

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 7<sup>th</sup> OCTOBER 2019**

**APPLICATION NO:**  
P/2019 /0595

**LOCATION:**  
7 HEOL CARADOC COEDPOETH  
WREXHAM  
LL11 3PS

**DATE RECEIVED:**  
08/08/2019

**COMMUNITY:**  
Coedpoeth

**DESCRIPTION:**  
SINGLE-STOREY EXTENSION

**CASE OFFICER:**  
LP1

**WARD:**  
Coedpoeth

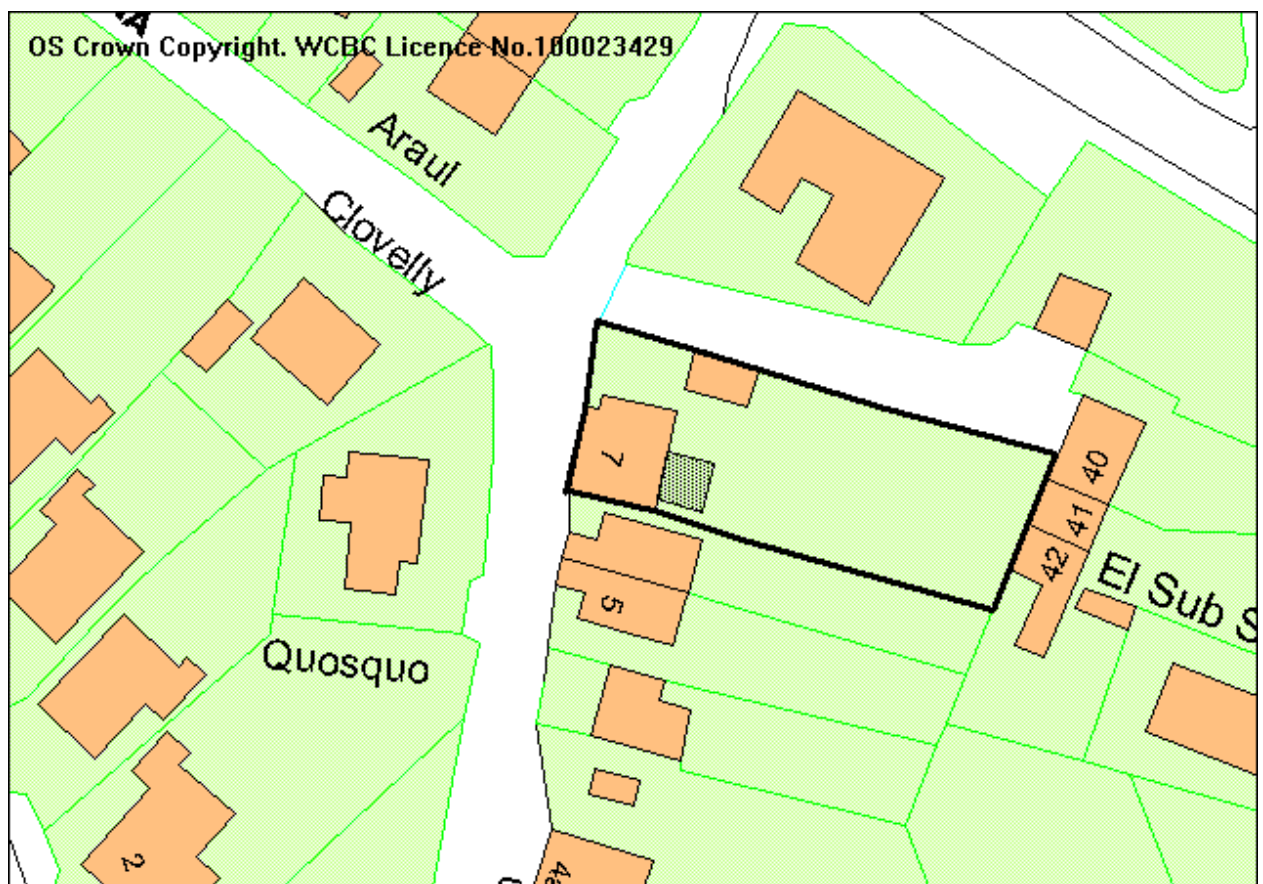
**APPLICANT(S) NAME:**  
MR & MRS MARK AND BECKY PUGH

