

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

APPLICATION NO: P/2019 /0109	LOCATION: HAYTOR 4 PARK LANE COURT ROSSETT WREXHAM LL12 0BQ	DATE RECEIVED: 12/02/2019
COMMUNITY: Rossett	DESCRIPTION: SINGLE-STOREY STOREY SIDE EXTENSION, CAR PORT WITH ROOF TERRACE OVER, ERECTION OF REPLACEMENT GARAGE / OUTBUILDING AND NEW WALLS / GATES TO ENTRANCE	CASE OFFICER: KH
WARD: Rossett		AGENT NAME: SAK DESIGN MR SIMON KETTLE
	APPLICANT(S) NAME: MR O BRIEN	

THE SITE

Residential properties located on the Northern side of Park Lane, Rossett. There are three additional properties located between the application site and Park Lane to the South.

PROPOSAL

Single-storey side extension, car port with roof terrace over, erection of replacement garage / outbuilding and rear walls / gates.

HISTORY – Most Recent

P/2012/0307	Repair / replacement of defective doors and windows. Granted 06.06.2012
P/2010/0496	Installation of emergency escape window in garage block. Granted 21.07.2010
P/2004/1107	Erection of two-storey four bedroom dwelling. Granted 11.10.2004.
P/2004/0489	Conversion of redundant farm to 4 self-contained dwellings and alteration to access. Granted 07.06.2004.
P/2003/0097	Conversion of redundant farm to residential use and relocation of existing dwelling. Refused 18.03.2003.
P/2002/0278	Conversion of redundant farm to residential – 21 dwelling units and alteration to access. Withdrawn 24.05.2002.

DEVELOPMENT PLAN

Located in open countryside. Policies PS2, GDP1(a) and (d) of the Wrexham Unitary Development refer.

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CONSULTATIONS

Community Council:	No objection.
Local Member:	Notified 14.02.2019
Flood Officer:	SAB approval will be required and approval from the SUDS Approving Body (SAB) prior to commencement of any works on site.
Other representations:	Comments received: • Planning Guidance Note 2- - refers to extensions not resulting in significant loss of privacy, daylight or sunlight or be visually overbearing • Side windows in extensions should be avoided as a view across adjacent land / gardens or adequate light cannot be assessed. • Extension built close to boundary may reduce daylight / sunlight to windows of that house. • Create a claustrophobic effect or visual intrusion. • Existing property does to some degree over-shadow and dominate nearby property – this application would compound the problem. • Approximately only 15 metres – window to window. • Extensions should be subsidiary to original dwelling. • Car port and replacement outbuildings not so problematic. • Two-storey side extension is problematic for a number of reasons:- - Loss of privacy to neighbouring properties - Over bearing and overlooking - Two-storey will be intrusive and prominent
Site Notice:	Expired 18 March 2019.

SPECIAL CONSIDERATIONS / ISSUES

Proposal (Original): The initial submission proposed a two-storey side extension on the gable elevation of the existing property with windows facing west and south and concerns raised by neighbours regarding overlooking, loss of privacy and the overbearing nature of the proposal.

The proposed development also includes a replacement garage / outbuilding, and a car port with roof terrace above with no immediate impact on the nearby residents. No objections have been raised to this element of the proposal.

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The applicant has sought to address the neighbours' concerns and amended plans submitted for further consideration, which includes proposing a single-storey gable elevation extension rather than the double storey proposal and high level roof lights facing the neighbouring property and changes made to the design of the garage which are more sympathetic to the rural environment in terms of design, scale and materials.

Re-consultation has taken place with the neighbours and I will report any comments made with regard to the amendments on the Addendum Report prior to Planning Committee.

I am satisfied that the amended plans address my concerns, with regard to the impact of the new development on adjoining residential properties and will reduce the impact of overlooking with high level roof lights on the proposed single-storey extension which will replace the two-storey previously proposed extension.

The changes to the garage in terms of scale, design and materials have provided a building more sympathetic to the rural environment.

Conclusion: I am satisfied the revisions to the scheme and in particular reducing the impact of the previous two-storey side extension with a single-storey extension will reduce the concerns previously raised by neighbours.

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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The existing hedge shown on the existing site plan and location plan shall be permanently retained and shall not be cut down, grubbed out, lopped or up-rooted. Any trees, shrubs or hedges removed shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To ensure privacy to adjoining properties is not compromised.