

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

**APPLICATION NO:**  
P/2019 /0701

**LOCATION:**  
19 CELMAR GROVE RHOSTYLLLEN  
WREXHAM  
LL14 4BD

**DATE RECEIVED:**  
10/09/2019

**COMMUNITY:**  
Esclusham

**DESCRIPTION:**  
TWO-STOREY REAR EXTENSION  
AND ERECTION OF HOME OFFICE  
(IN RETROSPECT)

**CASE OFFICER:**  
SEH

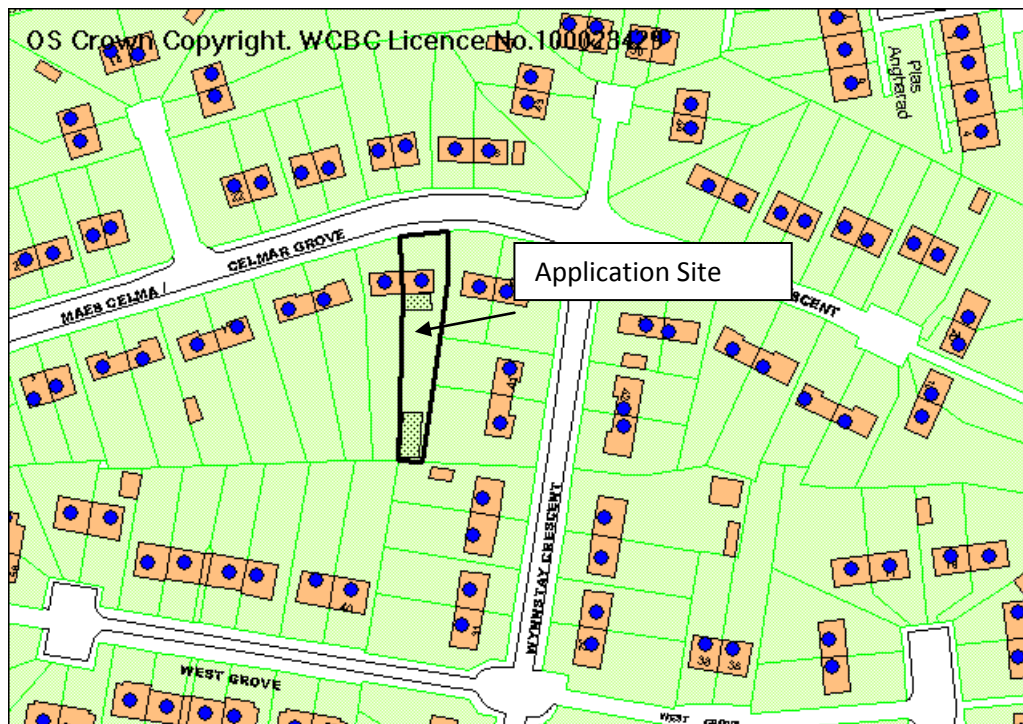
**WARD:**  
Esclusham

**APPLICANT(S) NAME:**  
MR & MRS ROBERTS

**AGENT NAME:**  
CB ARCHITECTURAL  
DESIGN  
MR CRAIG BAUGH

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**THE SITE**



**PROPOSAL**

As above

**PLANNING HISTORY**

None Relevant

## **DEVELOPMENT PLAN**

The site is within settlement. UDP Policies PS2, T8 and GDP1 apply. Local Planning Guidance Notes (LPGN) Nos. 16 'Parking Standards', 20 'House Extensions' and 21 'Space around Dwellings' are also relevant.

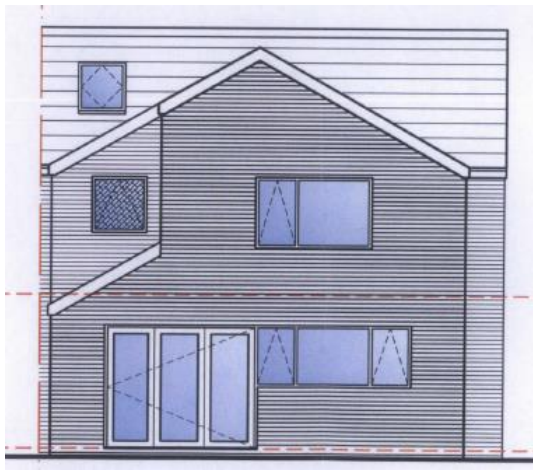
## **CONSULTATIONS**

|                    |           |            |
|--------------------|-----------|------------|
| Community Council: | Consulted | 11.09.2019 |
| Local Member:      | Notified  | 11.09.2019 |
| Site Notice:       | Expired   | 03.10.2019 |
| Neighbours:        | Notified  | 11.09.2019 |

## **SPECIAL CONSIDERATIONS**

**Background:** Proposed is the erection of a two storey rear extension and a single storey detached outbuilding in the rear garden to be used as a home office. The outbuilding has already been built and this element of the application is therefore in retrospect. The main issues to consider relate to the impact of the development upon residential and visual amenity.

**Design:** The proposed two storey rear extension seeks to utilise matching materials to those on the existing dwelling and has been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The rear extension would not be readily visible from public viewpoints and would have limited impact upon the street scene (see proposed rear elevation at figure 1. below).



*Figure 1. Proposed Rear Elevation – Two Storey Extension*

The proposed outbuilding is also acceptable in terms of scale and design and will have no impact upon the character and appearance of the area (see elevations at figures 2 and 3 below)



*Figures 2 and 3. Proposed Elevations – Outbuilding*

Parking (3 spaces for 3 bedrooms as proposed) will remain in accordance with LPGN 16 and more than the minimum useable outdoor space would also be retained in accordance with LPGN 21.

**Residential Amenity:** There are no windows proposed in the side elevations of the rear extension or the outbuilding, and as such there would be no loss of privacy to the adjacent dwellings. A condition should be attached to the planning permission to prevent any additional windows in the future.

The dwellings to the side of the proposed outbuilding which have their rear elevations facing in this direction are 13 metres away. The proposal therefore complies with the guidance set out in LPGN 21 (minimum 13 metre distance) which seeks to safeguard light and outlook from habitable rooms.

The 45 degree test for daylight passes when applied to the two storey rear extension (test is not relevant to the outbuilding) and the proposed development will not have a significant impact in terms of reduction of daylight to the habitable room windows of the adjacent neighbouring properties.

**Conclusion:** I consider the proposed rear extension and outbuilding to be acceptable in terms of scale and design, and that there would be no significant impact upon visual or residential amenity. The development is in accordance with the Council's adopted policies and guidance and I 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) numbered 822/L(-)04 Rev A, SK01 Rev B, SK01 Rev A, SK02 Rev B, SK03 Rev B, SK04, SK05 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension or outbuilding.
5. The vehicular parking areas as shown on approved drawing(s) No(s). 822/L(-)04 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
6. The outbuilding hereby approved shall be used only for a purpose incidental to the use of the dwelling.

**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. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
6. To ensure that the building is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with policies GDP1 and T8 of the Wrexham Unitary Development Plan.

**NOTE(S) TO APPLICANT**

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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