

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
5 November 2012

APPLICATION NO:
P/2012 /0511

LOCATION:
ORCHARD HOUSE TREVALYN
MANOR MANOR LANE ROSSETT
WREXHAM
LL12 0AQ

DATE RECEIVED:
11/07/2012

COMMUNITY:
Rossett

CASE OFFICER:
KH

WARD:
Rossett

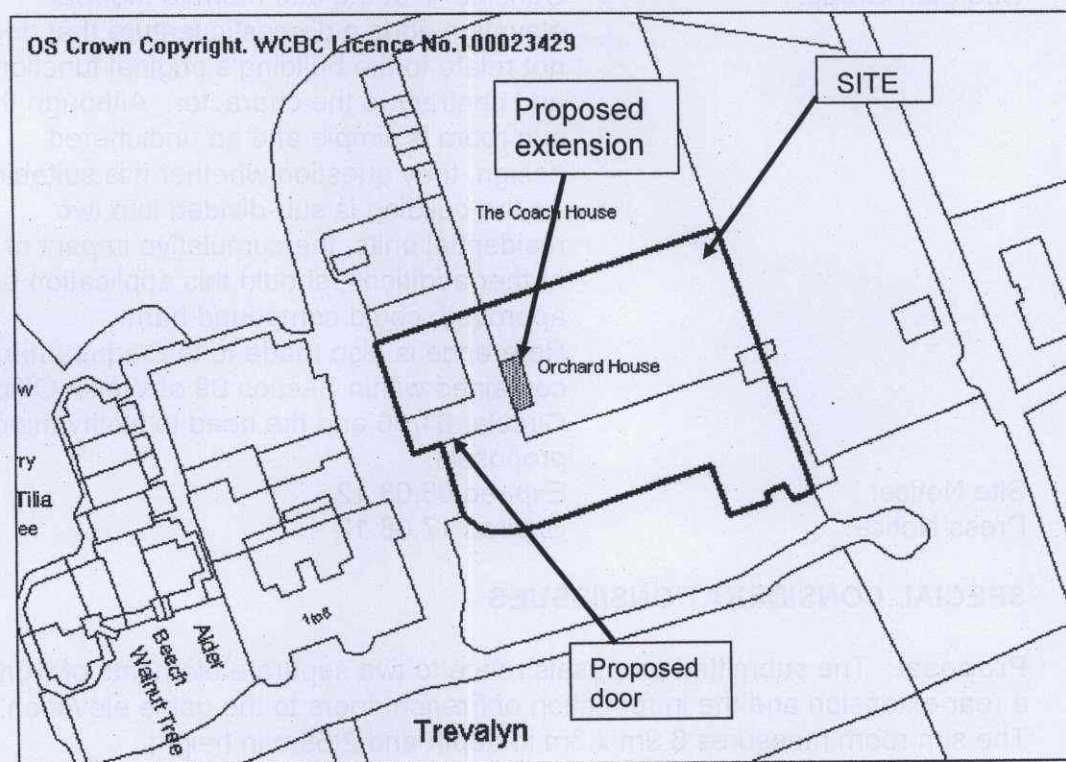
DESCRIPTION:
LISTED BUILDING CONSENT FOR
EXTENSION TO CREATE SUN
ROOM AND NEW DOORWAY FROM
LIVING ROOM TO GARDEN

AGENT NAME:
WALKER DESIGN
MR S WALKER

APPLICANT(S) NAME:
MR & MRS ELLISON

THE SITE

Two storey, former coach house subsequently converted to residential and located to the south-east of Trevalyn Manor, Rossett.



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PROPOSAL

Single storey extension to create a sun room on the rear elevation (north-east facing) and provision of a new doorway from the living room to the garden (south-east facing).

HISTORY (most recent)

P/2012/0510 Corresponding planning application for works. Current.

DEVELOPMENT PLAN

Grade II listed building outside of settlement limit. Policies GDP1 and EC9 refer.

