

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

APPLICATION NO:
P/2019 /0653

LOCATION:
PANTWOOD PANT LANE
GRESFORD WREXHAM
LL12 8SE

DATE RECEIVED:
27/08/2019

COMMUNITY:
Gresford

DESCRIPTION:
CONVERSION OF EXISTING
DETACHED GARAGE INTO GRANNY
ANNEX

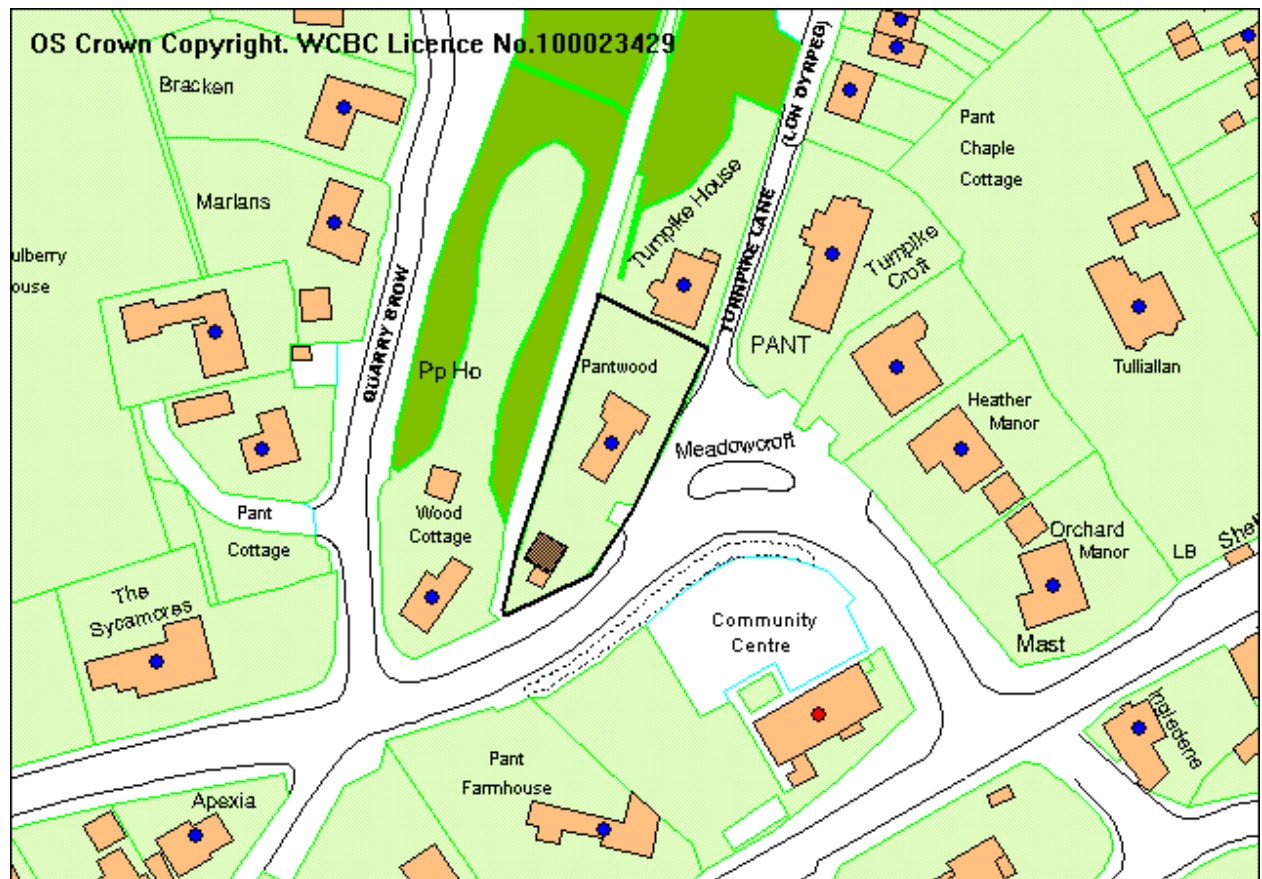
CASE OFFICER:
SEH

WARD:
Marford & Hoseley

APPLICANT(S) NAME:
MR & MRS STURGEON

AGENT NAME:
MR ALUN JONES

THE SITE



PROPOSAL

As above

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:	Concerned that this is a restricted site. The plans show a distinctly separate building. If it is a Granny annexe it should appear as a joined building and not as a separate one. The Council therefore objects to the plans because the proposal could at a later date become a separate property. There are furthermore issues for parking, as it is very close to the footpath, and close to the conservation area.
Local Member:	Notified 29.08.2019
Site notice:	Expired 30.09.2019
Neighbours:	One letter received expressing the following: • This is not a granny annex as the Applicants have no living elderly parents; • This development is more likely to be for sale or rent; • The land is elevated and will overlook the neighbouring garden; • There should be no windows facing the neighbouring property, and the building should not be extended upwards.