**AGENT NAME:**  
MR & MRS MARK AND  
BECKY PUGH

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**SITE**

Detached property in Coedpoeth



## **PROPOSAL**

Single storey extension

## **HISTORY**

None relevant

## **DEVELOPMENT PLAN**

Lies within the settlement limit, Policies GDP1 and PS2 apply

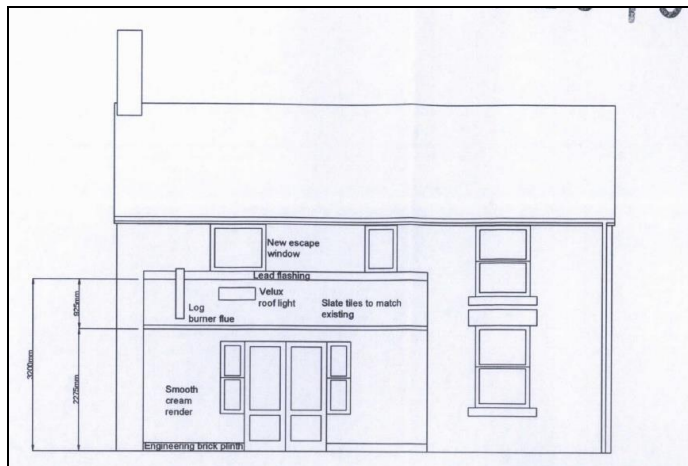
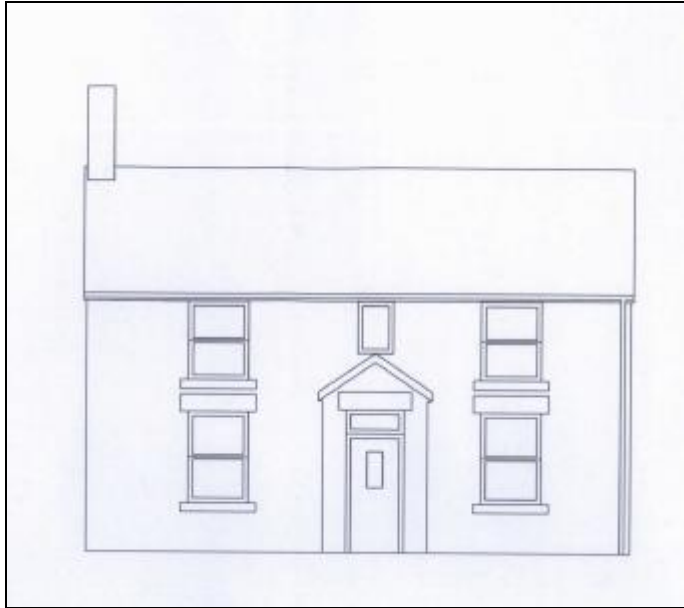
## **CONSULTATIONS**

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Community Council:     | Consulted 9/8/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Local Member:          | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site Notice:           | Expired 3/9/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Other representations: | One objection raising the following points: <ul style="list-style-type: none"><li>• The property is a traditional 19<sup>th</sup> century cottages with the primary elevation facing away from Heol Caradoc. The proposals are poorly conceived and cheap looking intervention to the dominant and primary elevation.</li><li>• The form of the extension is not sympathetic to the quality and nature of the original building and ruins the prime example of local cottage culture and architecture.</li><li>• The arrangement of the windows and doors does not reflect those on the original property.</li><li>• Although the primary elevation is not prominently visible from the road it represents a high quality and balanced elevation which is great benefit to the historic and conservation of the village character and charm.</li><li>• The proposed flue is less than half the height than required and one of the correct height would be an eyesore and lead to pollution and dirt to the neighbouring properties.</li></ul> |

## **SPECIAL CONSIDERATIONS**

### **Design and Amenity**

The existing and proposed elevations are down below:



The property is orientated so that the elevation facing Heol Caradoc is mainly a blank elevation; the elevation with the door in faces away from the road and towards the rear garden. Although this elevation is the one with what could be considered to be a front door it is not generally visible from the road and other public viewpoints.

The extension is a simple single storey extension which does not affect any of the neighbouring properties which are set further back from the road than this house.

The design of the extension reflects the original property and does not generally detract from the character of the house or the location. Whilst the windows are not symmetrical to the proposed extension this does not detract from the appearance of the extension.

As it is not visible from the road or other public viewpoints then it cannot be considered to effect the character of the village.

**Other considerations**

The height of the flue is one that is controlled by building regulations. As the neighbouring properties are set further forward than the proposed extension they will not be affected by any emissions or noise created by the flue.

**CONCLUSION**

The proposed extension does not have a detrimental impact on the neighbouring properties and its appearance does not detract from the appearance of the property 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) dated 09/08/19 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.

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