CONSULTATIONS

Community Council:	Supports the application
Local Member:	Notified 12.07.12
Wrexham Area Civic Society:	Consulted 12.07.12
RCAHMW:	No observations
Denbighshire Historic Society:	Consulted 12.07.12
Flintshire Historical Society:	Consulted 12.07.12
Georgian Group:	Consider that the sun room to the rear elevation adds a domestic feature that does not relate to the building's original function and contrary to the character. Although the sun room is simple and an uncluttered design, they question whether it is suitable. As the building is sub-divided into two residential units, the cumulative impact of further additions, should this application be approved, could compound harm. Reference is also made to the requirements contained within Section 69 of Welsh Office Circular 61/96 and the need to justify their proposals.
Site Notice:	Expired 08.08.12
Press Notice:	Expired 17.08.12

SPECIAL CONSIDERATIONS/ISSUES

Proposal: The submitted proposals relate to two separate elements of work, a rear extension and the introduction of French doors to the gable elevation. The sun room measures 6.9m x 3m in depth and 2.58m in height.

Visual Impact on Coach House: The extension of any former ancillary building requires a strong justification as outlined within Section 69 of Welsh Office Circular 61/96 which stipulates that applicants must be able to justify

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their proposal. Justification in this case is given added importance due to the Grade II listed status of the building. The Design and Access Statement has been subsequently amended to add additional information to justify the works.

The Georgian Group have objected to the proposal in regard to the lack of justification, though I have recently forwarded the amended Design and Access Statement for any further comments they may have. They are also concerned the sun room to the rear elevation of the stables will add a domestic feature that would compromise character and is not considered a suitable addition. They are also concerned that as the original stable building is divided into two residential units, further extensions to the adjoining unit would cumulatively impact on the building in general.

The siting of the sun room has in part, been determined by the location of a former glass house along the rear elevation and the privacy afforded by the surrounding walled garden, which in addition reduces the visibility of the extension from more public viewpoints within the grounds of Trevalyn Manor.

In terms of design the new sun room is a more contemporary, simplistic design, which minimises the visual appearance of the extension and provides a clear yet sympathetic distinction between the different phases of development on the site. The proposal will provide aluminium fascias and guttering, with full height glazing, which will reflect the construction of the external lift shaft on the main Manor House and to replicate the former glass house on the building. To limit the extent of alteration to the existing building, the external wall of the existing enclosed within the extension, will remain fair faced and this would accordingly be conditioned.

Whilst I am conscious of the Georgian Group concerns, I am satisfied the simplistic design, providing a clear sympathetic distinction between new and old and will not compromise the integrity of the existing listed building.

Proposed door opening on south-east facing elevation: The application also provides the introduction of French doors from the existing living room into the garden. The new door will provide ease of access to the gardens which is currently under utilised.

The door will match the design of the existing French doors on the rear elevation, timber and painted to match the existing. Openings on the elevation are limited and the provision of the doors, designed to match the existing, will ensure the works do not compromise the integrity of the elevation or building in general. As with the sun room extension, visibility is reduced due to its enclosed nature.

Conclusion: I am satisfied that the scheme is acceptable and will not compromise the character or integrity of the Grade II listed building. The design of the sun room ensures a clear distinction between the different phases of development due to its contemporary, simplistic design and minimises its appearance.

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The proposed new French doors on the side elevation will be designed to match existing double doors on the rear elevation and similarly will not compromise the status of the building.

RECOMMENDATION A

That the Welsh Government be advised that Wrexham County Borough Council is disposed to grant Listed Building Consent in accordance with Article 3 of the Planning (Listed Building and Conservation Area) Regulations 1990 subject to the conditions specified below:-

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The existing brickwork of the existing rear wall, to be enclosed within the extension, shall not be plastered, and the brickwork shall remain fair-faced.
3. Prior to the installation on the building, drawings to the scale of 1:5 and 1:20 fully detailing the proposed French doors on the side (south-east facing) elevation, shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include the finish, glazing type and cross sections. The works shall only be carried out in strict accordance with such details as are approved.
4. Prior to the installation on the building, full details of the aluminium fascias, guttering and glazing of the proposed sun-room shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To ensure the character of the existing building is not compromised.
 3. To ensure the works reflect the character and appearance of the building.
 4. To ensure the character of the existing building is not compromised.
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