

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date – 6 January 2020

APPLICATION NO:

P/2019 /0739

LOCATION:

BERWIG COTTAGE CHURCH ROAD
MINERA WREXHAM LL11 3DD

DATE RECEIVED:

24/09/2019

COMMUNITY:

Minera

DESCRIPTION:

DEMOLITION OF TWO EXISTING
PORCHES AND ERECTION OF NEW
TWO STOREY FRONT EXTENSION

CASE OFFICER:

SEH

WARD:

Minera

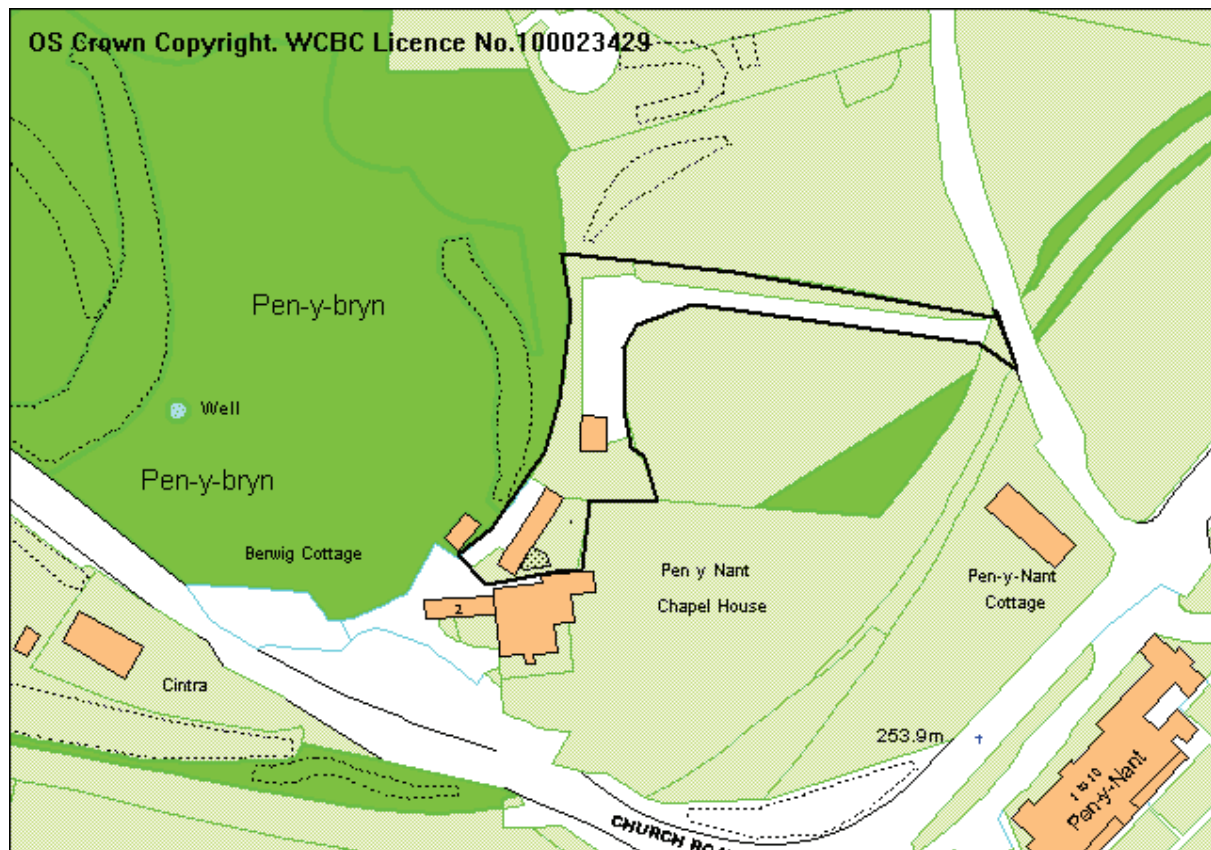
APPLICANT(S) NAME:

MR & MRS WILLIAMS

AGENT NAME:

THREE 6 T
ARCHITECTS
MR ANDREW MUNRO

THE SITE



PROPOSAL

As above

PLANNING HISTORY

None relevant

DEVELOPMENT PLAN

The site is located within Minera Conservation Area and outside of settlement. UDP Policies PS2, GDP1 and EC7 apply. Local Planning Guidance Notes (LPGN) Nos. 20 'House Extensions' and 13 'Housing in the Countryside' are also relevant.

CONSULTATIONS

Community Council:	No objection.	
Local Member:	Requests that the application be reported to planning committee.	
Site Notice:	Expired	23.10.2019
Press Notice:	Expired	02.11.2019
Neighbours:	Notified	01.10.2019

SPECIAL CONSIDERATIONS

Background: This application has been submitted for the demolition of two existing porches and erection of a two storey front extension. The main issue to consider related to the impact of the development upon the character and appearance of the dwelling.

Design: The property is located within the Minera Conservation Area and whilst it is considered to be of some historical interest it is not prominently located within the Conservation Area and therefore its contribution to the overall character and appearance of the area is limited.

The property originally comprised 3 small cottages before its conversion to a single residential unit. The Design and Access Statement clearly sets out how this earlier arrangement creates challenges in circulation and function. The proposed solution is to create a monopitch extension to the front elevation of the building which would form a new entranceway and house the staircase that would centralise access to the first floor.

