

Item 4n

APPLICATION NO:
P/2019 /0450

LOCATION:
20 BRYN Y GROES GRESFORD
WREXHAM
LL12 8TZ

DATE RECEIVED:
12/06/2019

COMMUNITY:
Gresford

DESCRIPTION:
ERECTION OF DOUBLE GARAGE

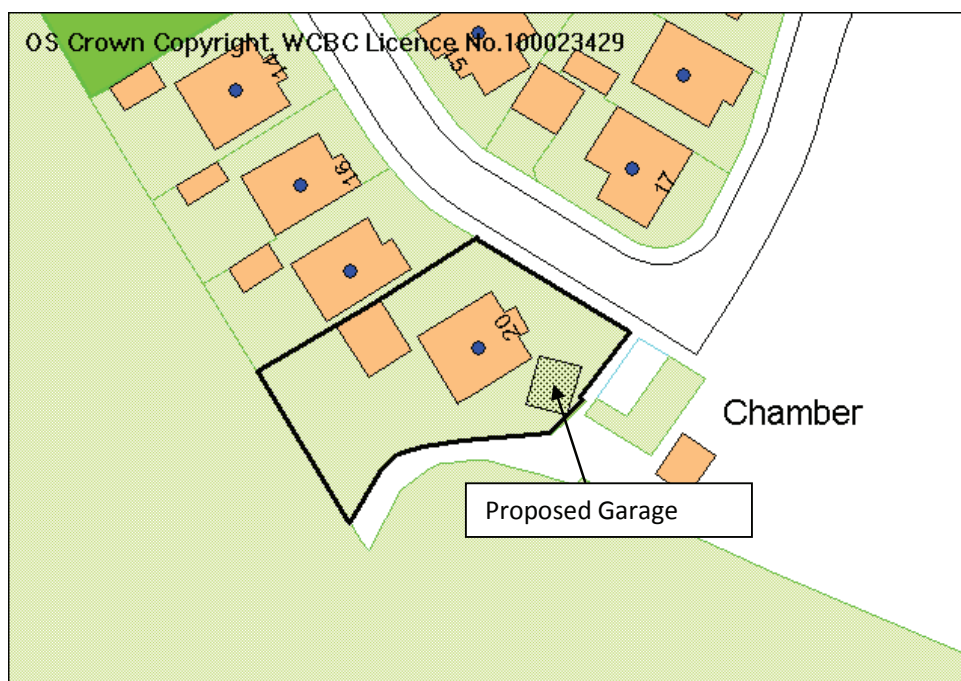
CASE OFFICER:
SEH

WARD:
Gresford East & West

APPLICANT(S) NAME:
MR MARTIN JONES

AGENT NAME:
CAPS
MR ROBERT
CARTWRIGHT

THE SITE



PROPOSAL

As above

PLANNING HISTORY

P/2019/0399 Change of use of detached garage to annex accommodation for family member – Decision Pending (reported earlier in this agenda).

DEVELOPMENT PLAN

The site is within settlement. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes Nos. 20 'House Extensions' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	No objection
Local Member:	Notified 14.06.2019
Highways:	The road has not yet been adopted. There are no objections in principle to the development.
Site notice:	Expired 05.07.2019
Neighbours:	1 letter received expressing the following: • The property already has a two storey garage which obscures views to the fields and trees beyond; • The driveway proposed to access the new garage would lead to a significant area of additional tarmac which, together with the existing driveway would be out of character with the ambience and image of the estate; • There is no stated need for the new garage which removes open views of the fields beyond and 'closes in' what is an attractive relatively open area; • A single storey bat house exists close to the application site and erecting another building in the space would remove the open attraction of this corner of the estate; • The garage extends in front of the building line of the house as there is insufficient space to push the building back in to the site, As such the building is visually prominent and out of keeping with the rest of the development; • The new driveway is close to the 90 degree bend in the road which is undesirable from a highway perspective.

SPECIAL CONSIDERATIONS

Background: Proposed is the erection of a single storey detached garage within the side garden to the east of the existing two storey dwelling. The main issues to consider relate to the impact of the development upon highway safety and upon residential and visual amenity.

Design: The proposed garage 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 garage is single storey and would not be visually over dominant or appear incongruous in the street scene. The garage is clearly subservient to the

main dwelling and would not significantly impact upon the openness of the locality (see Figures 1, 2 and 3 below).

