

APPLICATION NO:
P/2019 /0506

LOCATION:
155 CHESTER ROAD WREXHAM
LL11 2SW

DATE RECEIVED:
11/07/2019

COMMUNITY:
Rhosddu

DESCRIPTION:
DEMOLITION OF EXISTING GARAGE
AND ERECTION OF REPLACEMENT
AND ALTERATION TO BOUNDARY
FENCE

CASE OFFICER:
LP1

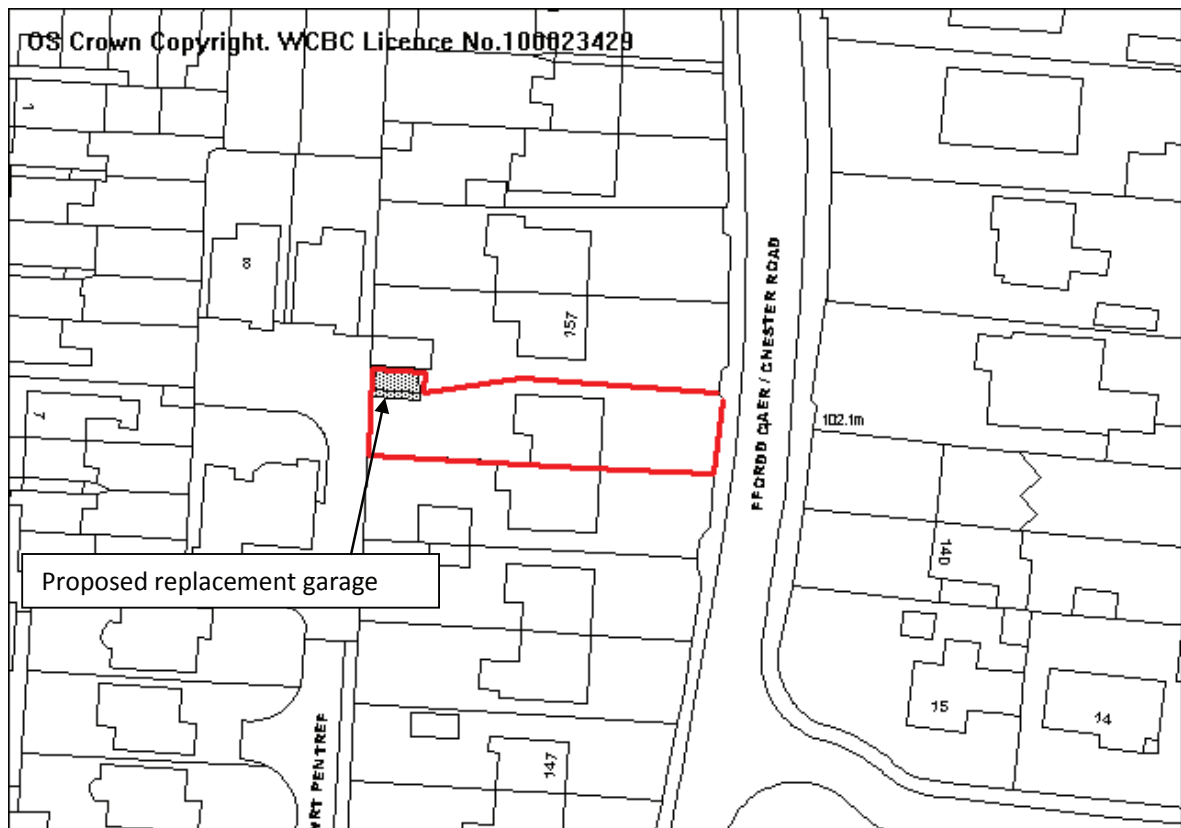
WARD:
Garden Village

APPLICANT(S) NAME:
MR & MRS OLDFIELD

AGENT NAME:
CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH

SITE

Semi detached property on Chester Road in Wrexham.



PROPOSAL

Demolition of existing garage and erection of replacement and alteration to boundary fence.

HISTORY

None Relevant

DEVELOPMENT PLAN

Lies within settlement limit, Policies GDP1, PS2 and Guidance Note 20 and 16 apply.

CONSULTATIONS

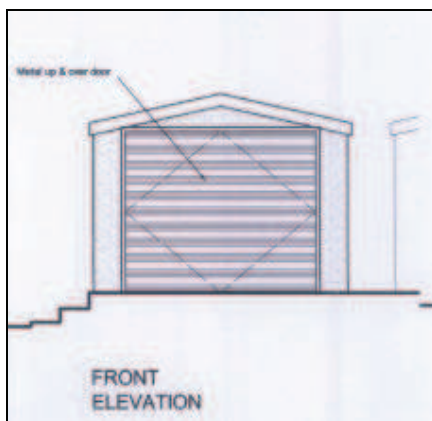
Community Council:	Consulted 6/08/19
Local Member:	No objection
Site Notice:	Expired 29/08/19
Representations:	One letter of objection received raising the following points: • The proposed height of the garage is 1.5 metres higher than the existing boundary hedge and is therefore unactable.

SPECIAL CONSIDERATIONS

The Site: The property is a semi detached property with an existing garage at the rear of the garden which is accessed via a drive shared with the neighbouring property, No. 157.

The existing garage is the original one for the property and matches the neighbouring one at No. 157. It is 2.4 metres high to the ridgeline with a relatively shallow pitched roof.

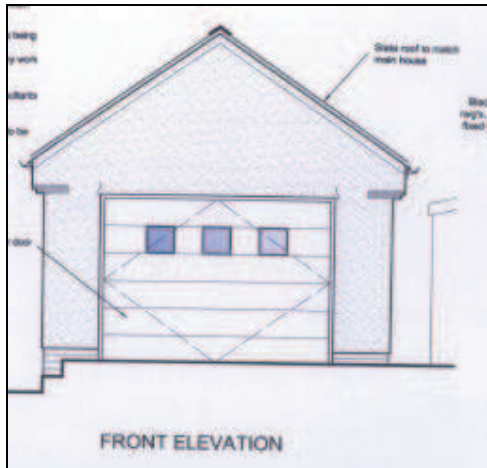
The garden has hedges to the rear and side boundaries which are approximately 2.8 metres in height – see front elevation plan below:



Existing Garage

The Proposal: The proposed garage is a single garage with a steeper pitched roof which will be 4.2 metres to the ridgeline. The hedge to the rear boundary is to remain; the side boundary hedge is to be replaced with a fence 1.8 metres in height to create a wider driveway.

The front elevation is shown below:



Proposed Garage

Design and Amenity: The design of the garage is acceptable for the location, whilst it is larger than the garage on the neighbouring property it is not excessive in size for the property and matching materials are to be used.

Whilst it will be visible above the hedge for the properties to the rear it will be adjacent to a private drive area and not a garden so will not affect the amenity of any properties.

The replacement of the hedge to the side boundary does not require planning permission and will not affect any neighbouring properties.

CONCLUSION

The design and size of the garage are acceptable for the location 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 727/SK02 Rev A,

727/SK03 Rev A, 727/SK01 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.
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