

Cerys Jones

From: Mared Rees-Jones
Sent: 17 November 2020 09:59
To: planning_admin
Subject: FW: P/2020/0246 - Chantry Meade, Pistyll Hill
Attachments: P114.009D_ProposedElevations2_A3.pdf; 01.jpeg; 02.jpeg; P114.012C_BlockPlan_A2.pdf

Importance: High

Please add correspondence and attached revised plans and photos to file

From: David Parry [mailto:david@davidparryarchitect.co.uk]
Sent: 08 November 2020 17:18
To: Mared Rees-Jones
Cc: 'Tracey Mew'
Subject: RE: P/2020/0246 - Chantry Meade, Pistyll Hill
Importance: High

Good afternoon Mared,

Please can you send me a copy of the Community Council objection, and information on what grounds they have objected. I can't find this on the Wrexham Planning Portal. Additionally, please can you send me a copy of all other correspondence received to date.

Please find attached the revised elevations showing that the cill heights of the windows in question is 1.8m. Just to note, the information shown on the block plan is taken directly from the Ordnance Survey plan.

With regards to Tree Tops, I note there is no planning reference for their 2 storey extension, so assume this was done via Permitted Development or was completed a long time ago? Either way, I would assume the guidance in LPG21 (or similar) would have been taken into account when proposing windows that look directly into my clients lounge (see attached image 01). The proposed guest bedroom window, will be no worse than the current overlooking my client has to contend with, particularly as, you have alluded to below, *"the use of the bedroom as one for guests, would be relatively infrequent"*. In fact, the proposed guest bedroom is offset from the Tree Tops elevation (see attached image 02 from approximate location of proposed window) so this window would not be directly overlooked.

However, to help figure out the distances required, I have drawn the Tree Tops extension on the attached amended block plan. This extension appears to be slightly set back from the original gable, therefore the horizontal distance from the 2 windows exceeds 33m. If 22m is the required distance between 2 properties on the same level, then this means we have an additional 11m to factor in when reviewing the level difference. Chantry Meade ground floor level is approx. 62.9m, therefore the Tree Tops ground floor level can be up to 5.5m (11m/2) higher for us to still be compliant with the SPG21 guidance. I have extended the field of view on the attached Block Plan, and you will note there is an OS level of 67.1m further up the hill (beyond Kinraig). Tree Tops sits almost exactly half way between Chantry Meade and this OS level, so we can assume the ground floor level of tree Tops is 65m.

Based on the above I conclude the following:

Chantry Meade ground level: 62.9m

Tree Tops (assumed) ground level: 65m

Horizontal distance required between 2 windows = 26.1m (22m + (2.1m level difference x 2))

Actual proposed horizontal distance = 33m+

I have also calculated the above on the basis that both properties are/will be 2 storeys.

I hope you agree with my assumptions and calculations above (even if the higher levels are taken, it would still be within the guidance parameters). We see little point in appointing surveyors to prove what we already know, this would add additional cost to my client, additional time to the application, and additional unnecessary risk to the surveyors considering we are in a pandemic.

I assume you have everything you need to complete your report, but if not, please can you let me know what else you need asap.

I look forward to your response.

Regards

David Parry RIBA
BA(hons)Arch MArch ADPPA

Architect
07951590458

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 05 November 2020 10:45
To: 'David Parry' <david@davidparryarchitect.co.uk>
Cc: 'Tracey Mew' <traceymew@yahoo.co.uk>
Subject: RE: P/2020/0246 - Chantry Meade, Pistyll Hill

Hi David

The Community Council have objected therefore the delegation scheme requires the application to be determined at Committee.

Whilst you state that there is a 35m distance between the guest bedroom and the front elevation of Tree Tops which is more than the 30m required between Tintern, as I have previously explained, the distances between habitable windows are determined based on the guidance set out in LPG 21 and the differences in ground level. The 30m standard was required between the proposed extension and the nearest facing habitable window serving Tintern given the 3m ground level difference between both properties. The distance required between the guest bedroom and habitable window facing TreeTops at the moment is ambiguous given the level difference between both properties is unknown.

I would also add that the footprint of the property known as Tree Tops appears to be incorrect on your submitted Location Plan and Block Plan – the plans do not take into account the fact that the property has been extended and to this effect the distance between the guest bedroom window in the extension and the nearest first floor habitable window in the adjacent property is actually less than the 35m which you state, and both windows would appear to directly face one another.

If the level difference between both properties cannot be provided, as a way forward I would suggest that a condition is attached to any decision notice to obscurely glaze the guest bedroom window, to avoid any potential overlooking between both windows and given the use of the bedroom as one for guests, would be relatively infrequent.

I agree with your comment regarding that all amendments are requested at the same time, however the reason for asking for the height of the base of the high level windows measured from floor level is because again, on assessment of

this part of the scheme, your submitted Location and Proposed Block Plan do not appear to show the correct outline/footprint of the property to the north known as The Brambles as the plans do not take into account the fact that the property has a side extension/conservatory.

Any queries on the above, please do not hesitate to contact me direct.

Mared

From: David Parry [<mailto:david@davidparryarchitect.co.uk>]
Sent: 05 November 2020 09:14
To: Mared Rees-Jones
Cc: 'Tracey Mew'
Subject: RE: P/2020/0246 - Chantry Meade, Pistyll Hill

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The original attachments were not modified.

Bore da Mared,

Thank you for your emails (second one attached for reference).

Please can you explain why a scheme this small (extension/minor development) needs to be put to committee and cannot dealt with by delegated powers?

With regards to your section request, as stated in my response 2 months ago (see attached) we do not currently have the level information to produce this section. Are you requesting that my client spends additional fees on a surveyor to pick up these levels? As I stated previously *"you will note this is almost 35m away (horizontal distance), much greater than the 30m you requested for the Tintern distance. Additionally, the gable of Tree Top is almost 36° offset from Chantry Meade"*.

Lastly, with regards to your last request for us to indicate heights on the elevations – no problem, we can add this. However, please can I request that you send through all required drawing amendments at the same time, I'm sure you can appreciate that being requested to make minor amendments every 2 months is not an efficient use of time. If there's anything else we need to look at or amend, please can you send these through asap.

Whilst I have not yet discussed these latest requests with my client, I have CC'd Tracey in so she is up to speed.

I would be hopeful we can get a decision before Christmas (this year)?

Cofion/Regards

David Parry RIBA
BA(hons)Arch MArch ADPPA

Architect
07951590458

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 04 November 2020 13:16

To: 'david' <david@davidparryarchitect.co.uk>

Subject: P/2020/0246 - Chantry Meade, Pistyll Hill

Hi David

Apologies for the delay in my response to you .

Do you have a section of the ground level between the application site and the property known as Tree Tops? I need to know what the level difference is between both properties.

I need to justify the distance between the habitable windows in both properties and need to know what the spacing standard should be before I am able to include this in my committee report.

Thanks

Mared

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