Report of the Chief Officer Economy and Planning

Application Reference
P/2025/0766

Applicant
Mrs J Brannan

Agent
Mr Stuart Hatherall

Site Address
35 WOODRIDGE AVENUE, MARFORD, WREXHAM, LL12 8SU

Description of Development
ESTYNIAD UNLLAWR I GEFN YR EIDDO AC AMNEWID TOEAU GWASTAD GYDA THOEAU AR OLEDDF / SINGLE STOREY REAR EXTENSION AND REPLACEMENT OF FLAT ROOFS TO PITCHED ROOFS

Ward
Marford and Hoseley/Marford a Hoseley

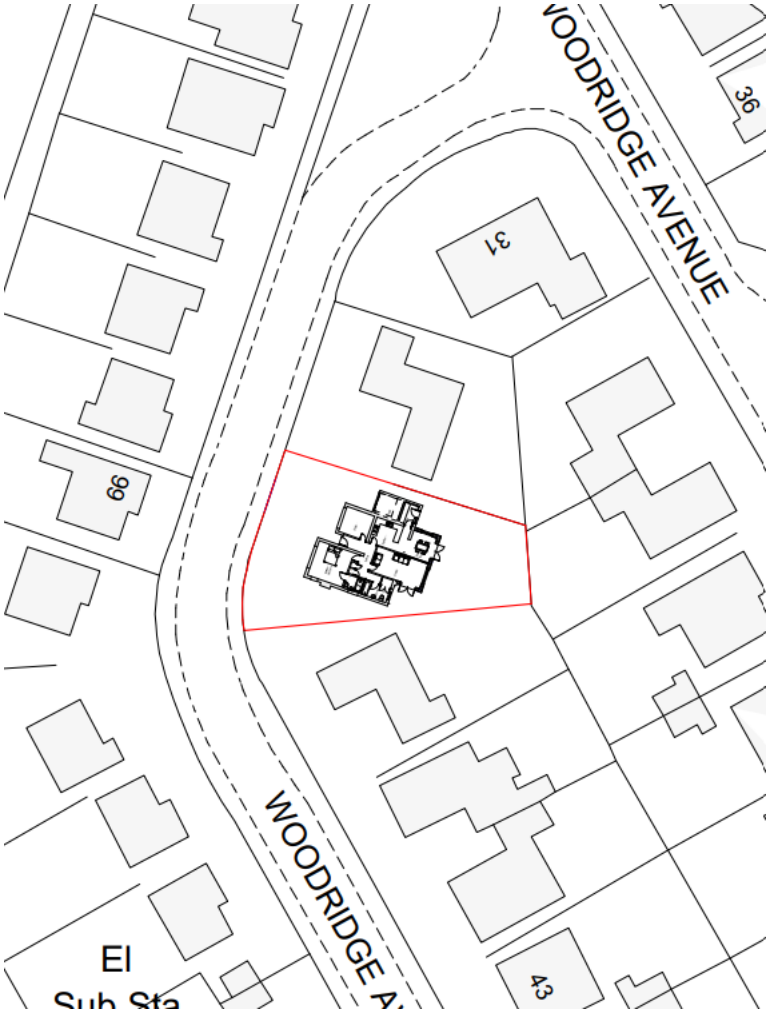
Community
Gresford/Gresffordd

Recommendation
Grant

Officer Report

Site Description
The application site is located on Woodridge Avenue within a residential estate in the settlement of Marford.

The site comprises an existing detached, single storey bungalow. One side of the street includes similar bungalows, whilst the other side is characterised of two storey dwellings.



Proposal
The application proposes the erection of a single-story rear extension and the replacement of flat roofs to pitched roofs.

The main issues relate to the design and visual impact, impact upon neighbours, parking provision and net biodiversity benefit.

Reason for Committee Determination
The applicant is a close family member of a member of staff.

Site History
No recent site history of relevance.

