

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

APPLICATION NO:
P/2015 /0474

LOCATION:
TY LEYNETH NANT ROAD
COEDPOETH WREXHAM
LL11 3TH

DATE RECEIVED:
25/06/2015

COMMUNITY:
Coedpoeth

DESCRIPTION:
CAR PORT AND STORAGE AREAS
EXTENSION

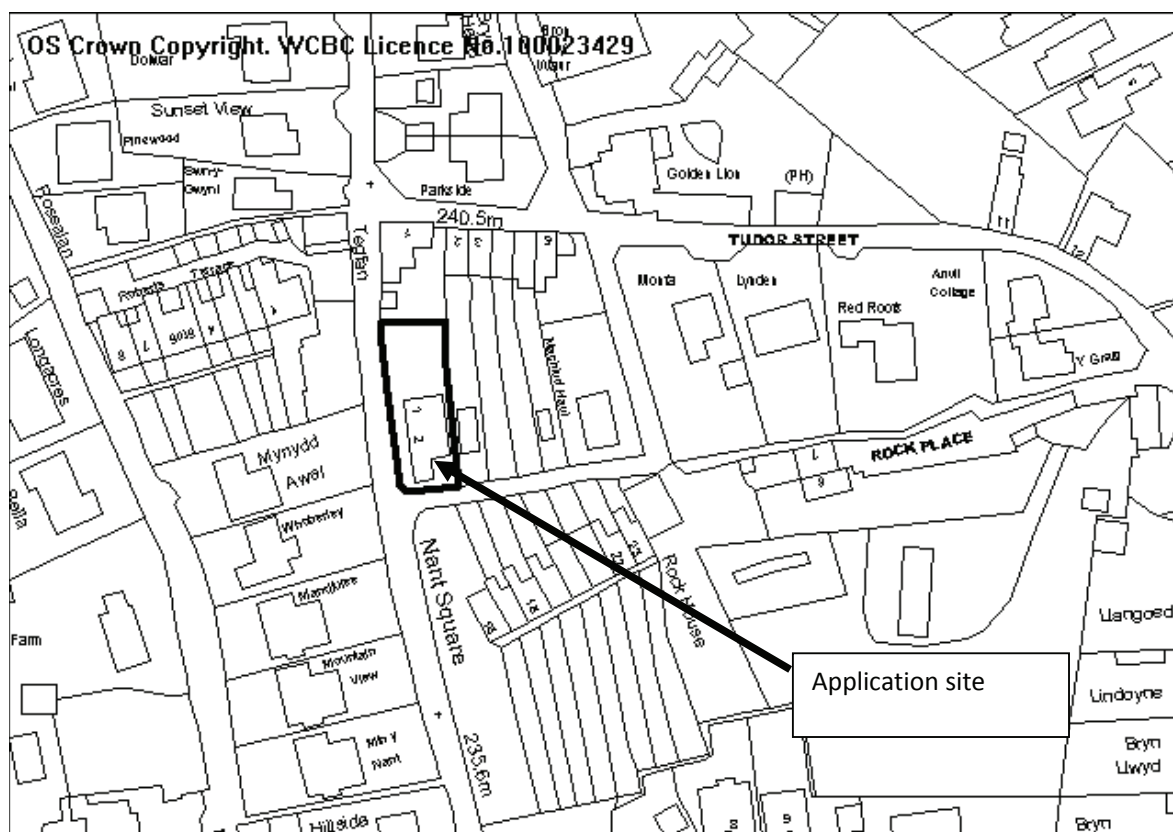
CASE OFFICER:
MP

WARD:
Coedpoeth

APPLICANT(S) NAME:
MR MARTIN LANCELOTTE

AGENT NAME:
MR MARTIN
LANCELOTTE

THE SITE



PROPOSAL

As above.

HISTORY

P/2001/0502 Erection of dwelling house and construction of new vehicular and pedestrian access. Granted 9.7.2001

DEVELOPMENT PLAN

Within settlement limit. Policy GDP1 applies.

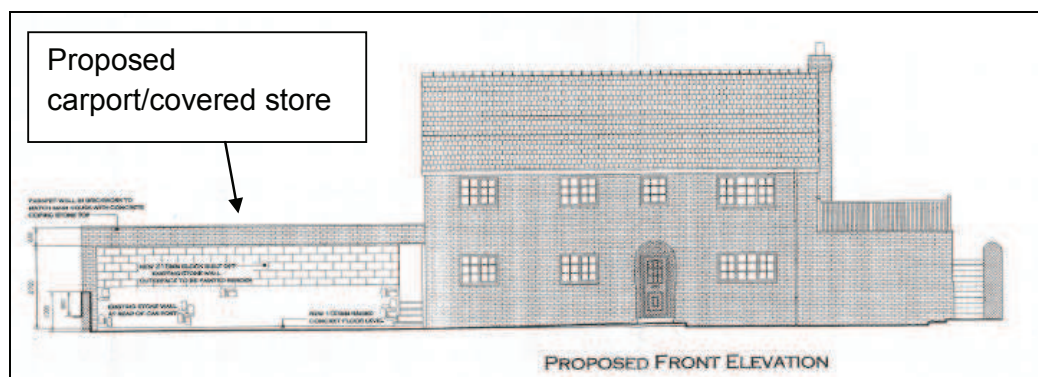
CONSULTATIONS

Community Council:	Consulted 26.6.15
Local Members:	Notified 26.6.15
Site Notice:	Expired 23.7.15
Neighbours:	The owners/occupiers of 4 nearby properties notified 2.7.15. 1 representation in support of the application received.

SPECIAL CONSIDERATIONS

Amenity: The position of the garage relative to neighbouring properties is such that it will not adversely impact upon residential amenity by way of loss of light or by being visually overbearing.

Appearance: The proposed flat roof car port/covered storage area will project 11 metres from the side (northern) elevation of the dwelling, making it almost as wide as the two storey frontage of the existing dwelling - see plan below:



Whilst the front of the proposed building will be constructed of facing bricks and incorporates a brick parapet wall over the roof, its size and appearance will detract from the appearance of the existing dwelling and, as a consequence, the immediate locality.

CONCLUSION

The development does not accord with policy GDP1.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. Due to its size and appearance the development will have a detrimental impact upon the appearance of the existing and of the immediate locality and therefore conflicts with policy GDP1(a) of the Wrexham Unitary Development Plan.
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