

**APPLICATION NO:**  
P/2021 /0284

**LOCATION:**  
RAVENOAK BROAD LANE ROSSETT  
WREXHAM  
LL12 0ES

**DATE RECEIVED:**  
18/03/2021

**COMMUNITY:**  
Rossett

**DESCRIPTION:**  
DAU CEFN STORI, OCHR LLAWR  
CYNTAF AC ESTYNIADAU PORCH  
BLAEN / TWO STOREY REAR, FIRST  
FLOOR SIDE AND FRONT PORCH  
EXTENSIONS

**CASE OFFICER:**  
BB

**WARD:**  
Rossett

**AGENT NAME:**  
KE DESIGN  
MR CRAIG MARSTON

**APPLICANT(S) NAME:**  
MR & MRS POWELL

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## THE SITE

Ravenoak, Broad Lane, Trevalyn



## PROPOSAL

As above

## HISTORY

P/2008/0575          Erection of boundary fence and gate in retrospect.  
Granted 15.09.08

## DEVELOPMENT PLAN

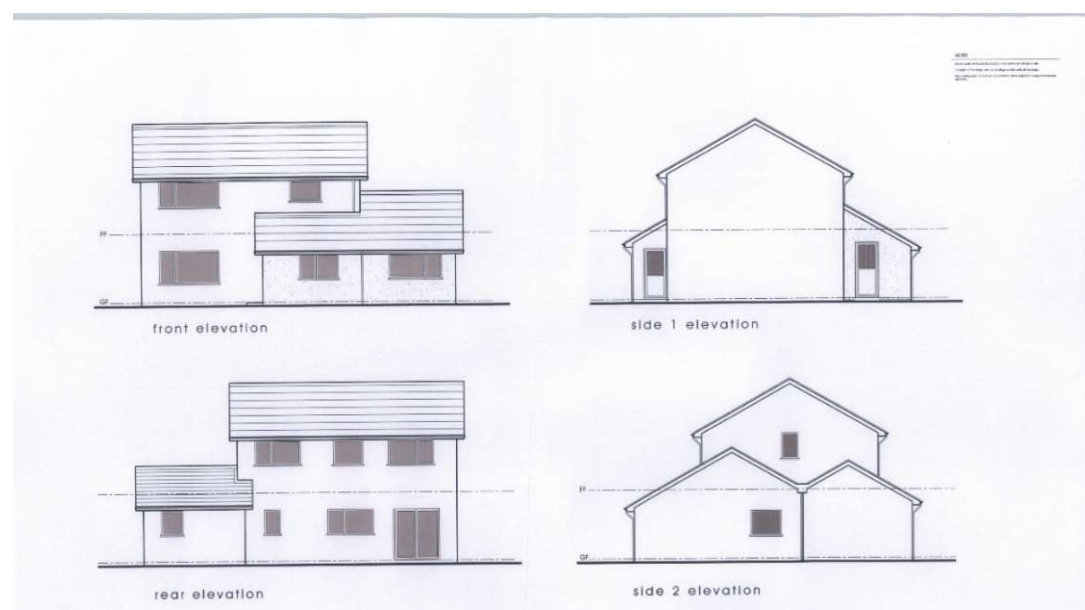
Outside of settlement limit. UDP Policy GDP1 applies. Local Planning Guidance Note Nos.13 (Housing in the Countryside) and 20 (House extensions) are also relevant.

## CONSULTATIONS

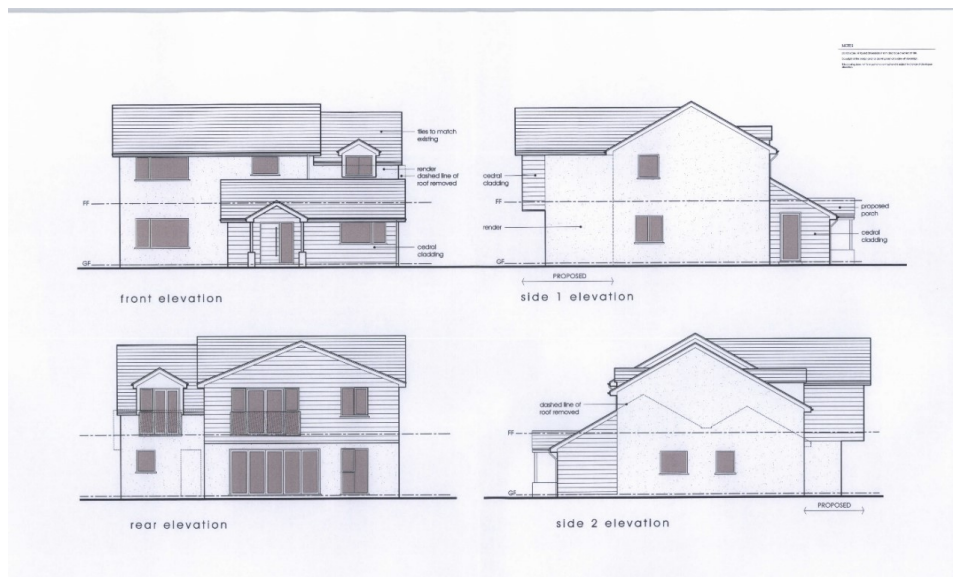
|                    |                                                                                                                                                                                                                        |          |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Community Council: | Objects to this proposal on the grounds that the development would result in an increase of more than one third of the floor area of the original dwelling, therefore failing to meet the criteria set out in LPGN 13. |          |
| Local Member:      | Notified                                                                                                                                                                                                               | 08.04.21 |
| Neighbours:        | Notified                                                                                                                                                                                                               | 11.04.21 |