Development Plan
Wrexham Unitary Development Plan

PS1 Broad Location of Development (Settlement Limits)
PS2 Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS11 Biodiversity
T8 Parking
GDP1 Development Objectives (General Development Principles)

Local Planning Guidance

LPGN 16 Parking Standards
LPGN 20 House Extensions
LPGN 21 Space Around Dwellings
LPGN 30 Design

Relevant National Policy

National Planning Policy & Guidance

Future Wales: The National Plan 2040
Planning Policy Wales (Edition 12, 2024)
TAN 12: Design

Consultation Responses

Community Council:
No objection.

Local Member:
No response received.

Publicity Undertaken:
Notification Letters sent to the owners/occupiers of 10 nearby properties

Responses to Publicity:
No responses received.

Principle of Development

The site lies within a settlement of where the principle of development is generally considered acceptable under policy PS1 of the UDP.

Design

The dwelling is detached and benefits from a significant garden to the rear.

The proposed extension would be to the rear of the dwelling and would be single storey in scale. It would project approximately 2.85m out from the dwelling at the rear. It would not extend beyond the existing side elevations. The roof would be pitched with the pitch and eaves to match the heights of the existing dwelling. The extension would also be finished in matching materials. The extension is considered in-keeping with the existing dwelling and acceptable in terms of scale and design.

Also proposed is a change to the roof of the existing garage by replacing a flat roof to a pitched roof. The pitched roof would be at the same height as the existing roof of the dwelling and matching in design.

There would also be a change from a flat roof to pitched above the west facing window on the principal elevation. This would match the existing pitched roof on the principal elevation.

These minor changes in roof pitches are considered acceptable as they would match the existing dwelling in terms of scale, design and materials. The proposal would also be in-keeping with the street scene, where the neighbouring property has a similar design with the two pitched roofs to the principal elevation.

Overall, the design and visual impact of the development is considered to be acceptable and in accordance with the requirements of Policy GDP1 of the UDP.

Impact on Neighbouring Amenity

The proposed development would not cause any adverse impact upon the neighbours. LPGN 20 states that the 'extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties, or be visually overbearing when viewed from adjoining houses.'

Considering that the dwelling is detached, the extension at the rear is single storey and would not extend beyond the side elevations, it would not affect daylight or be visually overbearing towards the neighbouring properties. The extension is single storey, and the proposed windows would have an outlook into the garden.

The alterations to the roofs would be no higher than the roof height of the existing dwelling. The change in roof pitch from flat to pitched above the garage would match the neighbouring property to the north and therefore would not cause any negative impacts upon this neighbour.

Overall, it is considered that the development is compliant with the requirements of policy GDP1 of the UDP and in accordance with LPGNs 20 and 21 in terms of its impact upon neighbouring residential occupiers.

Highway Considerations

The extension would not impact upon the existing parking area and would not lead to an increased parking demand on site in accordance with LPGN 16.

The dwelling is served by an existing access which would be retained as part of the development. Given the scale and nature of the development, it is considered that there would be no impact upon highway safety in-line with UDP policies PS8 and GDP1.

Natural Environment

Regarding net biodiversity benefit measures, the erection of a RSPB Apex classic nestbox would be installed upon completion of the proposed extension. Due to the small scale of the development, this would be sufficient. It provides a better outcome than if the site was left undeveloped and as such is considered acceptable. The implementation of this will be secured by condition as part of any permission granted.

A Green Infrastructure Statement has also been provided which states that established gardens are to be improved and maintained following the refurbishment and extensions proposed at the property.

Other Considerations

The proposal has been considered in relation to nutrient impacts on The River Dee and Bala Lake Special Area of Conservation and the development does not constitute a source of nutrients. As such, a likely significant effect can be ruled out, no further assessment under the Habitats Regulations is required.

Conclusion

Subject to conditions and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site & Location Plan B191/004 and Proposed Floor Plans and Elevations B191/003.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Floor Plans and Elevations B191/003 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Notes

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on

0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority