

DARREN HARDY

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ENQ/2019/0129
24/06/2019
Sharon Holman
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Dear Sir,

Town and Country Planning Act 1990

**NEW DRIVEWAY, TWO STOREY DOUBLE GARAGE AND TWO STOREY
EXTENSION AT 49 RUSSELL STREET, CEFN MAWR, WREXHAM.**

I refer to your planning enquiry dated 16/05/2019 and apologise for the delay in providing you with a full response.

I can confirm that I have assessed the information submitted by you and that I have determined in accordance with the above detailed legislation that formal applications for both planning permission and Building Regulations approval will be required in respect of the proposed access, double garage and house extension.

Validation Requirements

A formal planning application must be accompanied by the following information in order to be validated:

- Householder planning application forms;
- 1:1250/1:2500 Site location plan with the land subject to the application edged red;
- 1:200/1:500 Detailed Site/Block plan showing the extension and garage, remaining garden, access (with visibility splays) and parking and turning area;
- Existing and proposed floor and elevation plans 1:100 scale;
- Ecological Appraisal;
- Arboricultural Impact Assessment;
- Topographical survey;
- Sections through the development;
- Drainage plans;
- Landscaping plans;
- Schedule of materials of construction;
- Coal Mining Risk Assessment Report
- Planning application fee - £190

Relevant Planning Policy and Guidance

The following planning policies and supplementary planning guidance are applicable:

- Wrexham Unitary Development Plan Policies GDP1, T8 and PS2;
- Local Planning Guidance Note No. 16: Parking;
- Local Planning Guidance Note No. 20: House Extensions;
- Local Planning Guidance Note No. 21: Space around Dwellings.

Case Officer Opinion

Design

The proposed development site is located just outside the Cefn Mawr Conservation Area, the site boundary forming the defined Conservation Area boundary along the eastern and southern edges of the plot. As such proposals will be considered based upon their potential impact upon the setting of the designated area and any direct impacts upon existing boundaries to the east and south.

The site is also located within the Buffer Zone of the Pontcysyllte Aqueduct and Canal World Heritage Site and therefore impacts upon the setting of the asset will be considered, in particular, any impacts upon the character of the surrounding area. The character of the area is usefully defined within the adopted Cefn Mawr Conservation Area Character Assessment and Management Plan and the Cadw Study: Cefn Mawr and District – Understanding Urban Character. You should refer to these documents whilst developing your final submission.

Generally the settlement pattern of Cefn Mawr is quite irregular and piecemeal and as such the positioning and alignment of the proposed dwellings and garage raise no concerns. The scale and general form of the dwelling is also considered to be acceptable.

However, the scale of the garage requires justification, being a substantial 2 storey double garage set directly along the roadside. I have concerns over its appearance, specifically due to the height of the eaves level which leaves a deep section of render between it and the top of the ground floor windows. I would suggest the eaves level be lowered to reduce the overall scale of the structure and to improve the proportions of these elevations and ensure that it remain subservient to the main dwelling.

It would be beneficial for street scene elevations to be included within the application, taken from both Russell Street and High Street, to show the relationship between the proposed and neighbouring dwellings. In addition the stone boundary wall to Russell Street is protected under the Conservation Area designation and therefore should be retained and repaired as part of the works. Similarly to High Street, the stone boundary wall which marks the entranceway into the Conservation Area must be preserved as far as possible and an elevation drawing submitted to show the extent of its modification in forming the site access. It is also unclear as to the existing boundary with the Conservation Area to the east but efforts should be made to preserve any remaining stone boundary features.

Due to the tiered nature of development within the settlement of Cefn Mawr, roof scapes can appear quite prominent from certain vantage points. A Welsh slate roof is required in this location but in using slate there is a need to ensure that the lean-to roof is designed with an adequate pitch to accommodate the material.

The detailed design of the dormer windows should be given careful consideration and any roof light must be of a Conservation type. The introduction of the brick chimney stack is a positive addition.

The most common facing materials within this part of the settlement are Cefn sandstone and render, in which case subject to colour, texture and finish, the proposed is largely acceptable.

I am unclear as to the proposed cladding material and its purpose between the ground and first floor of the dwelling. From the images provided, this has an over-bearing effect which is heightened by the smaller proportions of the ground floor windows by comparison to the first floor dormers, giving a top-heavy appearance. I would suggest that the proportions of the ground floor windows be increased and better aligned with the dormers above. Thought should also be given to introducing solid/masonry sills in order to achieve a better quality finish. The use of uPVC for windows, doors and rainwater goods, would ideally be avoided in favour of painted timber or aluminium, subject to design.

It is not clear on the proposals for hard surfacing, but I advise at this stage that the use of tarmac throughout would have a negative impact upon the setting of the proposed dwelling and surrounding area and consideration must be given to breaking up this expanse with the use of alternative materials.

Finally, I note that the site has previous been developed. Historical maps indicate that terraced, presumably workers housing most likely of early 19th century date, were to be found along the eastern and southern boundaries of the site (there may still be visible evidence of this within the surviving boundary walls); in which case the archaeological trust (CPAT) will be consulted on any proposals with regards to the need for a watching brief. I would advise that you contact Mr Mark Walters (by email at: mark.walters@cpat.org.uk) for further guidance prior to submitting any formal application.

Trees

Any formal planning application must be accompanied by an arboricultural report undertaken in accordance with BS5837:2012. The report should evaluate the condition and retention value of all trees within influencing distance of the red-line boundary and provide guidance and assistance as a 'design tool' for the proposed development. Secondly, the proposal also provides an opportunity to improve and enhance the existing landscaping within the site to the benefit of the local street scene and the wider landscape.

Ecology

The proposal involves the removal of a significant amount of mature vegetation to create the new access. There will need to be an ecological survey of this vegetation to assess its importance for protected and locally important species such as bats, hedgehogs and nesting birds. A report of the findings and recommendation must be submitted as part of any planning application.

Highways

The highway authority has confirm that there are no objections to the proposed access on highway safety grounds subject to the detailed design based upon the advice within their consultation response attached to this letter.

Coal Mining

The application site falls within the defined Development High Risk Area. In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas you will need to submit a Coal Mining Risk Assessment Report as part of any planning application, prepared by a suitably qualified person.

Summary

Whilst I have no objections in principle to the proposed extension, this is subject to the advice on the detailed design provided above. I do however have concerns in relation to the proposed garage and advise that at this stage I would not be able to support an application for the garage based upon the current design. I would be happy to look at any alternative plans you may have which take account of the above advice.

Please note that the above advice has been based upon the details submitted, if any details have been altered, left out or are inaccurate then it may affect the validity of this response.

If you have any queries or require any further assistance, please do not hesitate to contact the office at the above address or telephone number.

Yours faithfully,



Chief of Planning and Regulatory