

Item 4i

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:
P/2019 /0565

LOCATION:
1 QUEENSFORD MULSFORD LANE
WORTHENBURY WREXHAM
LL13 0AP

DATE RECEIVED:
24/07/2019

COMMUNITY:
Willington and
Worthenbury

DESCRIPTION:
ERECTION OF SHED (IN
RETROSPECT)

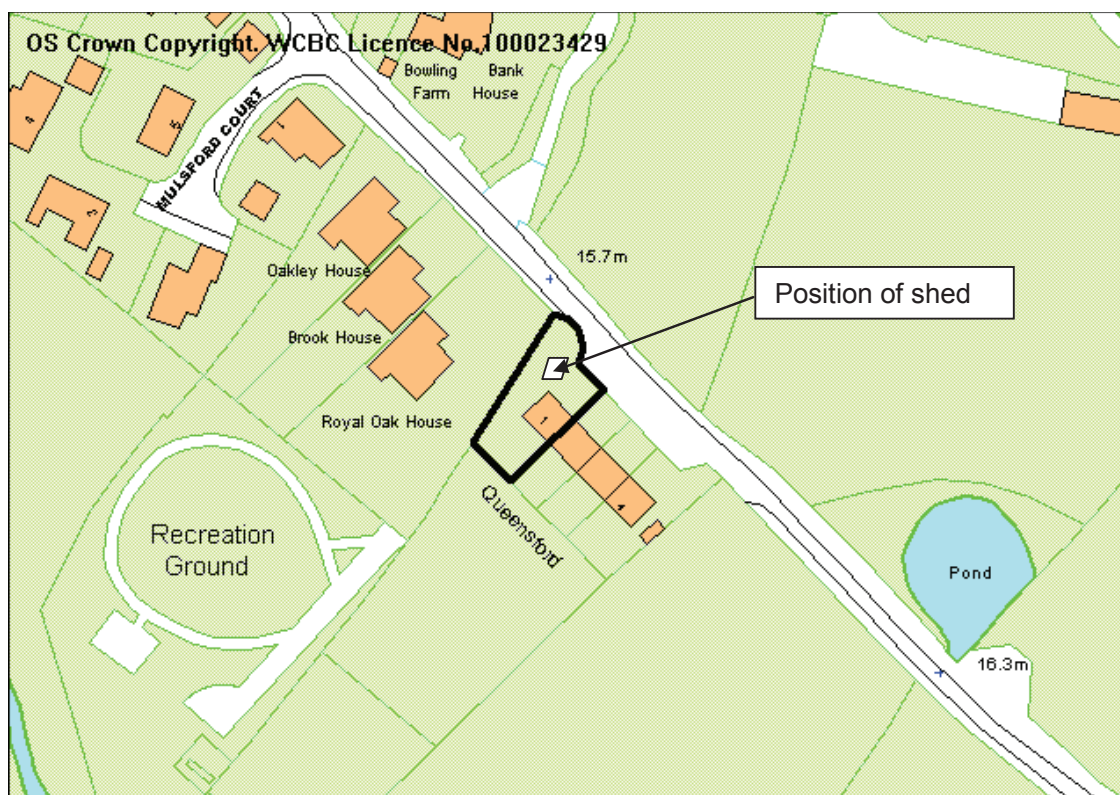
CASE OFFICER:
PF

WARD:
Bronington

APPLICANT(S) NAME:
MR STEVEN FLANAGAN

AGENT NAME:
MR STEVEN FLANAGAN

THE SITE



PROPOSAL

Planning permission is sought for the erection of a shed to the frontage of the dwelling. The application is made in retrospect.

HISTORY

P/2000/0703	Erection of storage shed (in retrospect). Granted 21.08.2000
P/2001/0982	Extension to existing dwelling comprising bedroom and living room above car port. Granted 05.12.2001

PLANNING POLICY

The site is located inside the Worthenbury settlement limit. Policies PS1, PS2, GDP1 and T8 are relevant. Guidance is contained in LPG16 – Parking Standards and LPG20 – House Extensions.

CONSULTATIONS

Community Council:	Consulted 29.07.2019
Local Member:	Notified 29.07.2019
Site notice:	Expired 27.08.2019
Neighbouring occupiers:	Four neighbouring occupiers notified. Two representations received raising the following objections: • The building is unsightly and in front of the building line; • It is not in keeping with the surrounding neighbourhood and it seems the purpose is some sort of business use which is resulting in delivery movements to the site which are unlawfully using third party property, exacerbated by current on street parking; • It has reduced the parking provision on the property frontage; • Its design exceeds the normal specifications of a garden shed, having uPVC windows and doors; • There have been earlier extensions to the property prior to the current occupier; • Planning permission may not have been obtained for previous works to the dwelling. One representation received with the following points of support: • The shed is not obtrusive and is in keeping with the area.

SPECIAL CONSIDERATIONS

Visual impact: The proposed shed is located on the driveway to the front of the dwelling. Queensford is a terraced group of 4 dwellings which sit slightly

back from highway. Whilst some of the properties do have off street parking to their frontages, the dwellings were initially built with a communal layby across the front boundary.

The application site sits at the north western end of these properties with the shed visible in front of the building line on approach from the south east. The shed is a typical pine tongue and groove structure with white uPVC windows. An image of the shed viewed from the south east is shown below.



I do not consider that the shed sits comfortably to the property frontage. Queensford is a group of dwellings with enclosed garden areas and an element of uniformity. The structure has an incongruous characteristic sitting in front of the established building line and is exacerbated by its temporary appearance. To allow the structure would introduce an incompatible feature within the streetscene and would be detrimental to the character of the area.

Amenity and parking: The applicant has applied for the siting of the structure for domestic purposes. Whilst observations have been made that the building is perhaps being utilised for business purposes, there is no change of use element associated with the proposal therefore any business use of the structure is not for consideration.

I am satisfied that the siting of the structure has not resulted in any issue of highway safety. There remains space within the curtilage of the for two motor vehicles which is considered adequate in this context.

Conclusion: I consider that the structure is visually detrimental to the streetscene and is not compliant with policy GDP1 of the Wrexham UDP. I recommend accordingly.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The shed, by virtue of its scale, appearance and position to the front of the dwelling will appear incongruous and have an adverse impact upon the character of the streetscene. The proposal will be contrary to the requirements of policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
