

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

APPLICATION NO:
P/2019 /0222

LOCATION:
LARK RISE 20 WYNNSTAY LANE
MARFORD WREXHAM
LL12 8LG

DATE RECEIVED:
19/03/2019

COMMUNITY:
Gresford

DESCRIPTION:
REAR SUN LOUNGE EXTENSION
WITH BALCONY OVER AND FRONT
PORCH EXTENSION

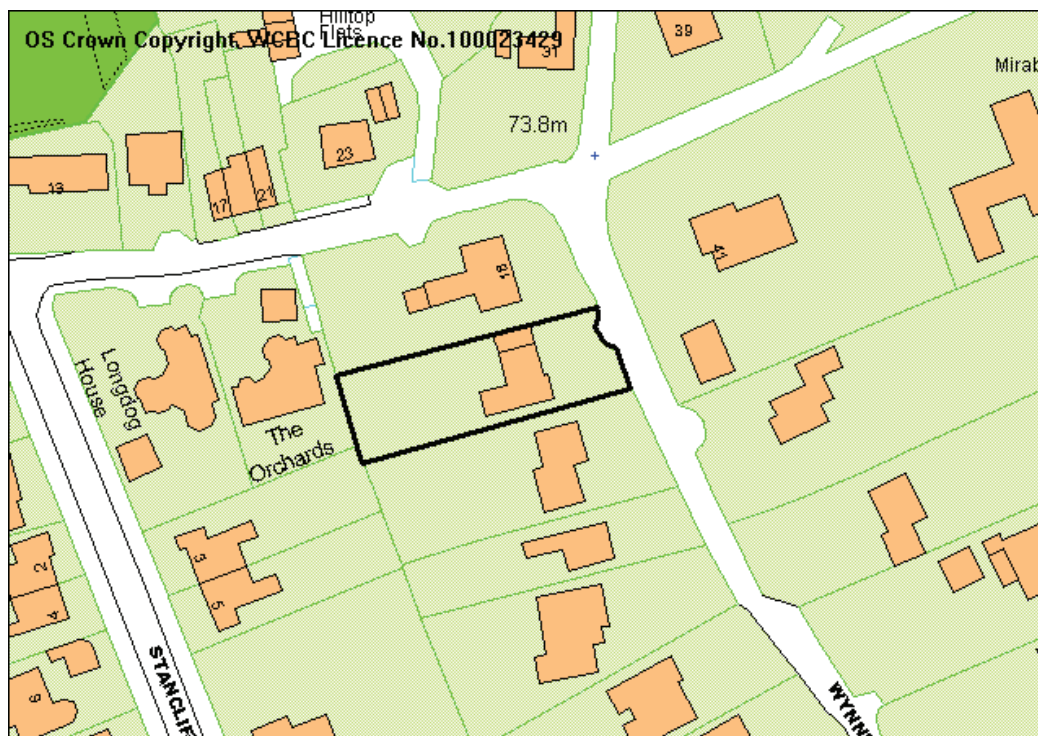
CASE OFFICER:
PF

WARD:
Marford & Hoseley

APPLICANT(S) NAME:
MR M HARRIS

AGENT NAME:
BLUEPRINT LTD
MR STEVEN ELTHAM

THE SITE



PROPOSAL

Planning permission is sought for the erection of a ground floor extension at the rear of the dwelling with the provision of a roof terrace with associated glazed enclosures. An external staircase to the roof terrace is also proposed on the northern elevation of the extension. Minor alterations are also proposed to the front elevation providing a covered porch and roof canopy above the existing garage doors. A layout plan of the proposal is shown later in the report.

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The plans now being considered have been the subject of negotiation and amendment. A period of re-consultation was carried out with all parties original consulted.

HISTORY

P/2009/0906 – Single-storey rear extension. Granted 07.12.2009

PLANNING POLICY

The site is located within the Marford settlement limit. Policies PS2, GDP1 and T8 of the Wrexham UDP are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards and 20 – House Extensions.

CONSULTATIONS

A period of re-consultation following receipt of amended plans was carried out on 08.05.2019. The consultation dates below refer to the initial consultation dates.

Community Council:	No objections.
Local Member:	No concerns at consultation stage.
Site notice:	Expired 16.04.2019
Neighbouring occupiers:	5 neighbouring occupiers notified. 1 response received raising the following concerns following receipt of amended plan notification: • The applicant has changed the proposed window onto the balcony to double doors, meaning we would become even more overlooked; • Although the doors aren't ideal, we would be happy to agree to this on the basis that the side of the balcony which immediately overlooks the neighbouring house and garden is a solid wall to 1.75m height instead of frosted glass. It is considered that glass of any kind is very intrusive to our space within the house and garden. Although it will provide more privacy than clear glass it is considered it will dominate the living space and will totally change how the neighbours use their own house and garden.

