

PROPOSAL

The application seeks full planning permission for the construction of 1 no. dwelling.

HISTORY

P/2003/0960 – Outline application for the erection of 1 detached dwelling and construction of new vehicular and pedestrian access. Refused 17/10/2003.

DEVELOPMENT PLAN

Within Wrexham Settlement Limit. UDP policies PS4, H2, GDP1 apply.

LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings.

CONSULTATIONS

NRW:	No comments to make.
Welsh Water:	No objection subject to a condition to prevent surface and/or land water drainage from connecting with the public sewer.
Highway Authority:	No objection subject to conditions.
Public Protection:	No objection. Informatives recommended to mitigate construction noise, burning of waste and dust management.
Ecology:	No comments.
Trees:	No comments received.
Community Council:	No comments received to date.
Local Member:	No comments received to date.
Site Notice:	Expired 29.10.2019.
Neighbours:	2 no. representations received objecting to the proposal. Concerns raised include:- adverse impacts on residential amenities of neighbouring properties, increased overlooking, restriction of outlook,

SPECIAL CONSIDERATIONS

Principle: The application site is located within Wrexham Settlement Boundary as identified on Policy MAP 2 INSET 1.

The principle of residential development within settlement limit is accepted.

Design and Layout: The application site comprises the rear garden area of No 32 Sandringham Road.

The plot is rectangular in shape and forms an access drive off the highway and space for parking and turning in front of the proposed dwelling with the garden area to the rear.

Planning Policy Wales paragraph 3.9 states that the *'layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.'*

Dwellings in the locality front onto the highway and in this respect the proposal would appear at odds with the existing character and pattern of development in the area.

The rear garden area amounts to approximately 40m², excluding the largely unusable side garden which runs down the eastern boundary of the site. The size of the garden falls below the recommended standard of 50m² and in this respect the proposal is considered would appear cramped and overdeveloped in relation to the location and size of the plot.

The proposal therefore, by virtue of its siting to the rear of the existing dwelling, would be at odds with the general character and pattern of development in the area, conflicting with UDP Policy GDP1 (a).

Residential Amenity: Measured from ground level to the top of the proposed windows would be approximately 2.1m.

A 2m high boundary treatment could be erected on the site boundaries without requiring planning permission therefore any overlooking impacts associated with the proposed dwelling and neighbouring properties are considered could be mitigated against. The proposal would be acceptable in respect of overlooking impacts.

However the introduction of a new driveway between the side of No 32 and No 34 is considered would result in increased noise and disturbance to these properties, by virtue of additional vehicular movements to and from the property in close proximity to the existing dwellings.

This is considered would be particularly exacerbated for both properties given currently, parking for these properties is to the front of the dwellings, as is parking to the neighbouring properties, therefore the addition of a private driveway would introduce a new form of nuisance and disturbance, adversely impacting on existing levels of residential amenities currently enjoyed by neighbouring occupiers.

The proposal would conflict with UDP Policy GDP1.

The proposal, by virtue of the siting of the private driveway would result in increased noise and disturbance to neighbouring properties, adversely impacting on existing levels of residential amenities of occupiers. The proposal would conflict with UDP Policy GDP1.

LPG 21 states that a minimum garden area of 50m² should be provided for dwellings which can accommodate 3 or more people. The proposed dwelling is 2 bed and would be capable of accommodating 3 or more people in this respect.

The rear garden area measures approximately 40m² and the side garden is considered to be largely unusable, measuring approximately 2.75m in width. On this basis, the proposed amenity space is considered to be sub-standard by virtue of its size and usability and therefore would adversely impact on the residential amenities of the occupants of the proposed dwelling. The proposal would conflict with UDP Policy GDP1.

Access and Car Parking: Highway Authority raise no objection subject to conditions.

Drainage: Welsh Water recommend a condition to prevent surface and/or land water drainage from connecting with the public sewer.

Flood Officer advises that SAB Approval may be required.

CONCLUSION

The proposal therefore, by virtue of its siting to the rear of the existing dwelling, would be at odds with the general character and pattern of development in the area, conflicting with UDP Policy GDP1 (a).

The proposal, by virtue of the siting of the private driveway would result in increased noise and disturbance to neighbouring properties, adversely impacting on existing levels of residential amenities of occupiers. The proposal would conflict with UDP Policy GDP1.

RECOMMENDATION: That permission be REFUSED.