

APPLICATION NO:
P/2019 /0419

LOCATION:
EDENFIELD SUNNYRIDGE AVENUE
MARFORD WREXHAM
LL12 8TE

DATE RECEIVED:
04/06/2019

COMMUNITY:
Gresford

DESCRIPTION:
CONSTRUCTION OF BALCONY
WITH GLASS PANELS OVER
EXISTING FRONT PORCH

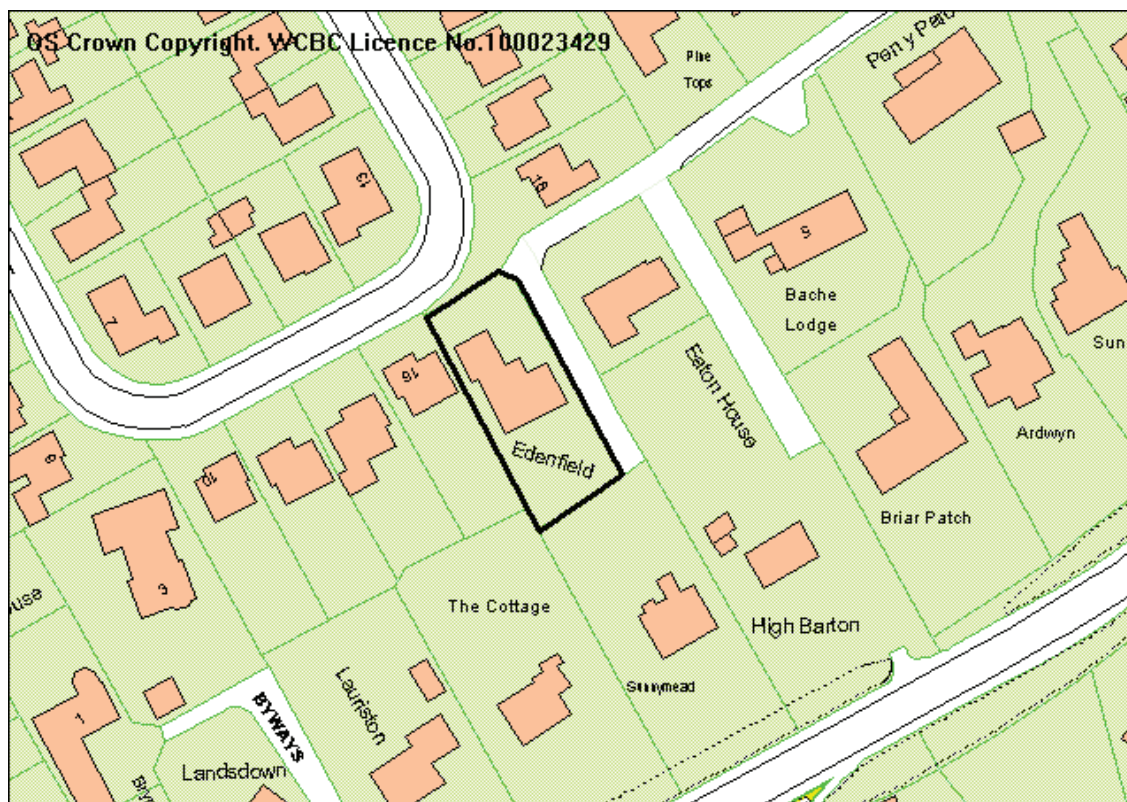
CASE OFFICER:
PF

WARD:
Marford & Hoseley

APPLICANT(S) NAME:
MRS NIA SALISBURY

AGENT NAME:
MRS NIA SALISBURY

THE SITE



PROPOSAL

The proposal is for a simple extension above the existing front door porch to provide for a balcony from a first floor room. This will result in the removal of an existing window and it being replaced with a door to access the balcony.

HISTORY

None.

PLANNING POLICY

The site is located within the Marford settlement limit as defined by the Wrexham Unitary Development Plan. Policies PS2, GDP1 and T8 are relevant. Guidance is also contained in Local Planning Guidance Note 16 – Parking Standards and 20 – House Extensions.

CONSULTATIONS

Community Council:	No objections.
Local Member:	No objections at this stage.
Site notice:	Expired 26.07.2019
Highways:	No recommendations.
Neighbouring occupiers:	4 neighbouring occupiers notified. 1 response received raising the following objections: • Concerned that the balcony will overlook the front of their home and will compromise privacy; • Views from the balcony will be straight into the front of the objector's home and into bedrooms at first floor; and • The balcony will not be in keeping with other balconies which are generally to the rear.

SPECIAL CONSIDERATIONS

Visual impact: The visual impact of the addition will be negligible. The proposal will not have an adverse impact upon the character of the dwelling or the wider area.

Privacy: Balconies can give rise to overlooking. In this instance I am satisfied that the addition of the balcony will result in minimal overlooking given the context of the dwelling with the neighbouring properties. It sits at the very head of a private track (Sunnyridge Avenue). Given the limited area of the balcony and its position set facing only the side elevation of the neighbouring dwelling I have no objection on the grounds of overlooking and loss of privacy. The concerns raised in representations relate to a dwelling which is located some 26m to the north east of the balcony position. This is in excess of the council's own separation guidance of 22m. I therefore have no concerns in relation to this property.

Conclusion: I am satisfied that this simple addition to the property will not have an adverse impact upon the appearance of the dwelling or the amenity of the neighbouring occupiers.

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 4 June 2019 and as contained within the application documentation.

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.
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