

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

APPLICATION NO:
P/2015 /0239

LOCATION:
57 FRANCES AVENUE WREXHAM
LL12 8BL

DATE RECEIVED:
01/04/2015

COMMUNITY:
Acton

DESCRIPTION:
TWO-STOREY EXTENSION

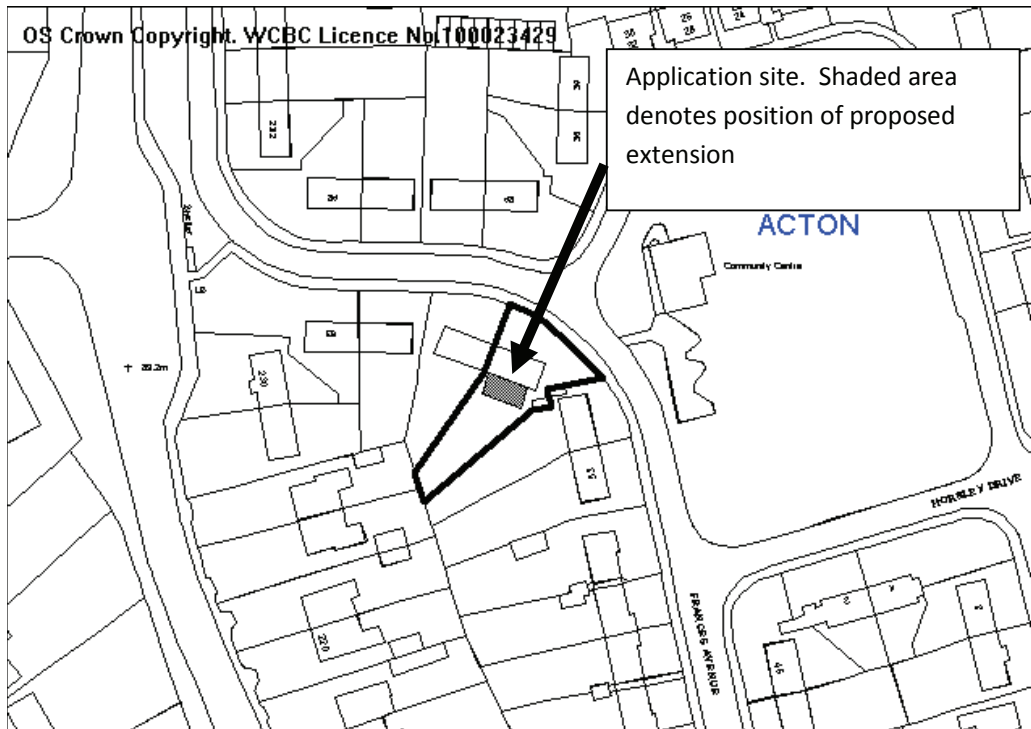
CASE OFFICER:
KH

WARD:
Little Acton

APPLICANT(S) NAME:
MISS KELLY DAVIES

AGENT NAME:
MISS KELLY DAVIES

THE SITE



Located off the western side of Frances Avenue, Little Acton.

PROPOSAL

Involves partly single-storey extensions and a centrally located two-storey extension.

HISTORY

No recent applications.

DEVELOPMENT PLAN

Within settlement. PS1, PS2 and GDP1 of the Unitary Development Plan refer.

CONSULTATIONS

Community Council:	No objections
Local Member:	Notified 10.04.15
Neighbour Comments:	2 letters of objection on the basis that light and over-shadowing to properties on either side.
Site Notice:	Expired 21.05.15

SPECIAL CONSIDERATIONS

Design: Design is acceptable and will respect the character of the existing dwelling whilst being able to provide a required additional bedroom.

Amenity: The application property is attached to no 59 to the east with 55 to the west which forms part of two semi-detached properties.

In relation to no 59, the single-storey extension will project 4050m from the rear of the property. Applying the adopted BSE standards for daylight/sunlight I am satisfied the single-storey extension will not have any significant impact on light. The central two-storey element is set back 3m into the site and similarly I would not anticipate any significant loss of light or the two-storey element being overbearing. Two rooflights will not impact on amenity.

No. 55 is to the east and given the orientation of the properties nearby at right angles and an existing rear extension it is more difficult to assess. The rear extension to 55 has windows facing north, south and to the west. Given the proximity of the extension to No 55 and in particular the north and west facing windows of 55, some loss of light and visual impact is likely. I am discussing these issues with the applicant currently.

CONCLUSION

There are outstanding issues with regard to the impact on 55 Frances Avenue and I am currently trying to resolve the issues. My recommendation is in two parts to reflect on-going discussions.

RECOMMENDATION A

Should amended plans/proposals be submitted to overcome my concerns I am requesting that the Head of Community Wellbeing and Development be given delegated powers to determine the application and GRANT permission subject to appropriate conditions.

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No part of the development shall commence until samples of all external facing and roofing materials have been 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. With the exception of those shown on the approved plan and 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 facing north west and south east.

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.

RECOMMENDATION B

If acceptable amended plans/proposals are not submitted to overcome the concerns then I am requesting delegated powers to REFUSE the application for the following reason:

The proposal is considered unacceptable by virtue of its scale and mass and would be to the detriment of nearby residential amenity in regards to loss of light and the overbearing nature of the proposal. As such the proposal would be contrary to Policy GDP1.
