

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
3 March 2014

APPLICATION NO:
P/2014 /0006

LOCATION:
19 YEW TREE COURT GRESFORD
WREXHAM
LL12 8ET

DATE RECEIVED:
07/01/2014

COMMUNITY:
Gresford

DESCRIPTION:
ALTERATIONS TO EXISTING
FAMILY ROOM TO INCORPORATE A
PITCHED ROOF AND ERECTION OF
AN ATTACHED UTILITY ROOM AND
GARAGE

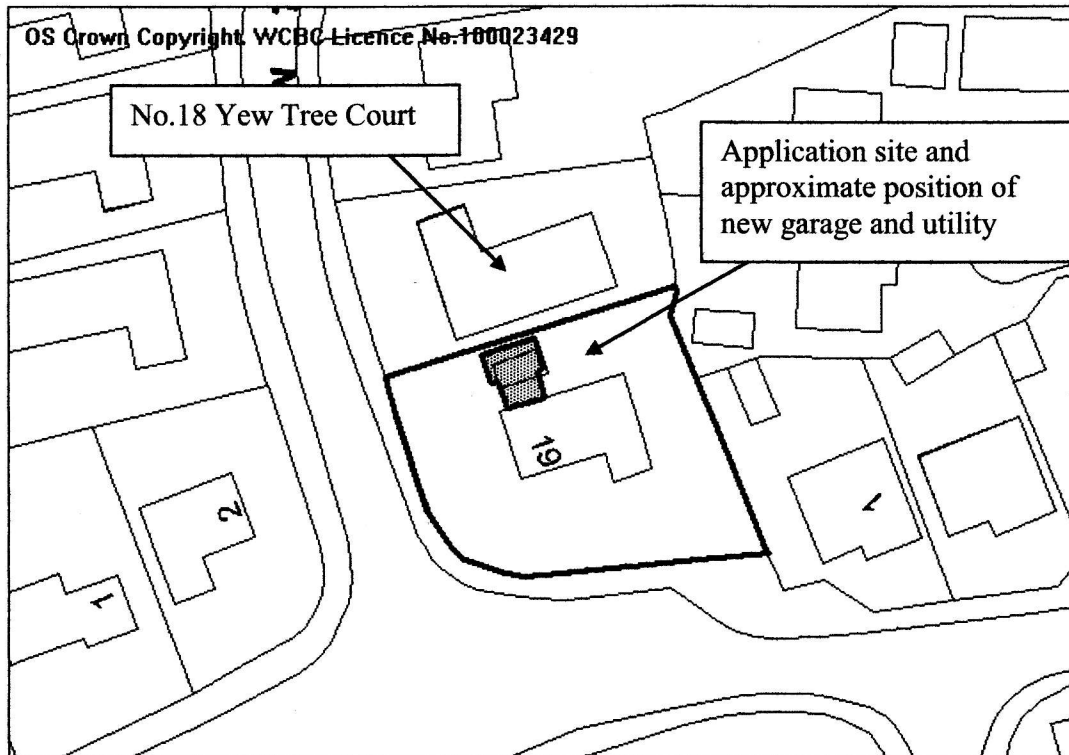
CASE OFFICER:
MP

WARD:
Gresford East & West

APPLICANT(S) NAME:
MRS L MCDERMOTT

AGENT NAME:
BLUEPRINT
ARCHITECTURAL
SERVICES LTD
MR DAFYDD EDWARDS

THE SITE



PROPOSAL

As above.

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HISTORY

No history.

DEVELOPMENT PLAN

Within settlement limit. Policy GDP1 applies.

CONSULTATIONS

Community Council:	Consulted 13.1.14
Local Member:	Notified 13.1.14
Site Notice:	Expired 7.3.14
Other Representations:	1 letter expressing the following concerns: - plans not based on any topographically correct based plan, do not illustrate the distance between the existing or proposed garage and boundary fence and do not provide dimensions. Without these it is impossible to appreciate the relationship the garage will have with the boundary fence and neighbouring property; - site layout plan indicates the garage will be hard up onto the existing boundary; - loss of daylight; - garage will present and overbearing impact; - construction of garage will require access to adjacent property; - pitched roof will require drainage guttering along the boundary – this raises future maintenance issues; - the boundary is presently a wooden fence with vegetation growing up it; - distance from neighbouring property to the fence is 1.37m whilst the distance from the garage to the fence is just 0.73m; - Proposals fail to meet LPG20 guidance and policy GDP1.

SPECIAL CONSIDERATIONS

Design: The pitched roof alteration to the existing family room will improve the appearance of the dwelling.

The utility room and garage will not project beyond the existing side elevation of the dwelling so will not be unduly prominent within the street scene. Their appearance also reflects that of the existing dwelling.

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Amenity: The proposed pitched roof alteration and utility room will not impact upon the standard of amenity afforded to or amount of daylight received by nearby properties.

The new garage will be sited less than a metre from the existing boundary fence of no. 18 Yew Tree Court but will be no closer than the existing garage and the highest part of its roof garage will be 1 metre higher than the highest part of the existing garage.

No.18 has a window serving a lounge/dining room that will directly face the side elevation of the garage. Whilst the proposed garage will result in some loss of daylight to this window the amount of light received by the lounge/dining room as a whole will not be significantly reduced. The applicant's existing garage already impacts upon the amount of light received by the window. The lounge/dining room is also served by two other windows in the front/southwest facing elevation which will be unaffected by the extension.

The fence along the boundary of no.18 and no.19 and the latter's existing garage dominate the view from the side facing lounge/dining room window of the former to the extent that the outlook from it does not afford any significant degree of visual amenity. Accordingly, whilst the proposed garage will be higher than the one it replaces I do not accept that this will prove unacceptably overbearing or severely harm the standard of visual amenity currently enjoyed by the occupiers of no.18.

Other Matters: There will be sufficient distance between the side elevation of the garage and the boundary with no.18 to allow for guttering to be accommodated within the application site.

It is a private matter for the applicant and their neighbours to agree whether access to each others property will be permitted to allow for the maintenance of an existing fence or in order to erect the proposed garage. The granting of planning permission does not confer any rights of access for the applicant.

Conclusion: The development accords with policy GDP1.

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.

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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.

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.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.