

First-floor extension over existing garage and single-storey rear extension – Approved 07/07/2014.

DEVELOPMENT PLAN

The site is within the settlement limit. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes (LPGN) Nos. 20 – House Extensions and 21 – Space around Dwellings are also relevant.

CONSULTATIONS

Community Council:	No objections but noted that the frontage would protrude.
Local Member:	Notified 02.09.2019
Site Notice:	Expired 30.09.2019
Neighbours:	1 letter of objection received raising the following: • The existing will be over dominant and light deriving of the adjacent property. The extension would be out-of-scale and it would adversely affect the street scene; • The property to the rear will be overlooked by virtue of the window in the rear elevation of the first floor extension. There will be direct view into the private garden space and two ground floor windows, impinging on the privacy of the occupiers.

SPECIAL CONSIDERATIONS

Background: Proposed are amendments to the previously approved first floor side extension (P/2014/0353) to incorporate an ensuite bathroom. The main issues to consider relate to the impact of the development upon residential and visual amenities.

Design and Residential Amenity: As with the previous approval, the extension as proposed seeks to utilise matching materials and has been designed to be subservient and sympathetic to the character and appearance of the existing dwelling. I am satisfied that the design of the scheme is acceptable in the context of the existing dwelling and the visual amenities of the area (see figures 1, 2, 3 and 4 below).



Figure 1 Previously Approved Front Elevation



Figure 2. Proposed Amendments to Front Elevation

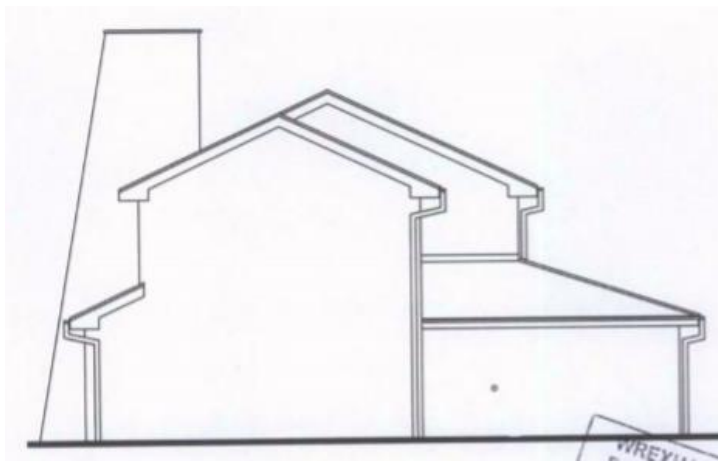


Figure 3. Previously Approved Side Elevation

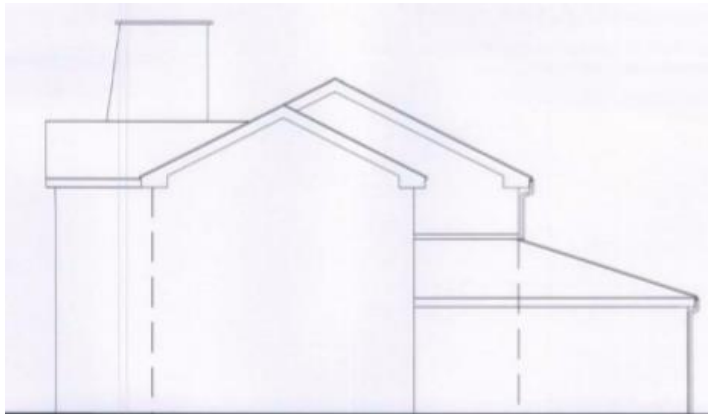


Figure 4. Proposed Amendments to Side Elevation

As with the approved scheme, there are no windows proposed for the side elevations which will avoid any loss of privacy to the adjacent dwellings. The closest property to the rear of the site is located approximately 26 metres away from the first floor extension (in excess of the minimum separation distance of 22 metres as recommended within LPGN 21 'Space around

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

Dwellings'). I am satisfied therefore that there would not be overlooking in this direction.

There are no issues of loss of light and the 45 degree test for daylight passes. The development will not cause a significant loss of daylight to, or restrict the outlook from, the habitable room windows or outdoor amenity areas of the surrounding properties.

Conclusion: I consider the extension to be acceptable in terms of scale and design, and that there would be no significant impact upon residential or visual amenity. The development accords with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan 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 01, 02, 03 and 04 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.
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 windows or other openings shall be inserted in any elevation of the extension.
5. The existing boundary hedges, walls and fencing along the boundary with no. 5 Holly Court shall be permanently retained at a height not less than 2 metres. The boundary treatment shall only be replaced by hedging, fencing or brick wall of a height not less than 2 metres.
6. The vehicular parking areas as shown on approved drawing(s) No(s). 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.

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.

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

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To provide for the parking of vehicles clear of the highway 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.
