

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY –
DATE 7 SEPTEMBER 2020

APPLICATION NO:
P/2020 /0225

LOCATION:
BRYN AWELON PEN Y LAN
RUABON WREXHAM
LL14 6HW

DATE RECEIVED:
16/06/2020

COMMUNITY:
Ruabon

DESCRIPTION:
ESTYNIAD OCHR UNLLAWR /
SINGLE STOREY SIDE EXTENSION

CASE OFFICER:
SEH

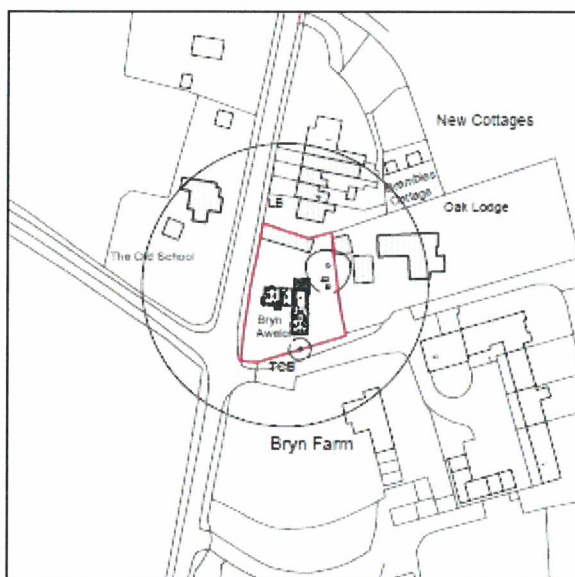
WARD:
Penycae & Ruabon
South

APPLICANT(S) NAME:
MR BANCROFT

AGENT NAME:
BLUEPRINT LTD

THE SITE

Bryn Awelon is a detached dwelling which lies within a small group of residential properties in Pen Y Lan. The site lies outside defined settlement limits, within open countryside and a designated Special Landscape Area. The gable end of the building fronts the highway. Within the curtilage to the north and parallel to the dwelling is an existing stone outbuilding. In between this building and the dwelling is a parking and turning area. The main garden lies on the opposite side to the south. This is the area within which the proposed elevation will lie. It will form single storey extension off the principal elevation of the dwelling. A mature oak tree lies on the eastern boundary which is the subject of a Tree Preservation Order.



Location Plan 1:1250

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PROPOSAL

Single storey side extension and a porch to the rear elevation.

HISTORY

None

DEVELOPMENT PLAN

Outside settlement limits and within a special landscape area. Policies PS2, GDP1, EC5 and Local Planning Guidance Notes 13 and 20 apply.

CONSULTATIONS

Community Council:	Consulted 8 th July 2020
Local Member:	Notified 8 th July 2020
Neighbours:	6 adjoining occupiers notified 9 th July 2020 No representatives received.
Site Notice	Not displayed due to COVID-19 regulations.

Publicity Regulations for publicising applications require local planning authorities to either display a notice or carry out neighbour notification.

SPECIAL CONSIDERATIONS

Background – This application is being reported to Committee because the applicant is an employee of the Council.

Proposal – The application involves alterations and extensions to the existing dwelling. There are two key elements a 4.2mx 8.2m single storey extension to the south into the garden area, and a small porch and utility extension on the rear elevation. Both extensions will appear subsidiary when compared to the main dwelling and the siting of the larger extension has been dictated by the proximity of a mature oak on the site boundary. The applicants were advised to extend into this area, to avoid any conflict with the tree and its root structure. An Arboricultural Report accompanies the application.

Policy – Extensions to dwellings in the countryside will be permitted in appropriate cases. Detailed advice on the matters which the Council will take into account when considering extension proposals is contained in Local Planning Guidance Note 20 'House Extensions. However, in view of their potential visual impacts, the scale of house extensions in the countryside will be an especially significant consideration. I am satisfied however that the extension would appear subsidiary to the original dwelling and would not

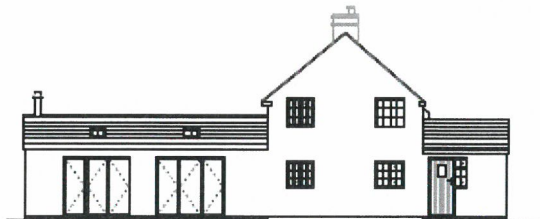
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result in an increase of more than one third in the floor area of the original building. The main extension is single storey and will not appear unduly dominant in the Streetscene and is relatively well screened from neighbouring properties.

Design and appearance – The extension reflects the form and character of the existing dwelling. Whilst it extends from the front elevation, it is single storey and set well back from the highway. The proposed siting respects and protects the architectural design and proportions of the principal elevation and it will not distract from the character of the building as a whole. The ridge height is relatively low with a shallow pitch which again assists in reducing its overall impact. Subject to matching roofing and facing materials, which will be conditioned I have no objections to the proposed design and appearance. Sufficient garden area remains available and by extending to this side of the dwelling will avoid any loss of existing parking and turning facilities within the site.



Front Elevation 1:100

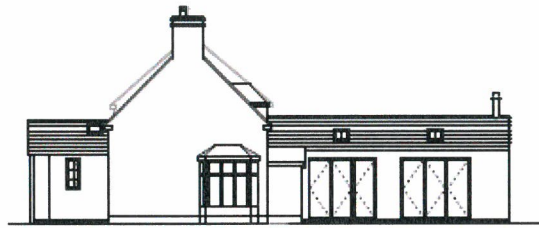


Side Elevation 1:100



Rear Elevation 1:100

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Side Elevation 1:100

Amenity – This proposal would not result in any loss of privacy or overlooking into adjoining properties. The nearest dwellings are some distance from the extension and due to its orientation and existing boundary planting I do not consider it would result in any loss of residential amenity in the vicinity of the site.

Tree – The siting of the main extension was influenced by the presence of a mature oak tree on the eastern boundary of the site, TPO protected (TPO304/2020). The proposed siting of the extension has significantly reduced the risk and impact upon the tree.

Whilst the extension is to be built in close proximity to the determined Root Protection Plan (RPA) of the tree providing works are carried out under arboricultural supervision and in accordance with the arboricultural method statement (AMS) which accompanies the application, the Tree Officer raises no objections subject to appropriate conditions.

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 be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - 1) Arboricultural Implication Assessment ref no.19/AIA/WXM/252 Rev A
 - 2) Arboricultural Method Statement ref no. 19/AMS/WXM/252 Rev ANo development or other operations shall take place except in strict accordance with the reports as approved.
4. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

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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 protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

The scheme of arboricultural supervision required in connection with condition no. 04 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.
