

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
27 July 2015

APPLICATION NO: P/2014 /0714	LOCATION: 25 DARLAND LANE ROSSETT WREXHAM LL12 0EL	DATE RECEIVED: 22/09/2014
COMMUNITY: Rossett	DESCRIPTION: DEMOLITION OF GARAGE AND ERECTION OF FRONT AND REAR DORMERS INCLUDING ROOF ALTERATIONS, SINGLE STOREY SIDE AND REAR EXTENSIONS AND ERECTION FRONT PORCH	CASE OFFICER: MP
WARD: Rossett		AGENT NAME: ROCKALL BUILDING SURVEYORS MR D ROCKALL
APPLICANT(S) NAME: MRS J SHONE		

This application was first reported to the 5 May 2015 Planning Committee meeting but was deferred to enable the applicants to submit amended plans to address the impacts of the dormer windows on the adjoining property.

Applicant's submission: The amended plans submitted propose dormer windows that are 1.6 metres narrower than the ones previously proposed and 0.8m further away from the two adjacent properties.

The applicant did consider reducing the depth of the rear dormer but decided not to make this amendment because she felt too much space would be lost from the bedroom to be provided in the roof space. The depth of the rear dormer therefore remains as previously proposed.

Additional notifications: The owners/occupiers of nos. 23 and 27 Darland Lane were forwarded copies of the amended plans by electronic mail on 19 June 2015 and given 14 days to submit any further comments.

1 objection has been received making the following comments:

- The amendments are not in line with recommendations made by the Planning Department to the architect;
- The rear dormer is the same proportion as the previous submission. It will have a major impact on the available light to no.27 and no.25;
- The side wall increase appears excessive and will impact upon the dining room of no.27. Having light access from the kitchen for this room is not necessarily an acceptable solution for an unwanted modification to an adjacent property – it is a separate room and has its own requirements and such be viewed as such;
- The current small rear dormer is slightly over 1m from the roof edge. The new dormer should be at this position;

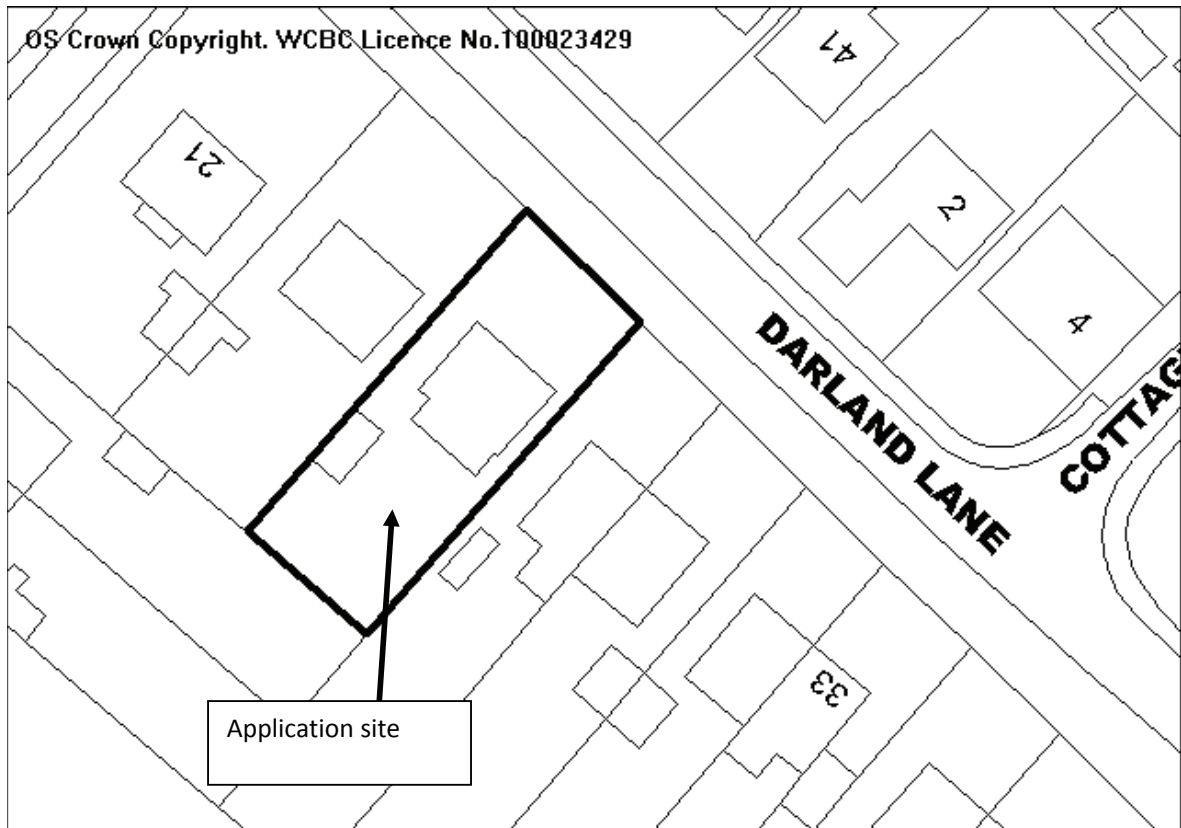
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- No proof of studies on the effect of light reduction received.

