

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

APPLICATION NO:
P/2019 /0582

LOCATION:
BROAD OAK FARM LLYNDR LANE
ROSSETT WREXHAM
LL12 0AU

DATE RECEIVED:
05/08/2019

COMMUNITY:
Rossett

DESCRIPTION:
TWO-STOREY EXTENSION AND
ERECTION OF GARAGE / CAR PORT

CASE OFFICER:
MR

WARD:
Rossett

APPLICANT(S) NAME:
MR ASHLEY ROGERS

AGENT NAME:
CASSIDY & ASHTON
MR GUY EVANS

SITE



PROPOSAL

The application seeks planning permission for the construction of a two storey rear extension and erection of a garage/car port.

HISTORY

None relevant.

DEVELOPMENT PLAN

Within Green Barrier and Flood Zone C2. UDP policies EC1 and GDP1 apply.
LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:	No comments received at the time of writing.
Local Member:	Called the application in to be determined at
Planning Committee.	
Site Notice:	Expired 26.09.2019
Neighbours:	No comments received at the time of writing.

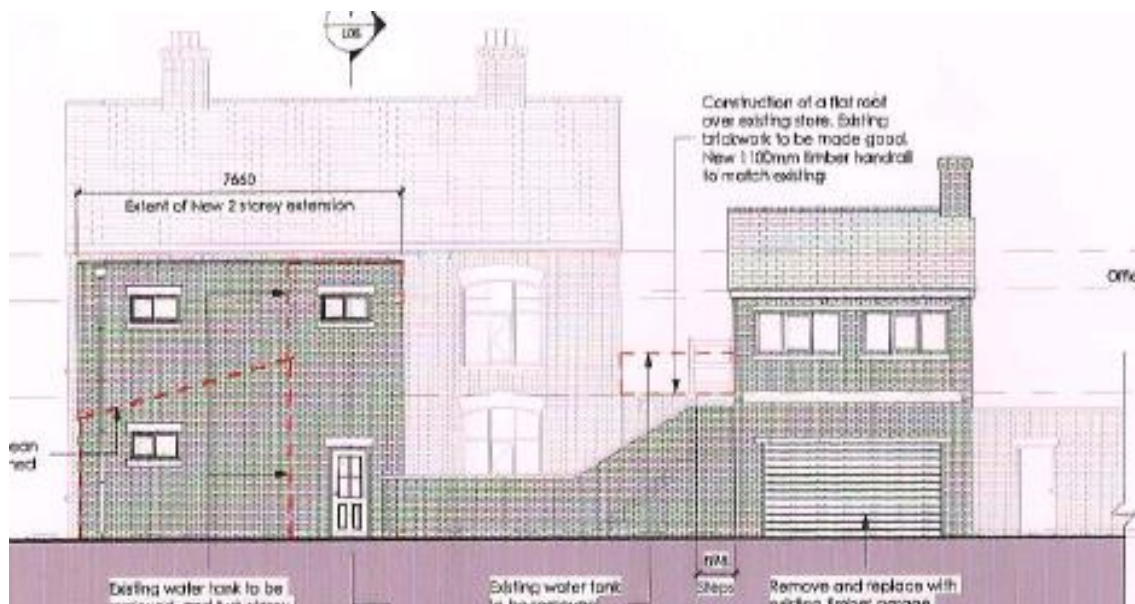
SPECIAL CONSIDERATIONS

Design and Layout: The existing dwelling is a traditional brick built farm house, retaining vernacular details such as brick arched window heads, corbelled brick chimney stacks and profiled guttering.

The proposal would replace a single storey mono pitch extension and two storey water tower, with a flat roofed two storey rear extension.



Existing Rear Elevation



Proposed Rear Elevation

The extension would not emulate the character or quality of the existing building and would appear as an incongruous addition.

The flat roofed design, under sized window proportions, disproportionate solid to void ratio, in addition to a lack of architectural detail, is considered would fail to respond to the design and appearance of the existing building. The proposal would conflict with UDP Policy GDP1 and is recommended refusal on this basis.

The proposed garage/car port would be largely screened from the adjacent highway by the existing hedge which lines the southern boundary of the site.

It is worth noting that whilst the garage is shown would accommodate vehicles, no alternate driveway has been shown on the proposed Block Plan as to how vehicles would actually access the garage, given there is currently a line of conifer trees which runs along the existing driveway and would require removing to facilitate a new driveway and access to the garage.

CONCLUSION

The flat roofed design, under sized window proportions, disproportionate solid to void ratio, in addition to a lack of architectural detail of the proposed two storey rear extension, is considered would fail to accord with the character of the existing dwelling and makes no positive contribution to the appearance of the locality. The proposal conflicts with UDP Policy GDP1.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The flat roofed design, under sized window proportions, disproportionate solid to void ratio, in addition to a lack of agricultural detail of the proposed two-storey rear extension, is considered would fail to accord with the character of the existing dwelling and makes no positive contribution to the appearance of the locality. The proposal conflicts with UDP Policy GDP1.
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