

Cerys Jones

From: Matthew Phillips
Sent: 11 February 2015 14:54
To: planning_admin
Subject: FW: P/2014/0956 - 13 High Street Coedpoeth
Attachments: Planning Rev B.pdf

[Amended plans – P/2014/0956](#)

From: Steve Eltham [mailto:Steven@blueprintarchitectural.com]
Sent: 11 February 2015 14:50
To: Matthew Phillips
Subject: Re: P/2014/0956 - 13 High Street Coedpoeth

Hi Matthew,

Please find attached an amended plans following your email.

Hopefully this will satisfy your concerns with this application.

If you require any further information, please don't hesitate to get in contact.

Regards

Steven Eltham
Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500
Steven@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Wednesday, February 11, 2015 8:47 AM
To: [Steve Eltham](#)
Subject: RE: P/2014/0956 - 13 High Street Coedpoeth

Steve,

The upper floor of retail premises can be converted to a single flat without planning permission irrespective of location (unless conditions prevent this) but the merits of the use of the upper floor are not a material consideration. The benefits of using the upper floor do not lend any weight to whether alterations required to facilitate the use are granted permission.

The amendments go some way to addressing my concerns. The screen would also help – although would need to be shown on the plans. I'd perhaps suggest this was an obscure glazed screen so as to limit its impact both on the adjoining occupier as well as the outlook and daylight. It would perhaps also help to have the neighbouring property, in particular the windows, shown on both the elevation and floor plans to help illustrate how the scheme impacts upon it.

Regards

Matthew

From: Steve Eltham [<mailto:Steven@blueprintarchitectural.com>]
Sent: 10 February 2015 16:46
To: Matthew Phillips
Subject: Re: P/2014/0956 - 13 High Street Coedpoeth

Hi Matthew,

In relation to the above, we are trying to promote a mix used building as supported and in accordance with Planning Policy Wales: Support for Existing Centres.

As you are aware this policy encourages a diverse of use in town and village centres.

It is also noted in Technical Advice Note 4: Retailing and Town Centres that Space above shops can be converted into a flat without planning permission.

While Coedpoeth is not a town, it is a comprehensive shopping area.

This is clearly to encourage this form of development and therefore we are keen to satisfy you concerns with our scheme.

Having looked at the plan again we understand that the current arrangement will result in a potential loss of privacy.

Therefore, we have amended the plan by shortening the length of the landing area.

While the proposed occupants use the staircase, the structure itself will prevent a view into the neighbouring window.

When at first floor level the viewing angle will be reduced so the loss of privacy will be negligible/if at all possible.

Please find attached an amended plan for your attention.

We could as an additional suggestion provide a screen at the landing level, which our client would not be apposed to.

The screen can be installed that would not have any affect on the 45° light rule.

If you could please get back to us with your thoughts it would be much appreciated.

Kind Regards

Steven Eltham
Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500
Steven@blueprintarchitectural.com

From: [Matthew Phillips](#)
Sent: Tuesday, February 03, 2015 1:37 PM
To: [Steve Eltham](#)
Subject: RE: P/2014/0956 - 13 High Street Coedpoeth

Steve,

I am not familiar with the properties that have similar arrangements or whether they benefit from planning permission or if it is a long established arrangement. However there are none in the immediate vicinity of the site. In any case if permission has been sought elsewhere, applications will have been considered on their own merits.

I remain of the opinion that the proposals will result in a degree of overlooking, particularly of a first floor window, that does not occur at present.

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: Steve Eltham [<mailto:Steven@blueprintarchitectural.com>]

Sent: 02 February 2015 13:53

To: Matthew Phillips

Subject: Re: P/2014/0956 - 13 High Street Coedpoeth

Hi Matthew,

Many thanks for the update.

Prior to submitting, Stuart spoke to Louise to ensure an application was necessary. The flat itself being allowable under permitted development.

Louise lead us to believe that other properties along High Street had completed similar proposals and we believe these have been completed without an increase of complaints in relation to loss of privacy.

I do not believe that the staircase itself will cause any further loss of privacy than the windows that will be serving habitable rooms.

Kind Regards

Steven Eltham

Architectural Technician

For Blueprint Architectural Services

Tel: 01978 356500

Steven@blueprintarchitectural.com

From: [Matthew Phillips](#)

Sent: Monday, February 02, 2015 12:55 PM

To: [Dafydd Edwards](#)

Subject: P/2014/0956 - 13 High Street Coedpoeth

Dafydd,

Your colleague Steve phoned on Friday afternoon about the above. I assume he was looking for an update.

I am minded to recommend that permission be refused. The staircase would permit overlooking of the garden of an adjacent property and would also result in the occupiers of the proposed flat being able to look directly into a first floor window of the same property resulting in significant loss of privacy. I do not believe the proposals can be amended satisfactorily to address this concern.

We have had a representation in support of the application so my intention would be to report it to March planning committee.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham
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