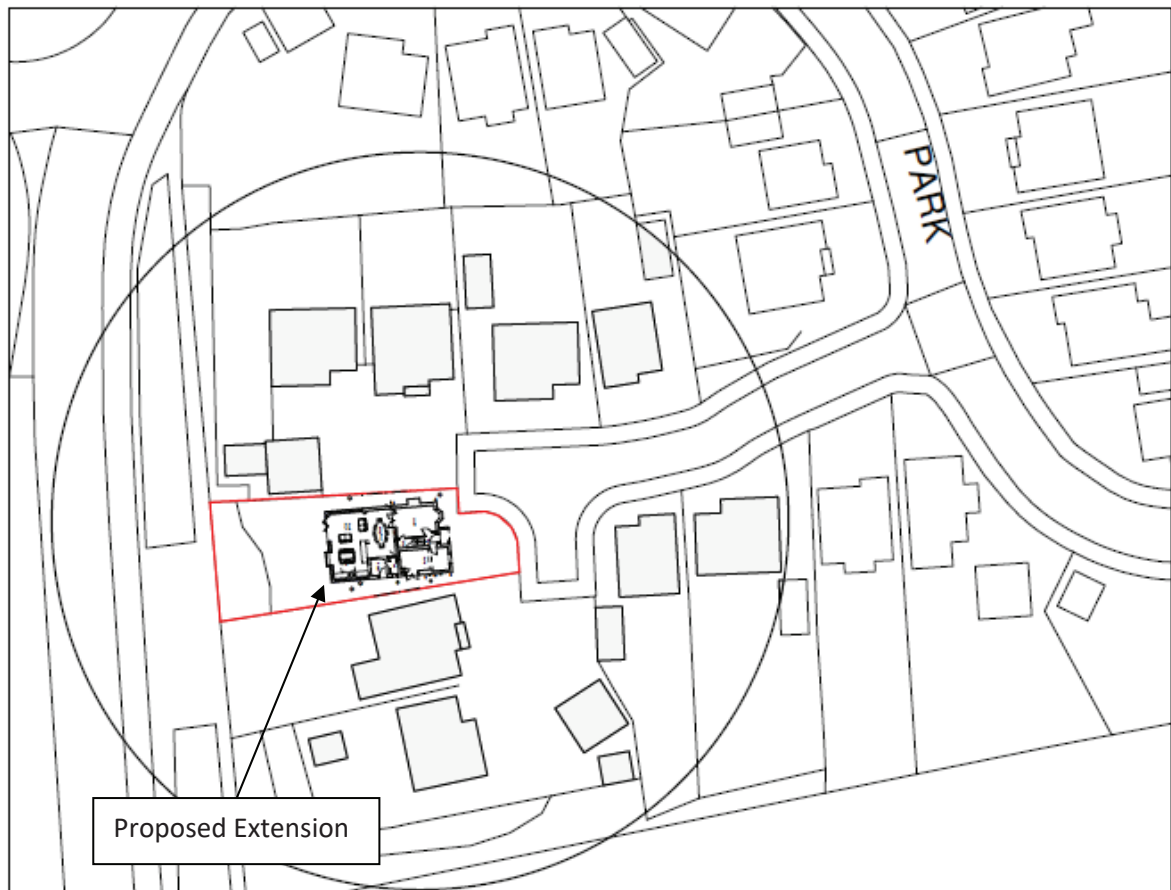
AGENT NAME:
BLUEPRINT LTD
DAFYDD EDWARDS

