

Item 4s

APPLICATION NO:
P/2019 /0574

LOCATION:
3 THE SMITHY CHESTER ROAD
ROSSETT WREXHAM
LL12 0DG

DATE RECEIVED:
01/08/2019

COMMUNITY:
Rossett

DESCRIPTION:
SINGLE-STOREY EXTENSION TO
DETACHED BUNGALOW

CASE OFFICER:
LP1

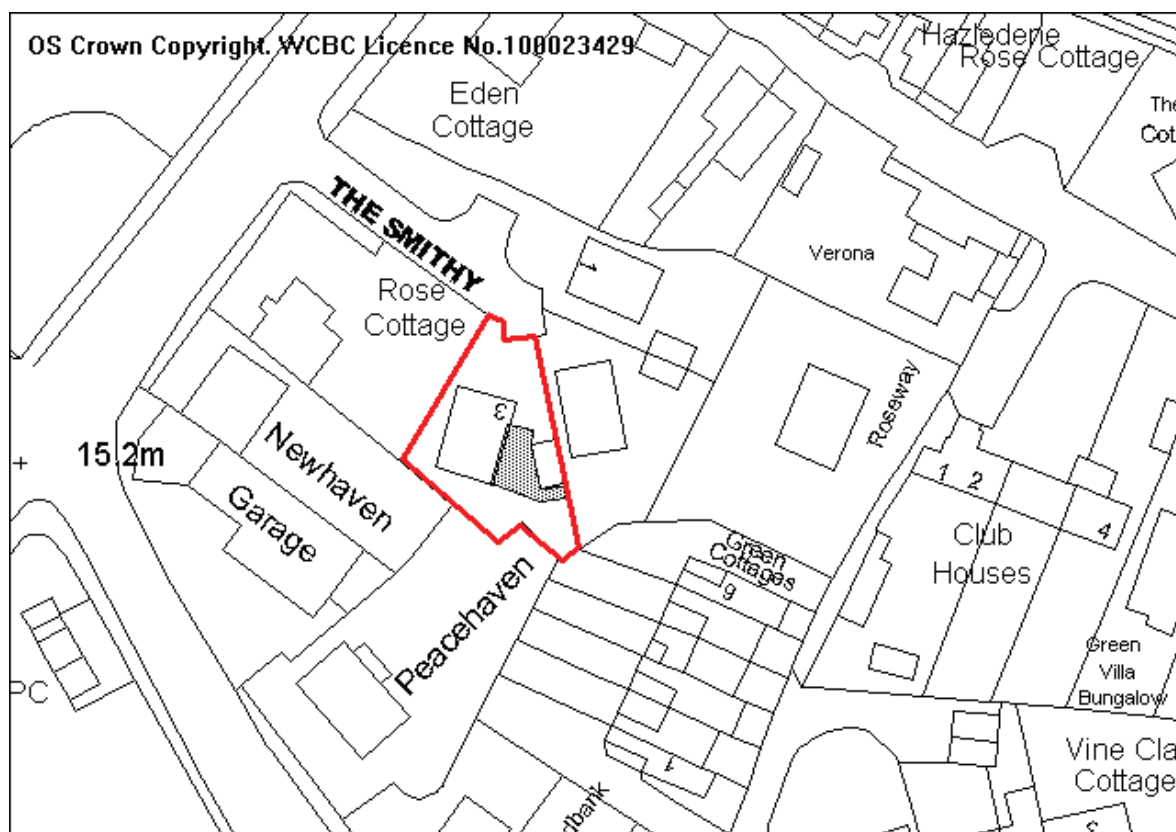
WARD:
Rossett

APPLICANT(S) NAME:
MR BARRY HORNE

AGENT NAME:
JUST H ARCHITECTS
LLP
MR PAUL HARRISON

SITE

Detached bungalow in Rossett



PROPOSAL

Single storey extension to detached bungalow

HISTORY

None relevant

DEVELOPMENT PLAN

Lies within settlement limit, Policies GDP1 and PS2 apply

CONSULTATIONS

Community Council:
Local Member:
Site Notice:
Other Representations:

Consulted 1/08/19
Notified 1/08/19
Expired 28/8/19
1 objection raising the following points:

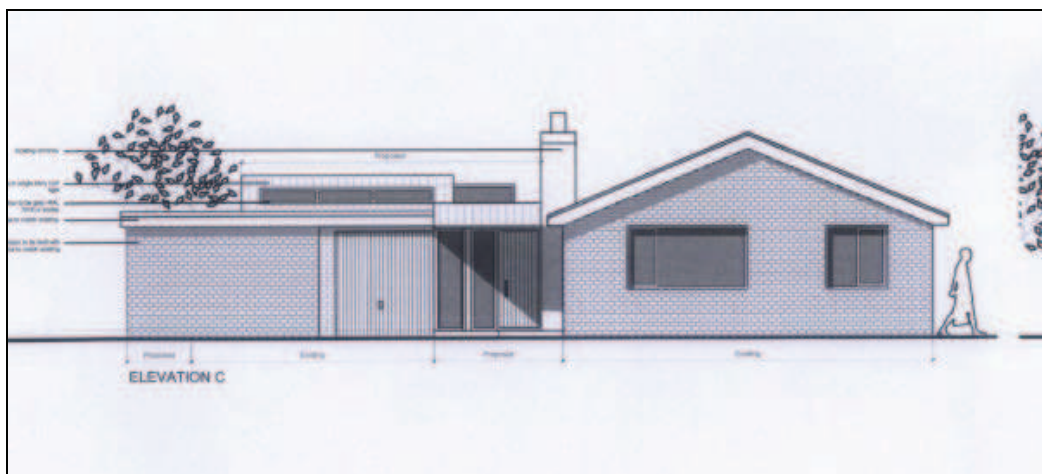
- Overlooking from high level windows at the rear
- High level windows should be obscure glazed

SPECIAL CONSIDERATIONS

Proposal: The property is a detached bungalow with a detached garage. The proposal is for a single storey link extension to join the house and bungalow. This extension will consist of an extended kitchen and utility area.

The existing property and garage are of traditional brick construction. The proposed extension is of a more modern design with a flat roof and roof lanterns to provide light.

Design and Amenity: The front elevation is shown below.



The bungalow is set within a cul-de-sac off Chester Road and lies within a corner plot. It is not visible from Chester Road and is generally screened from within the cul-de-sac due to the orientation.

Whilst the design of the extension is more modern than the existing house it does not detract from the appearance and provides a contrast to the brick construction of the house and garage.

The extension passes the BRE tests in relation to the neighbouring property and there will be no overshadowing created.

As a bungalow the majority of the windows are on the ground floor and will be screened from the neighbouring properties by the existing boundary treatment.

There are some higher windows that face the neighbouring property to the rear; these are high level windows within the roof lantern so will not be generally accessible for viewing from – the sill height of the windows being approximately 2.4m above the internal floor level of the extension. They will therefore have no impact on overlooking to the neighbouring properties.

CONCLUSION

The design of the extension is acceptable for the location and there will be no overlooking created 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 Plan AV.01, AL.01 and as contained within the application documentation.

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.

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.