The front extension is considered to be inappropriate in terms of its scale, design and layout because of the impact it would have upon the character and appearance of the existing building. The form of the replacement extension fails to relate to the traditional form and appearance of the existing dwelling due to the overly elongated catslide roof which appears out proportion with the existing building, particularly when viewed from the side elevation. The proposed extension appears incongruous when viewed against the more traditional proportions of the existing building (see figures 1, 2, 3 and 4 below).

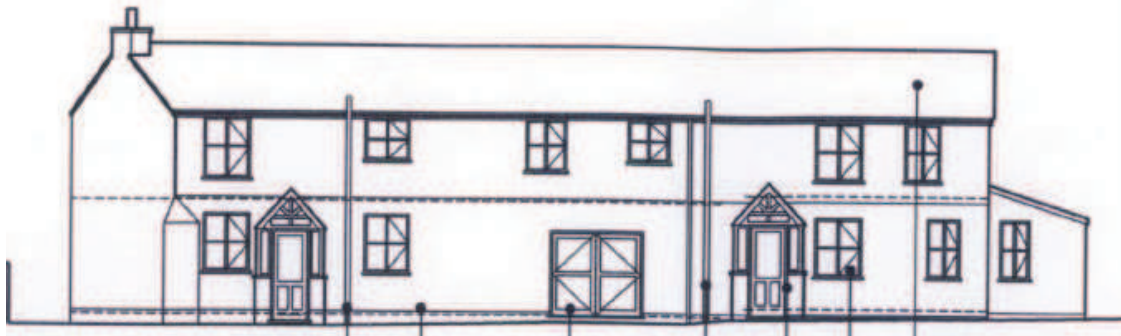


Figure 1. Existing Front Elevation

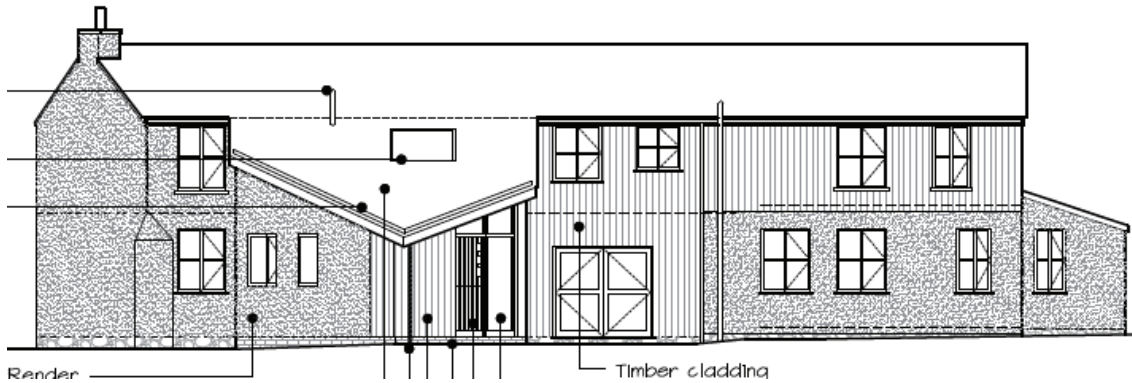


Figure 2. Proposed Front Elevation



Figure 3. Existing Side Elevation

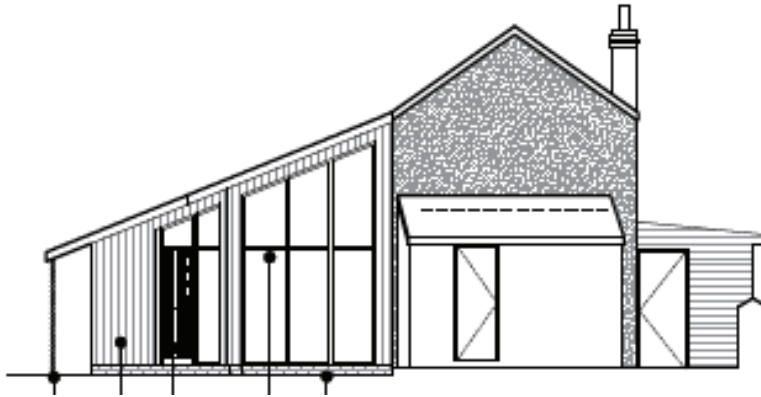


Figure 4. Proposed Side Elevation

LPGN 13 and 20 provide general guidance to which this development would conflict. Specifically, LPG 20 states (at page 4) that front extensions should not project a significant amount from the front wall of the existing dwelling and should be simple in design and respectful of the original lines of the building. The proposed extension does not accord with this guidance as the projection competes with the width of the gable end of the building emphasising its disproportionality contrary to the guidance that extraneous features of inappropriate scale, such as this, that adversely affect the building should be avoided.

CONCLUSION

By virtue of its overall scale and design, the proposed extension would appear out-of-scale and disproportionate to the building. The extension would be unsympathetic to the character and appearance of the existing dwelling contrary to UDP Policy GDP1 a) and the provisions set out within the amplifying Local Planning Guidance Notes 13 'Housing in the Countryside' and 20 'House Extensions'.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. By virtue of its overall scale and design, the proposed extension would appear out-of-scale and disproportionate to the building. The extension would be unsympathetic to the character and appearance of the existing dwelling contrary to UDP Policy GDP1 a) and the provisions set out within the amplifying Local Planning Guidance Notes Nos.13 'Housing in the Countryside' and 20 'House Extensions'.