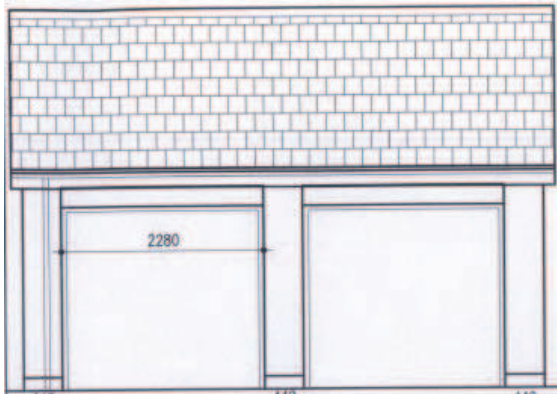


Figure 1. Proposed Front Elevation

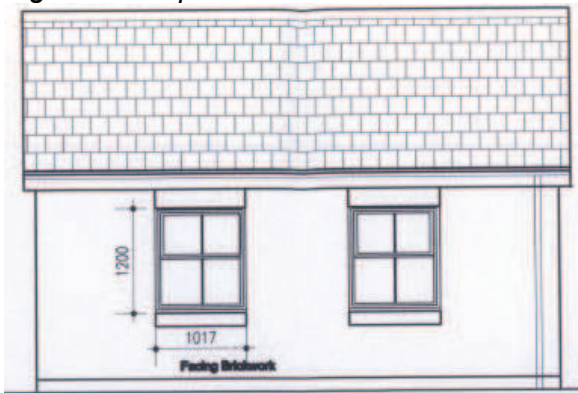


Figure 2. Proposed Rear Elevation

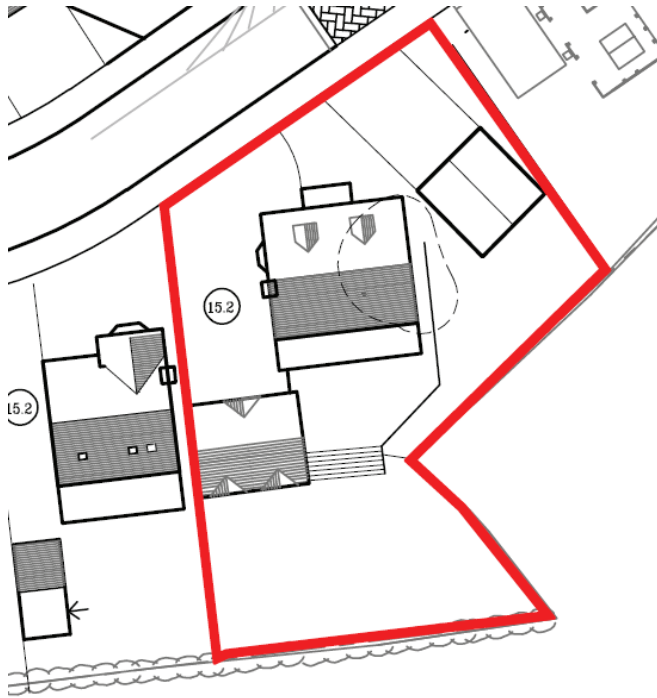


Figure 3. Proposed Site layout Plan

I have considered also the cumulative impact of the proposed garage as a second ancillary structure on the site and concluded that there is sufficient space around the development to support the additional footprint. Parking (minimum 4 spaces) will remain in accordance with LPGN 16 and more than the minimum useable outdoor space would also be retained in accordance with LPGN 21.

Proposed is a second access to the new garage and so a condition will be attached to secure the submission of a hard and soft landscaping plan. The access driveway should be constructed using a grass Crete surface treatment (or similar) to reduce the extent of tarmac and ensure a softer appearance to the site frontage which is currently laid to lawn.

Residential Amenity: There are no windows proposed in the front or side elevations of the garage and there would be no loss of privacy to the surrounding dwellings. The 45 degree test for daylight is not relevant in this case. The closest property which faces the development is 17 metres away which exceeds the minimum separation of 13 metres recommended by LPGN 21.

Ecology: The existing wooden boundary provides a blocker to headlights impacting on the bat roost. Provided this remains and a condition ensures that there shall be no external lighting on the front, rear or side of this garage the ecology officer has no objections to the development.

Other matters: Concern has been expressed that the need for another garage has not been justified. There is no requirement for the applicant to

justify a need for the development and this is not a relevant planning consideration for this application. Further, there is no right to a view over the land and this is also not a relevant planning consideration.

Conclusion: I consider the proposed garage to be acceptable in terms of scale and design, and that there would be no significant impact upon visual or residential amenity, or upon highway safety. 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 MJ GAR1, MJ GAR2, MJ GAR3 Rev A and as contained within the application documentation.
3. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house provided that such use shall not preclude the garaging of a private motor car.
4. No part of the development shall commence until full details of a hard and soft landscaping scheme, to include details of a grasscrete / cellpave type driveway / footway, together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
5. The landscaping scheme submitted and approved in connection with condition no. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The landscaping scheme as carried out in connection with condition no. 5 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
7. No facing or roofing materials shall be used other than materials matching those used on the existing building.
8. There shall be no external lighting affixed to any elevation of the garage hereby approved.
9. The existing fence along the south / south east boundary shall not be removed or reduced in height.

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.
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.
3. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
4. 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.
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8. To safeguard against lighting that would be detrimental impact upon the bat roost.
9. To safeguard against detrimental impact upon the bat roost.

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.