Conclusion: I am satisfied that the amendments will have less impact upon the occupiers of the adjacent dwellings than the plans previously presented to Members.

My original report is set out below along with an amended recommendation to include conditions requiring samples of external facing and roofing materials to be submitted for approval and to require the development to be carried out in accordance with the approved plans:

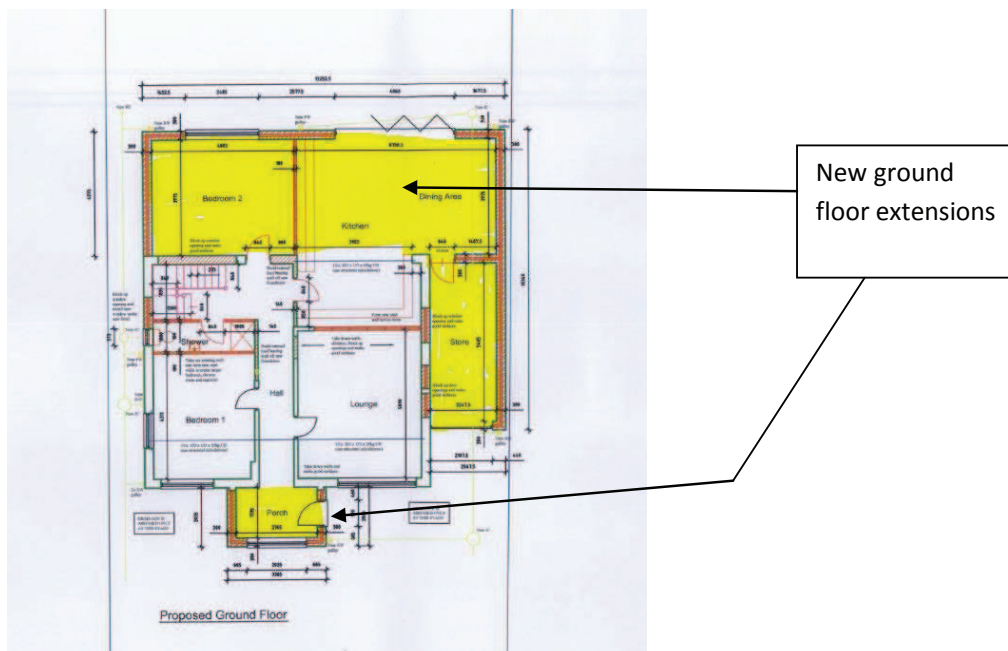
THE SITE



PROPOSAL

As above.

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HISTORY

- P/2004/0890 Rear extension, loft conversion and garage conversion.
Withdrawn 11.8.04
- P/2004/1473 Rear Extension, Loft Conversion and Garage Conversion.
Granted 10.1.2005
- P/2007/1182 Conversion of existing bungalow to two storey dwelling including extensions. Refused 9.11.07
- P/2009/0615 Alterations and extension to dwelling. Granted 7.9.2009
- P/2014/0284 Side and rear extension including raising height of roof to form suitable first floor habitable rooms including provision of dormers to front and rear. Refused 2.7.14

DEVELOPMENT PLAN

Within settlement. Policy GDP1 applies.

CONSULTATIONS

- | | |
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| Community Council: | No observations. |
| Local Member: | Concerned about the impact on the street scene having regard to the narrow drive (passageway) between the site and the neighbouring property (No 27 Darland Lane). Concern about the impact upon one of the objectors' property. |
| Site Notice: | Expired 22.10.14. |
| Neighbours: | The owners/occupiers of 5 adjacent/nearby properties notified initially on 1.10.15 and about the submission of amended plans on 4.3.15 and 30.3.15. 1 objection received in respect of the |

initial submission expressing the following concerns;

Scale and design

- Does not reflect the existing bungalow;
- Conversion of the bungalow into a 2 storey building;
- Dominance of nearby properties;
- Internal floor area is increased to 2 times the current area;
- Visually overbearing;
- Not consistent with adjacent properties;
- It will create a claustrophobic effect due to its size and proximity;
- The dormer extension is more than half width of the original frontage – the dormers are out of scale;

Amenity

- Significant loss of light to the dining room and kitchen of no.27;
- Loss of light to stairs, landing and bathroom;
- Light test is required to be performed to take into account seasonal variation and shared with all parties;
- Potential overlooking of properties across Darland Lane;

4 objections in respect of the amended plans (2 each from 2 separate neighbours) expressing the following concerns;

Initial objector

- The initial objector re-iterated his concerns about scale and amenity, confirmed his concerns have not been addressed and stated that documents showing how loss of light has been calculated have been submitted;

Additional objector

- Loss of light, lack of privacy visually overbearing, not consistent with neighbouring properties. It will create a claustrophobic feeling;
- The extensions will create a very dominating building completely out of proportion and constituting a major alteration to the bungalow;
- Does not reflect the scale of the existing property – it is a conversion of a bungalow to a 2 storey dwelling;
- It will significantly dominate surrounding properties;
- Documents submitted do not show how any loss of light has been assessed or calculated.