THE SITE



PROPOSAL

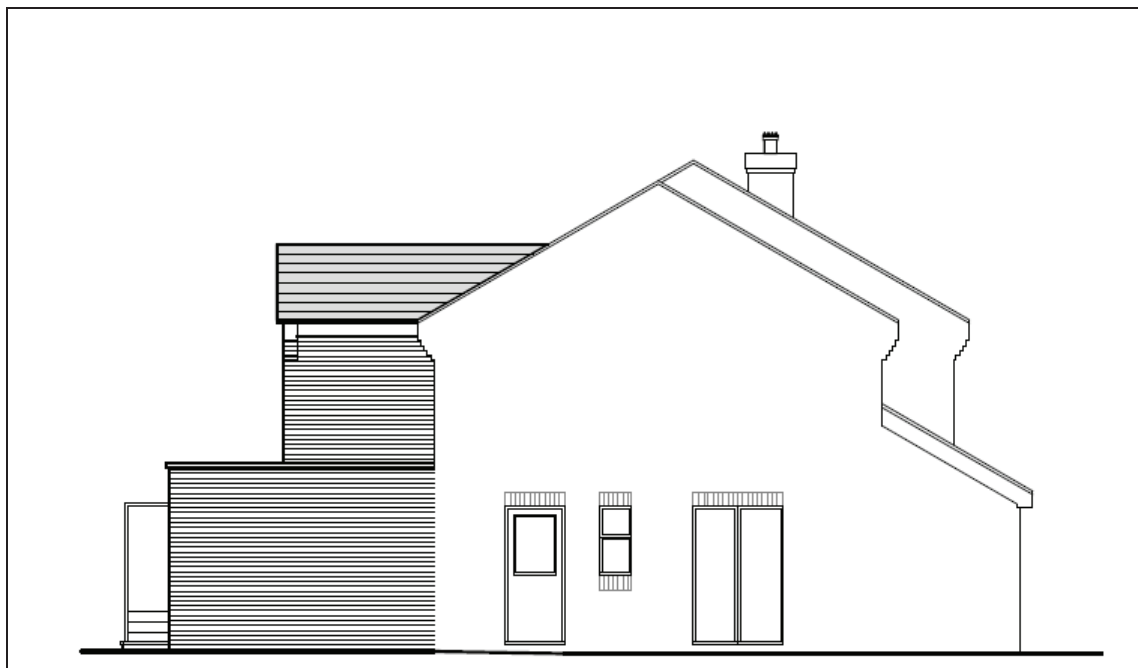
The proposal involves a single storey flat roof extension to the rear of the dwelling to create a kitchen/family area. The kitchen area will have a small glazed projection to the rear. It also involves a first floor extension over part of the proposed ground floor extension (far northern section) to extend an existing bedroom.



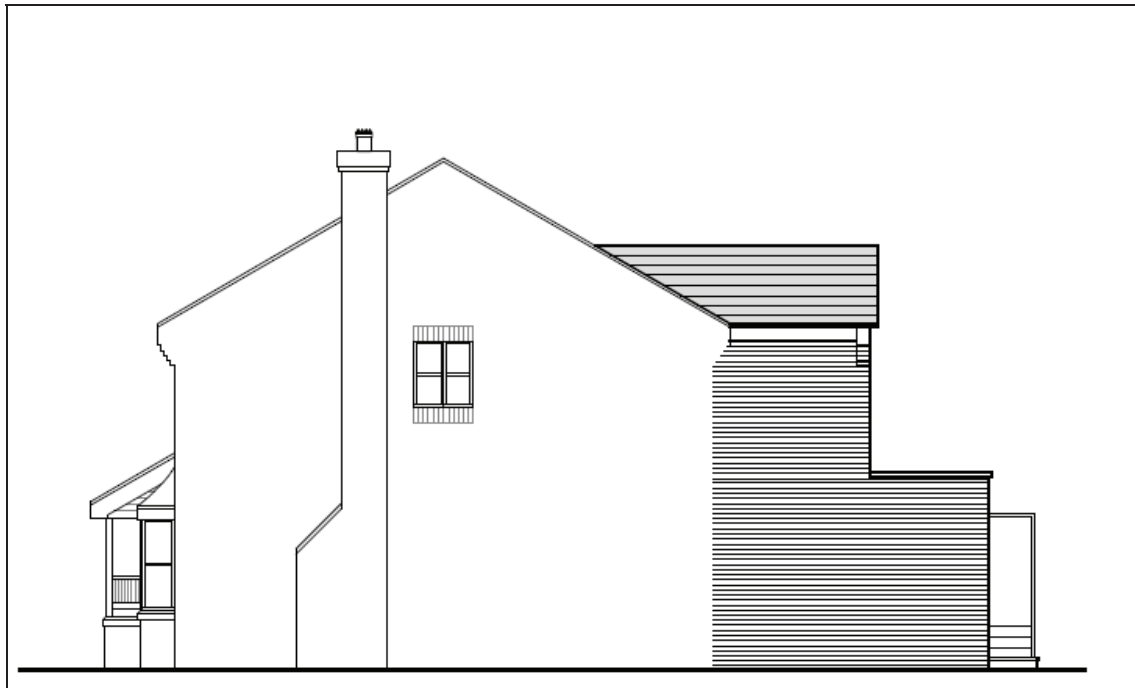
Proposed Rear View (West)



