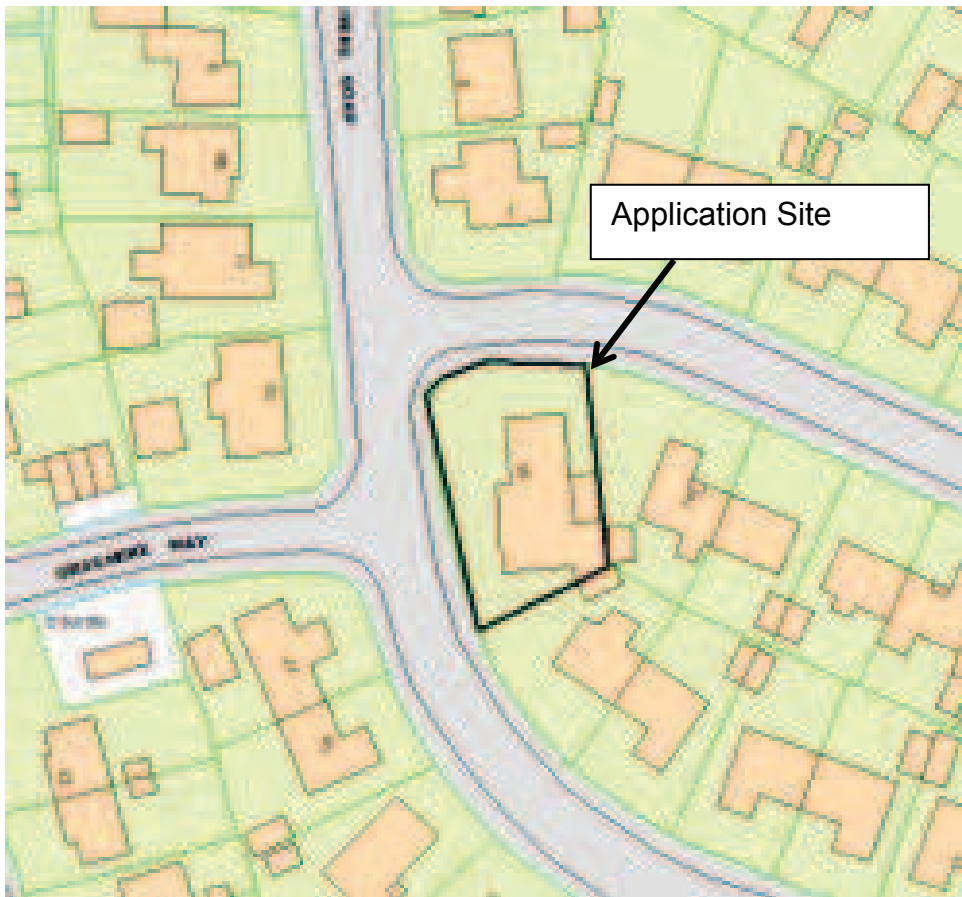


REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Date – 6 January 2020

APPLICATION NO: P/2019 /0767	LOCATION: 10 WINDERMERE ROAD WREXHAM LL12 8AN	DATE RECEIVED: 10/10/2019
COMMUNITY: Acton	DESCRIPTION: SUB-DIVISION OF EXISTING PROPERTY INTO 2 SEPARATE DWELLINGS	CASE OFFICER: MR
WARD: Little Acton	APPLICANT(S) NAME: MR NICLAS DAVIES	AGENT NAME: MR NICLAS DAVIES

SITE



PROPOSAL

The application seeks planning permission to subdivide the existing HMO to 2 no. dwellings.

HISTORY

P/2011/0913 – Single storey extension. Approved 16/01/2012.
P/2003/0107 – Extension and loft conversion. Approved 28/03/2003.

DEVELOPMENT PLAN

Within Wrexham Settlement Limit. UDP policies GDP1 and H2 apply.
LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:	Objects to the application. Overdevelopment, affecting the character of the area.
Local Member:	Notified 11.10.2019.
Highway Authority:	No objection subject to conditions to secure parking layout, no gates within 5m of the access and a dropped kerb.
Site Notice:	Expired 12.11.2019.
Neighbours:	1 no. representation received.

Current and proposed use of property is incongruous to its setting, increase in noise, increased problems relating to refuse and environmental health, the two accesses stated in the application is factually incorrect, adverse impact on character of area, a plan has not been submitted to demonstrate suitable parking and turning within the site.

Documents/petition also submitted relating to an application at the site in 2016 (ref no: P/2016/0313).

SPECIAL CONSIDERATIONS

Principle: The application site lies within Wrexham Settlement Limit. The principle of development for sub-dividing the existing HMO property into 2 no. dwellings is acceptable and would comply with UDP Policy H2, subject to adherence with other relevant planning policies and criteria.

Design and Layout: No additional built form is proposed as part of the application.
Boundary treatments and landscaping would be conditioned and required up front prior to commencement of development.

Residential Amenity: Spacing standards to neighbouring properties are considered to be appropriate.

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The original application proposed 1 x 5 bed dwelling and 1 x 1 bed dwelling. Following concerns raised by the case officer regarding the quality of the internal living space, revised plans have been received showing the removal of a bedroom from the 5 bed house.

The proposed 4 bed house is considered to be acceptable internally, provided a condition is attached to any decision notice to obscure glaze the ground floor bathroom window.

Whilst the window serving the bedroom in the loft of the property is small, it is also served by sky lights and planning permission was granted under P/2003/0107 to convert the loft to a bedroom, therefore the principle of the use of this room as a bedroom has already been established.

In terms of No 10A, the applicant has confirmed that the internal walls which form two separate rooms to the right of the lounge would be removed to form a larger lounge/living space, which is considered to be acceptable. The applicant has confirmed that additional sky lights could be inserted to provide more light into this room.

Whilst the kitchen is served by a small window, it is also served by sky lights, which is already the current situation in this part of the property.

The amount of garden area serving both properties is considered to be acceptable, however it is unclear why boundary treatment is required where it has been shown on the submitted plans. The boundary condition attached to the decision notice would ensure that this is removed given this is not considered to be necessary.

On the basis of the above, the proposal is not considered would result in such adverse impacts to residential amenities of proposed or neighbouring occupiers sufficient to warrant refusal of the application.

The proposal would comply with UDP Policy GDP1.

Access and Car Parking: The two existing access points would remain. Highway Authority raises no objection subject to conditions to secure the parking layout, no gates within 5m of the highway boundary and a dropped kerb to serve No 10A.

The road is unclassified, any vehicles waiting on the road to enter each property would only be for a matter of minutes and would not cause such an obstruction on the highway to warrant this condition.

Provision of a dropped kerb can be secured by separate highway legislation.

CONCLUSION

The proposal is considered to be acceptable in principle and subject to conditions would not adversely impact on visual or residential amenities of the locality.

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 PLA005, PLA007 Rev A, PLA006 Rev B, PLA003 Rev B, PLA004 and as contained within the application documentation.
3. Notwithstanding the approved plans, details of the boundary treatments including siting, design and height shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.
4. The ground floor bathroom window as shown on approved plan PLA003 Rev B, shall be obscurely glazed and thereafter retained for the lifetime of the development.
5. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. PLA007 Rev A.
6. Notwithstanding the approved plans, revised Elevations Plans showing additional sky-lights in the lounge shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interest of achieving additional light in to the property.

NOTE(S) TO APPLICANT

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.
