

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

APPLICATION NO:
P/2015 /0344

LOCATION:
5 NEW BUNGALOWS PENTRE
CHIRK WREXHAM
LL14 5AW

DATE RECEIVED:
06/05/2015

COMMUNITY:
Chirk

DESCRIPTION:
INSTALLATION OF BALCONY AND
RAILINGS (IN RETROSPECT) ON
REAR OF EXISTING PROPERTY

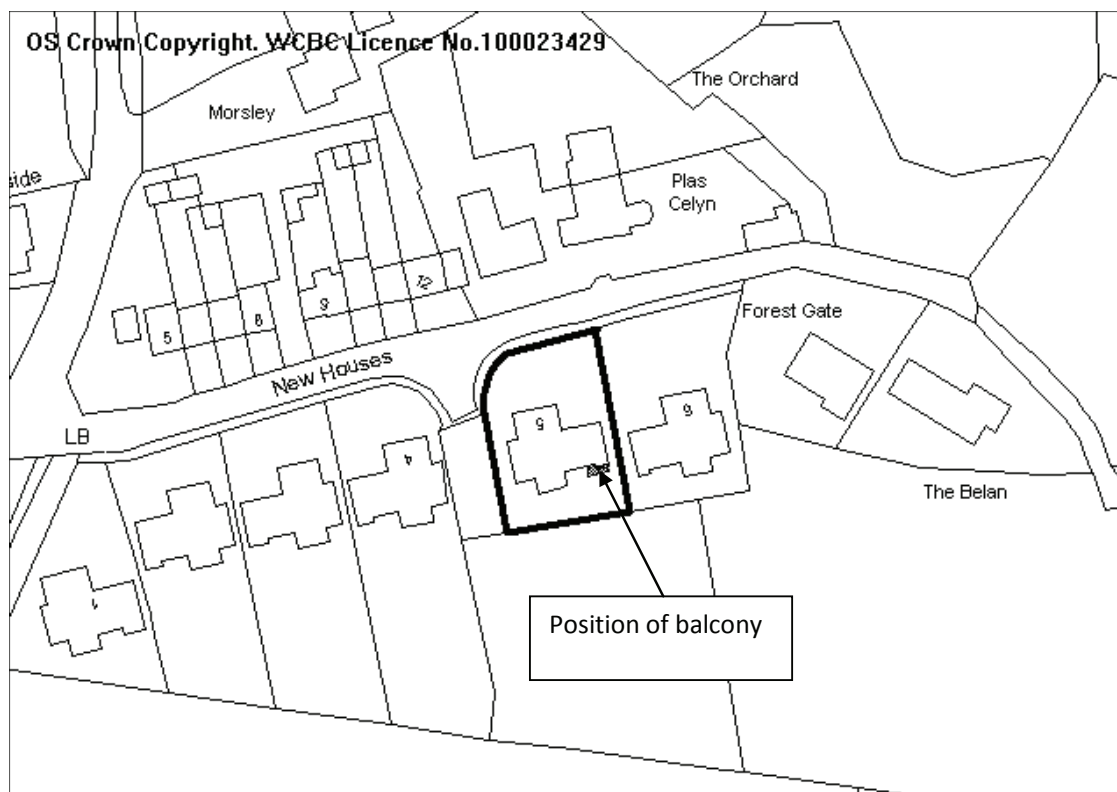
CASE OFFICER:
PF

WARD:
Chirk North

APPLICANT(S) NAME:
MR RAYMOND BLACKMAN

AGENT NAME:
MR RAYMOND
BLACKMAN

THE SITE



PROPOSAL

Planning permission is sought in retrospect for the addition of railings on top of an existing flat roof projection to form a balcony from the first floor extension. The works have already been implemented therefore the planning application is in retrospect.

HISTORY

P/2010/0771 Conversion of existing roofspace and extension to dwelling.
P/2011/0276 Replacement shed in retrospect.

DEVELOPMENT PLAN

The site is within settlement. Policies PS2 and GDP1 of the Wrexham Unitary Development Plan are applicable. Guidance contained in LPG 20 – House Extensions is also relevant.

CONSULTATIONS

Community Council:	The Council is concerned that the development overlooks near private garden space.
Local Members:	Notified 20.05.2015
Site Notice:	Expired 16.06.2015
Neighbouring Occupiers:	3 neighbouring occupiers notified. 5 representations received raising the following points: • The balcony will impact upon the value of the neighbouring properties, the enjoyment of the existing dwellings, visual ambiance, security of those dwellings and be a significant intrusion of privacy; • The development will have a detrimental impact upon the character and appearance of the existing building and visual appearance of the surrounding areas; • The installation of a balcony was previously refused on an earlier scheme.

SPECIAL CONSIDERATIONS

Background: Planning permission was previously refused in 2010 for a large two storey rear extension to the dwelling which included a balcony. Subsequently, an extension was constructed in a similar position, but given its dimensions no formal application for planning permission was required.

This application seeks to regularise the installation of a railing around an existing flat roof element of the extension which has created a balcony served by French doors from the bedroom. This balcony projects from the rear elevation by approximately 0.75 metres.

Design: The design of the balcony is simple and low key with neat black metal railings which match the colour of the woodwork of the existing property.

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I do not consider that the works harm to character of the dwelling or the surrounding area. An image of the balcony as erected is shown below.



Balcony as built

Amenity: Balconies require careful consideration due to the potential to cause overlooking into the private garden areas of neighbouring dwellings. This balcony would have an impact upon the privacy currently enjoyed by the neighbouring occupiers of No. 6 New Bungalows. I consider that this matter can be dealt with by the erection of a privacy screen to the eastern elevation of the balcony so that users are not able to take casual glances sideways toward the garden area of No. 6. Detail of this privacy screen including height and use of materials can be achieved by planning condition and would make the balcony acceptable in planning terms.

Other matters: The impact of the balcony upon property values is not a material planning consideration and is given no weight in the consideration of this proposal.

CONCLUSION

I am satisfied that this proposal does not have a visual impact upon the wider area and the impact upon neighbouring amenity can be mitigated. I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Within one month of the date of this planning permission a scheme detailing a privacy screen on the eastern elevation of the balcony measuring 1.8m high from its finished floor level and covering its full projection from the

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rear elevation of the dwelling shall be submitted to and approved, in writing, by the Local Planning Authority. The privacy screen as approved shall be installed in accordance with a timescale to be approved as part of that scheme and shall be retained thereafter.

REASON(S)

1. To protect the amenities of the occupiers of nearby properties.
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