Proposed Side View (South)



Proposed Side View (South)



HISTORY

None relevant.

DEVELOPMENT PLAN

Wrexham Unitary Development Plan. Policies PS1, PS2 and GDP1. Local Planning Guidance Note 20.

CONSULTATIONS

Community Council: Consulted 5th July 2021

Local Member: Consulted 5th July 2021

Neighbours: Consulted 6th July 2021

SPECIAL CONSIDERATIONS

This application is being reported to committee as Applicants are related to one of the two Local Members for this ward.

The main issues to consider relate to design and appearance and residential amenity

Design and Appearance

The design and appearance of the extension is considered acceptable. It is proportionate to and in keeping with the existing dwelling. It will not have a detrimental impact upon the character of the dwelling or the area.

Residential Amenity

Overlooking: No issues of overlooking. The only windows proposed are for the rear elevation, which look directly into the applicant's garden. There are no properties to the rear that would be affected, since the property backs onto Mold Road.

The small glass projection from the rear elevation will not cause any issues of overlooking

Daylight: In applying the 45 degree daylight tests to the proposed rear extension, both tests would pass in relation to the properties either side. A double garage adjoins the boundary to the north and the properties either side are at a sufficient distance so as not to result in any loss of daylight.

Conclusion: The proposal is considered acceptable and complies with all relevant policy and guidance. 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) numbered G084/003 and G084/004 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 Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension facing North or South.

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.

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: heathandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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.

REPORT OF THE CHIEF OFFICER PLANNING REGULATORY

26TH JULY 2021

DELEGATED DECISIONS ISSUED 19 JUNE 2021 TO 9 JULY 2021

WRA P/2020/0633 WITHDRAWN 24/06/2021	, 16, CAMBERLEY DRIVE, WREXHAM, , , LL12 7LW	TYSTYSGRIF GYFREITHLON AR GYFER ESTYNIAD CEFN UNLLAWR / LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION
RUA P/2020/0673 GRANTED 22/06/2021	, LAND AT RUABON BUSINESS PARK, RUABON, WREXHAM, , LL14 6TE,	CAIS I GYMERADWYN MATERION A GEDWR YN OL YN UNOL A CHANIATAD CYNLLUNIO AMLINELLLOL P/2018/0053 - YMDDANGOSIAD, TIRLUNIO, SAFLE A CYNLLUN A GRADDFA / APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0053 - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE
GRE P/2020/0703 REFUSED 07/07/2021	, GRESFORD POLICE STATION, 76, CHESTER ROAD, WREXHAM, , LL12 8PA	NEWID DEFNYDD ORSAF HEDDLU I FEITHRINF A DDYDD / CHANGE THE USE OF POLICE STATION TO A DAY NURSERY
LGC P/2020/0709 GRANTED 22/06/2021	, ODDI AR Y TWMPATH, LANE FROM HIGH STREET TO TAN Y BRYN, GLYN CEIRIOG, WREXHAM, , LL20 7LY	DREIF MYNEDIAD NEWYDD (YN OL DREMIOL) / NEW ACCESS DRIVEWAY (IN RETROSPECT)