SPECIAL CONSIDERATIONS

Background: Over the past 11 years the site has been subject to a number of planning applications for alterations and extensions however only two have been considered acceptable and granted permission. Neither was implemented and both permissions have now lapsed.

Last year the applicant sought permission to extend to the side and rear of the property, to raise the height of the roof extension and to add large mono-pitched dormer windows to the front and rear (reference P/2014/0284). The proposed new roof covered the rear extension as well as the main dwelling. The proposals were refused on the grounds that they would have had a detrimental impact upon the standard of amenity afforded to the occupiers of neighbouring properties, the appearance of the dwelling and the wider street scene.

The current application was received in September 2014 but plans initially submitted were not sufficiently different to address the above mentioned reasons for refusal. The applicant has therefore made further and considerable amendments to the proposed development.

The scheme proposes the following extensions and alterations;

- i) A replacement roof with a steeper pitch. This will increase the overall height of the dwelling by 0.6m;***
- ii) The installation of front and rear flat roof dormer windows;***
- iii) A single storey extension to the side of the property;***
- iv) A single storey extension with a shallow mono pitch roof to the rear of the property;***
- v) A porch extension to the front.***

Amenity: The increase in the height of the dwelling and the proposed side and rear extensions will not result in the occupiers of neighbouring properties experiencing significant loss of light or privacy to habitable rooms nor will they prove visually overbearing. It is worth noting that the side extension is only 0.2m higher and the rear extension 0.28m longer than 'permitted development' thresholds and their impact is not materially greater.

By itself the increase in the height of the roof will not result in unacceptable loss of light to habitable rooms of adjacent properties, nor will they prove overbearing. A similar alteration to the dwelling was granted permission in 2009 (P/2009/0615) and there have been no material changes in circumstances or policy subsequently.

No.23 Darland Lane has a first floor side window facing the north western elevation of the application site. Whilst I accept that the proposed dormer will alter the outlook from that window I am satisfied it will not result in significant loss of light to the room it serves nor prove overbearing.

No.27 Darland Lane has a dining room window facing south-eastern elevation of the application site. The outlook from the window is already dominated by the existing dwelling. Whilst the proposed rear dormer will further impact upon the outlook from the window in my opinion it will not prove overbearing.

I accept that the dormer will have an impact upon amount of daylight the room received but I am also of the opinion that the position of the dormer relative to the dining room window means the impact is not significant enough to warrant refusal. There is also an opening allowing access between the dining room and kitchen of no.27 that does not currently have a door and as such the dining room currently benefits from a secondary source of light from the rear facing kitchen window. The development will not reduce the amount of light received by the kitchen.

Concerns have been expressed about loss of light to the bathroom, staircase and landing of no.27 which are also served by windows facing the application site. I accept that this will be the case but they are not habitable rooms and therefore this will not adversely impact upon the standard of amenity afforded to the occupier of no.27.

The separation distance to other dwellings accords with LPG20 advice and therefore I am satisfied the development will not adversely impact upon their occupiers by way of loss of light, privacy or by proving visually overbearing.

Design: The ridge height of the roof of the existing dwelling is noticeably lower than that of adjacent dwellings. Whilst LPG20 advises that extensions should not project above the ridge line of the dwelling, the proposed replacement roof will increase to the height of the dwelling so that it is closer to that of neighbouring properties and in that context is acceptable. In any case and as noted above, the principle of increasing in height of the dwelling has already been accepted previously.

The most significant change to the appearance of the dwelling when viewed from Darland Lane will be the introduction of a large flat roof dormer extension to the front. I note that LPG20 advises against large front dormer extensions; however I do not believe it is necessary to rigidly apply the guidance in this instance.

Flat roof dormers are a feature of several properties on along the south-western side of Darland Lane, including nos.23 and 27 located either side of the application site. Whilst the proposed front former is larger than those found on the adjacent properties it will nevertheless broadly reflect the character of neighbouring properties. As such the development will not detract from the wider street scene.

The appearance of the porch and garage extensions is acceptable and will not detract from the appearance of the property or wider street scene – both are

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also broadly similar in appearance to extensions previously granted permission in 2009.

The rear extensions will not be readily visible from Darland Lane so will not detract from the appearance of the locality.

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. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
3. The development shall be carried out in strict accordance with approved drawings no 004 Revision H, 005 Revision H, 006 Revision H and 007 Revision H.

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 ensure that the development fully complies with the appropriate policies and standards.

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 that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

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It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.
