

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
7 July 2014

APPLICATION NO:
P/2014 /0353

LOCATION:
17 YEW TREE COURT GRESFORD
WREXHAM
LL12 8ET

DATE RECEIVED:
20/05/2014

COMMUNITY:
Gresford

DESCRIPTION:
FIRST-FLOOR EXTENSION OVER
EXISTING GARAGE AND SINGLE-
STOREY REAR EXTENSION

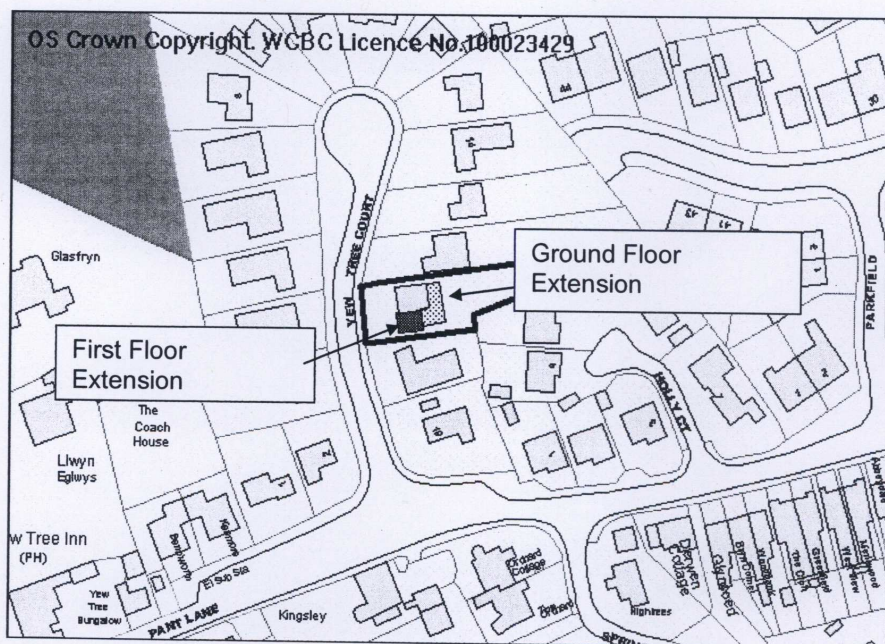
CASE OFFICER:
SEH

WARD:
Gresford East & West

APPLICANT(S) NAME:
MR IAN HOLMES

AGENT NAME:
PEAK ARCHITECTURAL
MR PAUL KENT

THE SITE



PROPOSAL

As above.

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HISTORY

P/2014/0148	First floor extension over existing garage and single storey rear extension	Withdrawn	13.05.14
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DEVELOPMENT PLAN

The site is within the settlement limit. UDP Policies PS2, GDP1 and T8 apply. Local Planning Guidance Notes Nos. 16 - Parking Standards, 20 – House Extensions and 21 – Space around Dwellings are also relevant.

CONSULTATIONS

Community Council:	Supports the views of the neighbours.
Local Member:	Notified 22.05.2014
Site Notice:	Expired 18.06.2014
Neighbours:	1 letter of objection received raising the following: 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. 1 letter received confirming that that there are no adverse comments to be made in respect of the proposed development.

SPECIAL CONSIDERATIONS

Background: Proposed is a single storey rear and side extension with first floor extension over the existing side garage. The main issues to consider relate to the impact of the development upon residential and visual amenities and upon off-road parking facilities.

Design and residential amenity: The extensions as proposed seek to utilise matching materials and have 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 development would make a positive contribution to the visual amenities of the area.

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 meters as recommended within LPGN 21 'Space around Dwellings'). There is a 20 metre separation distance at ground floor level to the rear and although this fall short of the

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minimum separation distance, there is sufficient screening along the curtilage boundaries to prevent overlooking and retention of this will be secured by planning condition. I am satisfied therefore that there would not be overlooking in this direction which would lead to a significant loss of privacy.

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 day/sun light to, or restrict the outlook from, the habitable room windows or outdoor amenity areas of the surrounding properties.

Parking: The site is large enough to park 3no. vehicles off the road which accords with the parking standards recommended in LPGN 16 (4no. bedroom dwelling = 3 parking spaces).

Conclusion: The development accords with Policies GDP1, PS2 and T8 of the Wrexham Unitary Development Plan, Welsh Government Technical Advice Note 12 'Design' and Local Planning Guidance Note Nos. 16 'Parking Standards', 20 - 'House Extensions' and 21 'Space around Dwellings'. I consider the extensions to the dwelling to be acceptable in terms of scale and design, and there would be no significant impact upon residential amenity.

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 those detailed on the application form and within the approved application documentation.
3. 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 building.
4. 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.

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.
3. To protect the amenities of the occupiers of nearby properties.
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NOTE(S) TO APPLICANT

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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.
