

Cerys Jones

From: Matthew Phillips
Sent: 03 February 2015 15:49
To: planning_admin
Subject: FW: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.
Attachments: Planning attached rev D.pdf; Planning Site Plan attached revB.pdf; Street Scene RevB.pdf

[Amended plans P/2014/0895](#)

From: Dafydd Edwards [mailto:dafydd@blueprintarchitectural.com]
Sent: 02 February 2015 09:39
To: Matthew Phillips
Cc: Stuart Hatherall
Subject: Re: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.

Matthew,

Following your recent meeting with Stuart with regards to the above mentioned project please find attached amended drawings.

I have amended the proposed dwelling further reducing the window sizes and removing the cills from the scheme. I believe this minor alteration brings the proposal more in line with the existing cottages and the percentage of masonry to fenestration.

I have also amended the site plan to suit the amended design and street scene drawing.

From discussions I have had with Stuart I believe this application will be heard in the March committee.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500
Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Tuesday, January 27, 2015 11:14 AM
To: [Dafydd Edwards](#)
Subject: RE: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.

Dafydd,

I don't believe the proposals reflect the form and appearance of the existing frontage. Whilst I have made some suggestions to improve the appearance of the extension it would appear that these are not acceptable to your clients. I have discussed the proposals with David Williams who asked whether your clients would consider continuing the roof line of the existing dwelling rather than using a gable front, although from recollection you discounted this at an early stage because of the reduced roof height of the existing building.

Can you confirm that this represents the final scheme that the applicant's wish to have considered by the planning committee and that alternatives will provide them with the dwelling they are looking to build?

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 26 January 2015 16:37
To: Matthew Phillips
Subject: Re: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.

Matthew,

Following your recent email and discussions with myself please find attached amended design for the above mentioned project.

We have made as many of the suggested amendments as we possibly can without making the proposed dwelling an unviable project.

I believe the proposal now reduces the impact of the existing cottages and provides our client with a comfortable family home.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500
Dafydd@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Thursday, January 15, 2015 1:48 PM
To: [Dafydd Edwards](#)
Subject: FW: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.

Dafydd,

Further to our exchange of correspondence last week, I would be grateful if you could confirm whether your client will seek to make any amendments to the application? If not then I would be minded to report to committee with a recommendation that permission be refused.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Matthew Phillips

Sent: 09 January 2015 11:53

To: 'Dafydd Edwards'

Subject: RE: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.

Dafydd,

I think if the scheme were to proceed on the basis of the submitted plans then it is unlikely it would be granted by the planning committee. Policy GDP1a does require development in terms of its scale and design to accord with the character of the site. Whilst I appreciate that the site is neither listed nor in a conservation area, I am broadly in agreement with the Conservation Officer's comments that the scheme as submitted does not respect the form and appearance of the existing cottage. Therefore it will need to be amended in order for the application to stand a good chance of being successful.

I would perhaps be able to concede the eaves height subject to the other suggested changes:

- i) The reduction in width of the frontage of the building by 500mm;
- ii) The removal of the first floor section of the outrigger to the rear;
- iii) And increase in the overall footprint of the two storey section (ground and first floor) to something approximately (as measured externally) to 5m x 11m
- iv) Alterations to the front elevation to more closely replicate the window details of the adjacent properties;
- v) As suggested moving the front entrance door to the site. This need not necessarily be centrally located as per the example I forward.

I appreciate that this will result in some loss of floor space – particularly at the expense of the master bedroom. But I believe it is far more likely to result in a favourable outcome.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

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From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]

Sent: 09 January 2015 09:12

To: Matthew Phillips

Subject: P/2014/0895 land adj 1 Bryn Cottages, Pen y Lan, Ruabon.

Matthew,

Many thanks for your time on this project this week. I have spent some time with the client together with time spent on the details you provided.

Unfortunately the floor plan at first floor would not be possible with the restrictions in height. We would have approximately 880mm from floor level to eaves measured internally. The usable space at first floor level would amount to 1 Bathroom and 1 Bedroom clearly this is insufficient as a family home and too far from our clients requirements.

While I appreciate comments have been made from conservation this is not a conservation area and is not a listed building. I do not believe that the difference of lowering the eaves by 460mm is a sufficient enough change to result in the proposal complying with WCBC policies and not complying with policies. it is a very specific requirement which is subjective on whether this would improve the design. Neither conservation or I believe yourself could describe the height difference as harmful the the character of the area.

Could the application therefore be determined on the submitted plan and I ask that you reconsider your decision in line with the previous discussions and schemes we have worked on together in relation to this site.

I look forward to hearing from you.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services

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