

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 7th OCTOBER 2019

APPLICATION NO:
P/2019 /0563

LOCATION:
108 RHOSNESNI LANE WREXHAM
LL12 7NB

DATE RECEIVED:
26/07/2019

COMMUNITY:
Acton

DESCRIPTION:
SINGLE - STOREY SIDE EXTENSION

CASE OFFICER:
LP1

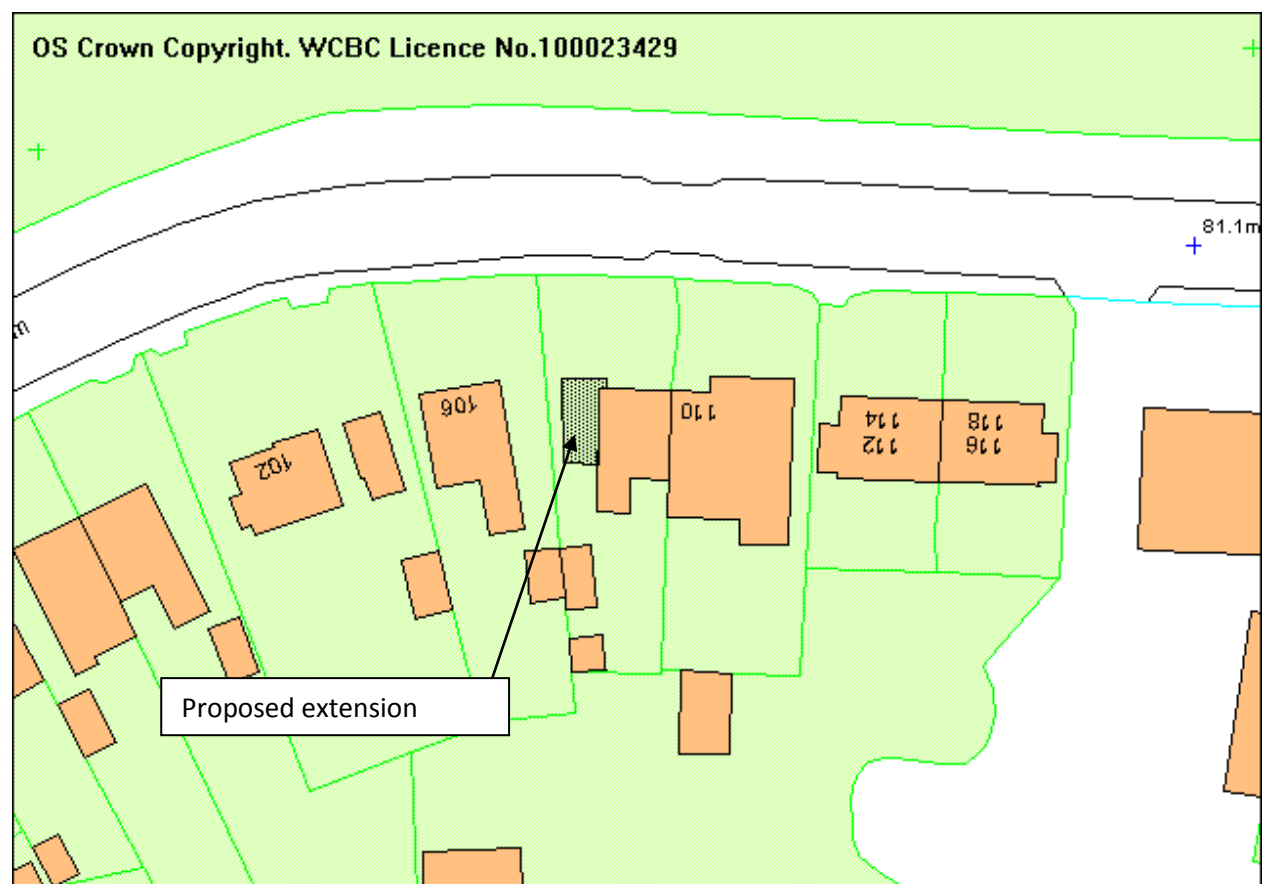
WARD:
Maesydre

APPLICANT(S) NAME:
MR & MRS BROOKMAN

AGENT NAME:
CULLIS
ARCHITECTURAL
MR SPENCER CULLIS

SITE

Semi-detached property on Rhosnesni Lane



PROPOSAL

Single storey rear extension

HISTORY

None relevant

DEVELOPMENT PLAN

Lies within settlement limit, Policies GDP1 and PS2 apply

CONSULTATIONS

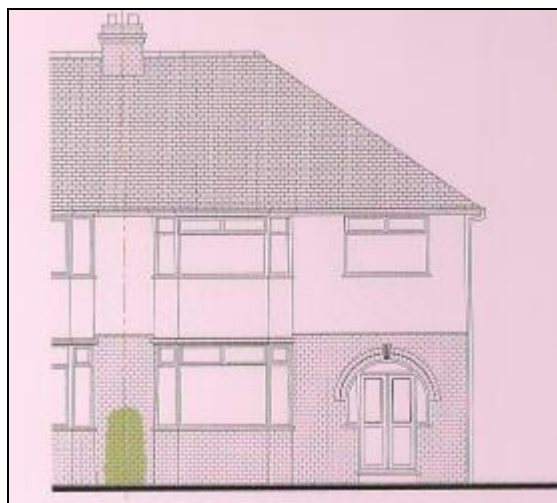
Community Council:	Concerns that this will result in an overdevelopment of the plot and concerns regarding the adequacy of parking provision within the site.
Local Member:	Notified 30/7/19
Site Notice:	Expired 22/8/19
Other representations:	Neighbouring properties notified 31/7/19

SPECIAL CONSIDERATIONS

The site: The property is one half of a pair of semi-detached houses. A single storey rear extension has previously been erected under permitted development regulations. The adjoining property has a two storey side extension.

The proposal is for a single storey side extension that comes slightly further forward than the existing house.

The existing and proposed front elevations are shown below:





Design and Amenity: The design of the extension is in keeping with the property and reflects the character of the area.

It passes the BRE tests in relation to the neighbouring properties and will not result in any overlooking or overshadowing.

Whilst there have been previous extensions at the property the proposed extension is relatively small in scale and at only single storey does not dominate the original property. The house is set back from the road and the extension does not represent overdevelopment of the site.

Other considerations: There is sufficient room to the front of the property to provide off street parking for at least 3 vehicles so the extension should not result in on-street parking.

CONCLUSION

The design of the extension is acceptable and there will be no adverse impacts on the neighbouring properties and I therefore recommend accordingly.

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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PD/02 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.

NOTE(S) TO APPLICANT

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.