SPECIAL CONSIDERATIONS

Design: The proposed extension is located entirely to the rear of the dwelling and would not be visible from a wider public viewpoint. It consists of a flat roof footprint and would project further than an extension which was granted planning permission in 2009. The side elevations of the extension are not in

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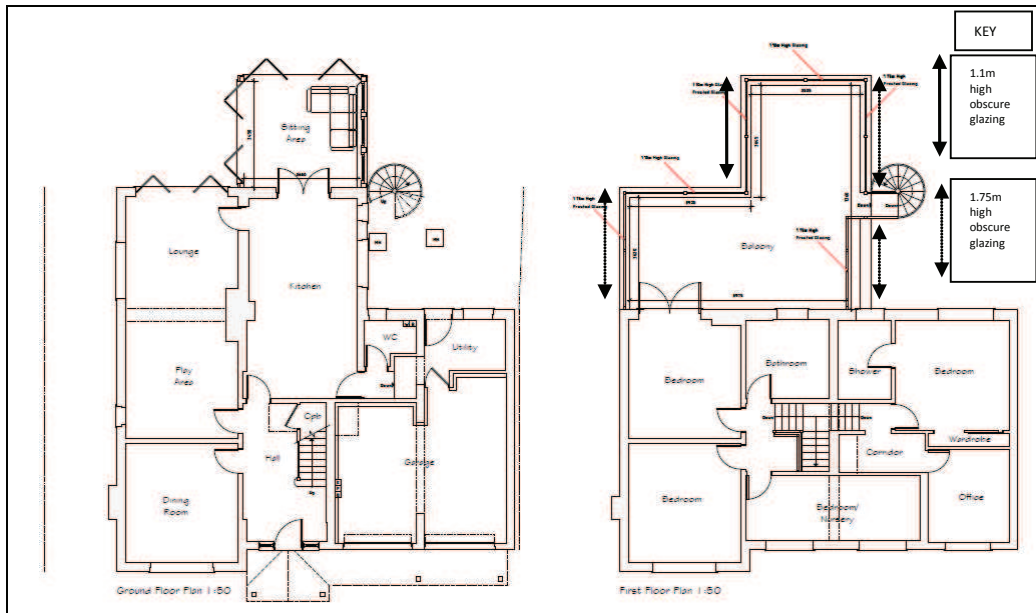
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very close proximity to the neighbouring property boundaries therefore I do not consider that the extension will appear detrimental in terms of the character of the existing dwelling or the outlook from neighbouring properties.

Amenity: The main issue for consideration is the impact upon the amenity of the neighbouring occupiers through the provision of a balcony area on the roof of the existing and proposed extension.

The initial submission included for the provision of clear glazed enclosures around the edge of the roof area. This was deemed unacceptable as the proximity of the extension footprint to the boundary would result in detrimental levels of overlooking.

As such, amended plans were submitted which altered the proposal to include obscure glazed enclosures on most side facing elevations. These are labelled on the floor plan image below.



Proposed floor plan

The amendments detail the provision of a 1.75m high obscure glazed enclosure along the shorter southern elevation facing no. 22 Wynnstay Lane reducing to 1.1m where the extension returns and its side facing elevation increases to a distance of approximately 6m from the boundary. On the northern elevation of the extension the glazed enclosures are at a height of 1.75m high for its entire length save for the access steps.

I am satisfied that this will represent a sufficient level of privacy protection for the neighbouring occupiers and the occupiers of the proposal. 1.75m is an accepted height for enclosures to prevent casual overlooking into neighbouring spaces. Where the height of the obscure glazed enclosure has reduced to 1.1m, I am satisfied that this will provide for a sufficient level of privacy relative to the distance away from the boundary.

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The neighbouring representation has raised concern regarding the installation of French doors at the first floor rear in place of an existing standard window opening. The installation of openings on rear facing elevations is generally considered to be acceptable in planning terms. All openings generally face rearwards into garden areas and there can be no mitigation against overlooking from this aspect of a dwelling. This is a consequence of traditional housing layout which must be accepted.

Conclusion: Subject to the imposition of planning conditions to ensure that the privacy mitigation measures detailed are implemented prior to the first use of the extension I am satisfied that the development will be acceptable. 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 H113/003 Sheet 1 of 1 Rev E and as contained within the application documentation.
3. Prior to the first occupation of the development hereby approved, all glazed balcony enclosures shall be erected in accordance with their locations and heights as shown on the approved plan numbered H11/003 Sheet 1 of 1 and shall be glazed using Level 3 obscure glass. The enclosures shall be retained in this condition thereafter.
4. Prior to the first use of the development hereby approved, 1.8m high close boarded means of enclosures shall be erected between the points marked in red on the approved plan. The enclosures shall be retained in these positions and at the heights stipulated thereafter.

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 that the amenity of the neighbouring occupiers is protected in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure that the amenity of the neighbouring occupiers is protected in accordance with policy GDP1 of the Wrexham Unitary Development Plan.