SPECIAL CONSIDERATIONS

Background: Proposed is the conversion of the existing detached garage into an annex for residential accommodation. The annex comprises of a living room / kitchen, bedroom and shower room. The main issues to consider relate to the impact of the development upon residential and visual amenity, and upon parking provision.

Design: The annex will utilise matching materials and has been designed to be in keeping with, and sympathetic to, the character and appearance of the dwelling. The building will receive a new roof of greater pitch which will match the existing dwelling (see existing and proposed plans at figures 1 and 2 below). Given the boundary treatment around the site, the building will not be readily visible from public viewpoints (see street view image at Figure 3 below). The building will not have a significant impact within the context of the existing surrounding built development, and the annex will not be detrimental to the visual amenities of the area.

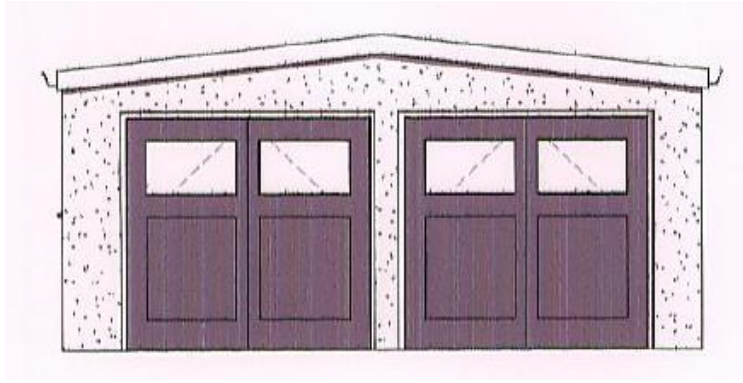


Figure 1. Existing Building

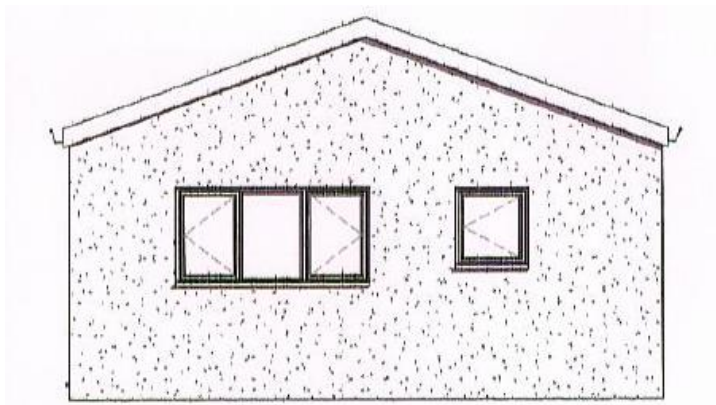


Figure 2. Proposed Building



Figure 3. Existing Street View

Residential Amenity: There are windows and / or door openings proposed in all elevations of the building. A condition is therefore required to secure the retention of the boundary treatment to protect the privacy of the occupiers of

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

nearby dwellings and safeguard against any overlooking of the garden area of the adjacent dwelling.

Parking: Parking and turning for at least 5 no. vehicles is provided on site and there will be no impact upon on-street parking as a result of the development.

Other Matters: Concerns have been raised over the future use of the development. This application is for an annex and occupation as such will be tied to the main dwelling by planning condition.

The conversion scheme does not interfere with the adjacent public right of way or have any impact upon the character and appearance of the conservation areas which are over a mile away from the site in each direction; Marford to the north east and Gresford to the west.

CONCLUSION

I consider the proposed conversion scheme to be acceptable in terms of scale and design, and that there would be no significant impact upon visual or residential amenity. The site is large enough to support the proposed use and the development is in accordance with the Council's adopted policies 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 03 and 04 and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. 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 further development shall take place under Classes A, B, C, D, E, F and G of Schedule 2 Part(s) 1, other than the development hereby granted permission.
5. The annex hereby approved shall not be used other than by members of the same family as occupying the existing dwelling and shall in no case be used as a separate dwelling.

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

6. Prior to first use of the development hereby approved, details of a boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in strict accordance with the details as are approved and shall thereafter be permanently retained.

7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 3 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 and turning of motor vehicles at all times.

8. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;

b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;

c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

9. The tree protection fencing and ground protection measures approved in connection with condition no. 8 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

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. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local

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

Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

5. To protect the amenities of the occupiers of nearby properties and ensure that the building remains incidental to the dwelling, and in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
9. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 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.
