Report of the Chief Officer Economy and Planning

Application Reference
P/2025/0776

Applicant
Mr K Williams

Agent
Mr Geraint Edwards

Site Address
8 LABURNUM WAY, HOLT, WREXHAM, LL13 9JS

Description of Development
ESTYNIAD UNLLAWR AR FLAEN YR EIDDO A ADEILADU GAREJ AR WAHÂN / SINGLE STOREY FRONT EXTENSION AND ERECTION OF DETACHED GARAGE

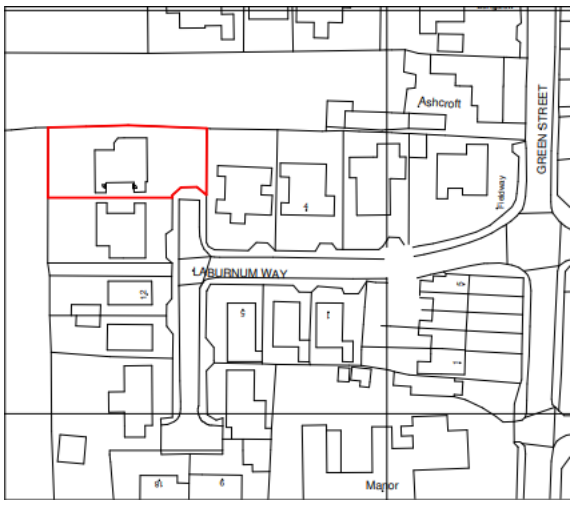
Ward
Holt/Holt

Community
Holt/Holt

Recommendation
Grant

Officer Report

Site Description
The application site consists of a detached single storey dwelling fronting onto Laburnum Way in Holt.



Proposal
Planning permission is sought for a single storey front extension and the erection of a detached garage.

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

Site History
P/2025/0775 - Lawful Development Certificate - DEMOLITION OF SINGLE STOREY SIDE EXTENSION AND CONSERVATORY AND ERECTION OF 2 NO SINGLE STOREY SIDE EXTENSIONS - Granted - 27/11/2025.

Development Plan
Unitary Development Plan
GDP1 - Development Objectives
PS2 - Broad Location of Development
EC4 - Hedgerows, trees and woodland
PS11 - Biodiversity

Local Planning Guidance Notes
LPGN20 - House Extensions.

Consultation Responses
Community Council:
Holt Community Council - No response received.

Local Member:
Councillor Mike Morris - No response received.

Publicity Undertaken:
Notification Letters: 5 x Neighbour Letters

Responses to Publicity:
No Responses

Design
The existing dwelling is a detached bungalow set within the settlement limit of Holt on Laburnum Way. The whole of the proposed development would be visible from the public highway.

The front extension would be an infill of the existing porch area to allow for some internal alterations. This would involve bringing the existing window of the front elevation forward to meet the principal building line. The scale of this alteration would be minimal and would not be highly visible from public vantage points. It would also preserve the existing character of the street scene. This element of the proposed development would be considered permitted development because it would be infilling an existing porch area and would not extend beyond the existing principal elevation.

The proposed garage would have a pitched roof and would face outwards towards Laburnum Way. The scale and appearance of the proposed detached garage is considered to be ancillary to the existing dwelling, representing the appearance of an ancillary domestic outbuilding. Matching materials and design

features would also be used to ensure the garage blends into the built form of the existing dwelling and the surrounding street scene.

Having regard to the above, the proposed development is considered acceptable in terms and would not have an adverse impact upon the character and appearance of the area. It therefore accords with the requirements of LPGN20 and policy GDP1 of the UDP.

Impact on Neighbouring Amenity

The proposed development would satisfy daylight tests and the separation distances guidelines set out in LPGN20. It would therefore not result in harm to the living conditions of occupiers of neighbouring properties by way of loss of light, privacy or by the development being visually over dominant.

Having regard to the above, the proposed development would accord with policy GDP1 of the UDP.

Natural Environment

The application is accompanied by a Green Infrastructure Statement and a Net Biodiversity Benefit Statement.

The proposed NBB measures consists of replacement planting in the front garden and the installation of 1 x Bird Box on the North Elevation of the Proposed Garage.

These measures are considered to be acceptable and commensurate to the scale of development. The implementation of the proposed measures could be secured by way of a suitably worded condition.

Conclusion

The proposed development would not give rise to concerns in respect of character and appearance or residential amenity. The proposal therefore accords with the relevant UDP policies.

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): 1) Proposed Garage Plans and Elevations - A103 - Rev C - dated 29/09/25, 2) Proposed Floor Plan and East Elevations - A103 - Rev C - dated 24/09/25, 3) Proposed Site Plan - A100 - dated 29/09/25, 4) Accompanying Location Plan - A001 - dated 29/09/25 and 5) Accompanying Application Form.

3. The garage shall only be used for purposes ancillary to the use of 8 LABURNUM WAY, HOLT, WREXHAM, LL13 9JS.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Proposed Garage Plans and Elevations - A103 - Rev C - dated 29/09/25 and the Accompanying Green Infrastructure Statement 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. In the interests of the residential amenity of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan..

5.

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