

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
29th JULY 2019

APPLICATION NO:
P/2019 /0457

LOCATION:
7 SHORDLEY CLOSE ROSSETT
WREXHAM
LL12 0EX

DATE RECEIVED:
14/06/2019

COMMUNITY:
Rossett

DESCRIPTION:
TWO-STOREY SIDE AND SINGLE-
STOREY REAR EXTENSIONS TO
DWELLING

CASE OFFICER:
LP1

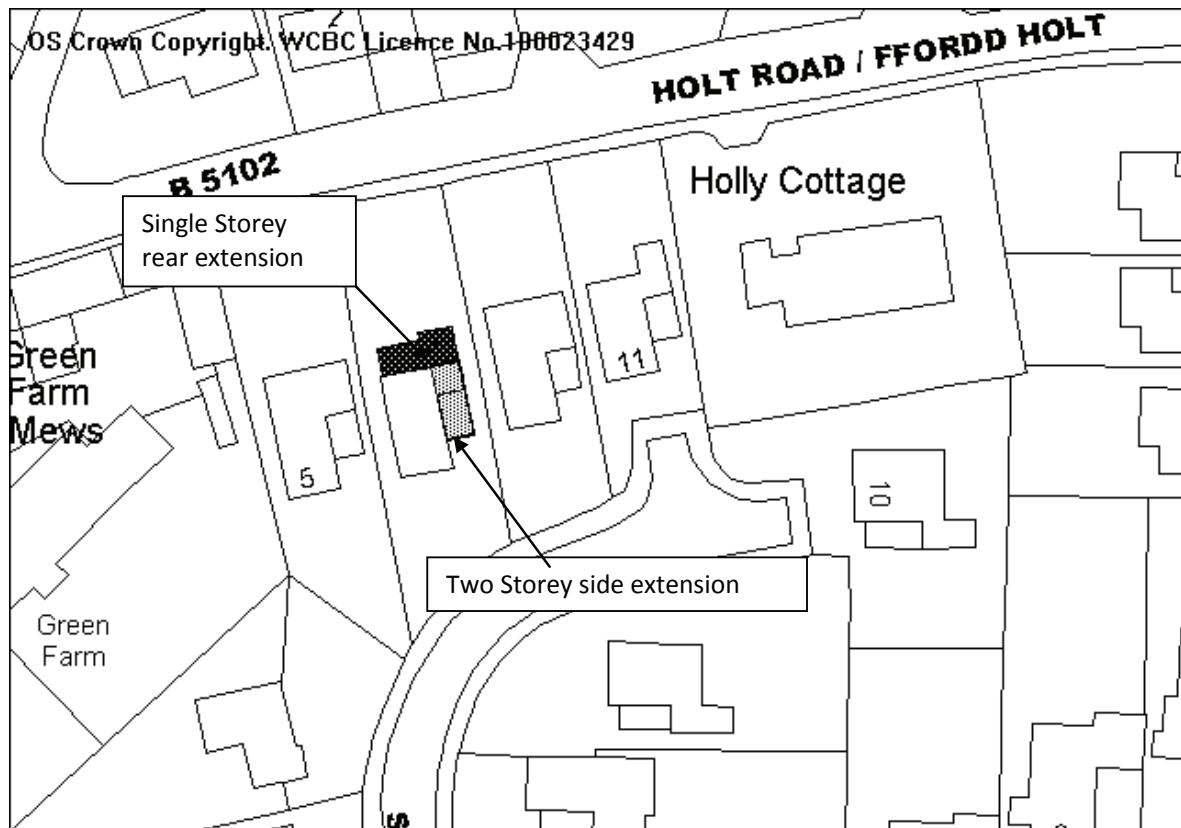
WARD:
Rossett

APPLICANT(S) NAME:
MR JORDAN MOTH

AGENT NAME:
BLUEPRINT LTD
MR DAFYDD EDWARDS

SITE

Detached property in Rossett



PROPOSAL

Two storey side and single storey rear extension

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HISTORY

None relevant

DEVELOPMENT PLAN

Lies within settlement limit, Policies GDP1, PS2 apply

CONSULTATIONS

Community Council:	Consulted 27/6/2019
Local Member:	Notified 27/6/2019
Site Notice:	Expired 23/07/2019
Neighbours:	Anticipated comments relating to: • Two storey extension causing loss of light to side facing bathroom windows and kitchen door • Loss of light to rear garden area of neighbouring property • Impact of building works on drainage which runs alongside house

SPECIAL CONSIDERATIONS

The proposal is for a two storey side extension and a single storey rear extension. The two storey element of the proposal is set back from the front of the property.

Design and Amenity

The design of the extensions are in keeping with the property and matching materials are to be used.

The neighbouring property has side facing windows for the bathroom and downstairs toilet; neither of these rooms are habitable rooms and any loss of light will not be complete.

There is also a kitchen door on the side elevation. Whilst this provides some additional light to the kitchen there is other windows in that room. The proposal will therefore not have a significant adverse impact.

The single storey extension passes the BRE tests in relation to the neighbouring properties and there will be no adverse impact.

Other Considerations

The loss of light to the garden area is not something that can be considered; the rear of the property is north facing and some sheltering affect is already created by the properties.

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The line of the drains runs alongside the property and there are concerns that this may be affected by the building works. This is not a planning consideration and will be taken into account by the Building Control Department as part of the construction process.

CONCLUSION

The proposed extensions will not have an adverse impact on the neighbouring property and I therefore 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 M101/004 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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.

NOTE(S) TO APPLICANT

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.