## SPECIAL CONSIDERATIONS

**Design:** Policy GDP1 seeks to ensure that built development in its design, layout, scale, materials used and landscaping accords with the character of the site and makes a positive contribution to the appearance of the locality.



*Figure 1. Existing Elevations*



*Figure 1. Proposed Elevations*

The proposed additions cumulatively would increase the floor area of the original dwelling by approximately 56.5%.

LPGN13 and LPGN20 recommend that extensions to dwellings in the countryside should not result in an increase in the floor area of the original dwelling by more than one third. However, this is guidance, and would broadly apply to generic scenarios. As such, there is a degree of flexibility when applying this guidance. Every application is determined on its own merits and assessed within their specific contexts.

In this particular case, the property is not considered to sit within a prominent location within the rural landscape. The property is located in a small cluster of buildings within an established street frontage. Any extensions would be set within this backdrop where they can assimilate themselves into the street scene. As such it is not considered that the extensions would materially harm the rural landscape.

Whilst acknowledging that the front and side extensions are of a differing design and massing to neighbouring properties (incorporating timber cladding and a dormer window), they are not considered to detract from the appearance of the property or the immediate locality. The property itself is of a relatively contemporary late 20<sup>th</sup> century design and a variety in dwelling types and designs are located within this frontage. Given the street frontage is not uniform, and given the existing appearance of the host property, the alteration to the properties appearance is considered to be acceptable in this particular location. The extensions to the rear would not be clearly visible from public vantage points and consequently would not harm the appearance of the locality. The proposals are therefore considered to meet the aims and objectives of Policy GDP1.

**Amenity:** The property is flanked by the dwellings known as 'Thirdings' (located to the north east) and 'Meadow View' (south west). With regard to Thirdings, this property has two flank elevations that face onto the proposed side and rear extensions. The nearest gable wall is blank. Windows and doors are located within the side elevation of the side return of this property. The side facing window and door at ground floor are secondary windows to the kitchen and the first floor window serves a bathroom, as such any impact to these windows by way of loss of daylight/sunlight and outlook are considered acceptable.

The main rear facing kitchen ground floor window would clearly pass the initial BRE 45 degree daylight/sunlight assessment. A rear facing patio door is located in the main rear elevation of this property. This patio door would comfortably pass the initial 45 degree daylight/sunlight assessment when measured on plan. Due to a separation distance of approximately 4m from this window and the side extension any loss of outlook is considered to remain within acceptable parameters. It is noted that development already abuts the boundary with this property, and whilst it would be constructed to two storeys, given that the majority of this development would face onto the blank wall of this property and given the depth of the neighbouring garden it is not considered that the development would be unduly overbearing.

With regard to Meadow View, this property is set back further into its plot than Ravenoak and as such the rear extension would project approximately 1.5m beyond the rear building line of this property. When considering a separation distance of 2m and approximately 4m would be maintained from the boundary and its side elevation and given the modest projection beyond its rear elevation the rear extension is not considered to result in an overbearing form of development. The rear windows of Meadow View would comfortably pass the initial 45 degree BRE assessment when measured on plan form. A single side facing ground floor window serves a non-habitable room and is already constrained by the existing side elevation of Ravenoak.

With regard to the potential for overlooking, windows are present on the rear elevation at first floor and as such the introduction of new windows and French doors with railings at this level is not considered to result in instances of overlooking which would go over and beyond the existing situation. These windows would lie perpendicular to Meadow View and Thirdings and sufficient separation distances would be maintained from properties to the rear.

Given the above assessment, the proposal is not considered to impinge on the amenities afforded to the nearest adjoining properties. Sufficient separation distances would be maintained from properties located to the rear of the site. Accordingly, in terms of neighbour amenity, the development is considered to meet the aims and objectives GDP1.

**Ecology:** The existing property is connected to the mains sewer which is served by Lavister Waste Water Treatment Works (WwTW). This WwTW has capacity and consent to process any increase in volume of phosphates.

**Conclusion:** The design of the proposal is considered to be acceptable in principle and is not considered to harm the character and appearance of locality. The proposal is also considered to have an acceptable impact on neighbouring amenities. For the reasons noted above I am satisfied the proposals accord with policy GDP1.

**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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) 2010-MA(00)0001, 2010-MA(00)0002, 2010-MA(00)0004, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
  2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
  3. 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.
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