TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

PLANNING APPLICATION ON BEHALF OF:

ROSS AND SUZANNE LLOYD

CAE HOVAH COTTAGE, WERN, BERSHAM, WREXHAM, LL14 4LU

ALTERATIONS TO ROOF AND TWO STOREY REAR EXTENSION

SUPPORTING PLANNING STATEMENT

PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN TO YOUR PROJECT

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1 INTRODUCTION

1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Ross and Suzanne Lloyd to prepare a supporting Statement for the planning application for alterations to roof and two storey rear extension at Cae Hovah Cottage, Wern, Bersham, Wrexham, LL14 4LU.

1.1.2 This statement has been produced to explain the design rationale of the proposal and to set out the main planning considerations.

1.1.3 The alterations proposed to the property will increase and improve the use and flow of the living space available to the residents.

1.1.4 The alterations will result in well-proportioned and balanced additions to the dwelling, functionally and aesthetically improving the building and the space around it.

1.1.5 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Local Development Plan; Local Planning Guidance Note no.20 – House Extensions.

2 SITE CONTEXT & PROPOSAL

2.1 THE SITE

2.1.1 The application property is a traditional two storey cottage located within a cluster of dwellings, within The Wern - located on the B5426. The cottage fronts on to the highway and is served by a private drive which sweeps around to the rear providing parking and rear garden area.

2.1.2 The existing dwelling is finished in stonework and white render with an attached stone barn to the north. There is also a permitted development outbuilding to the rear of site.



Source: Google Maps

2.2 THE PROPOSAL

2.2.1 To erect a two storey extension across the rear of the cottage, this will project out into the yard and provide additional living accommodation for the family. The living accommodation will be reconfigured but will not increase the number of bedrooms or WC/bathroom facilities, the existing rooms will be enlarged. The two storey rear extension will consist of

render to first floor and stone finish to match the existing, the new eaves level to match existing and the apex of the new roof will sit below the main roof. Tiles will be used to match the existing roof.

2.2.2 The front elevation largely remains unchanged. A roof light will provide light into the hallway, an existing small window will be slightly widened to provide emergency egress and another new window of the same size positioned alongside.

2.2.3 The positioning and design of the extension is such that they would not result in no harm to the neighbour's residential amenity by virtue of overshadowing or overlooking. A large amount of private garden space would remain following the development. When viewed from afar, the extension will be viewed against the backdrop of the existing cottage. There will be no perception of additional massing from within the AONB and wider countryside.

2.2.4 The existing 3 car parking provision will be unaffected to the rear of the site.



Photo: Front elevation



Photo: Rear elevation

2.2.5 The additional living space creates a building that is aesthetically pleasing and providing the additional space facilitative to the use required by the occupants of the dwelling for multi-generational living.

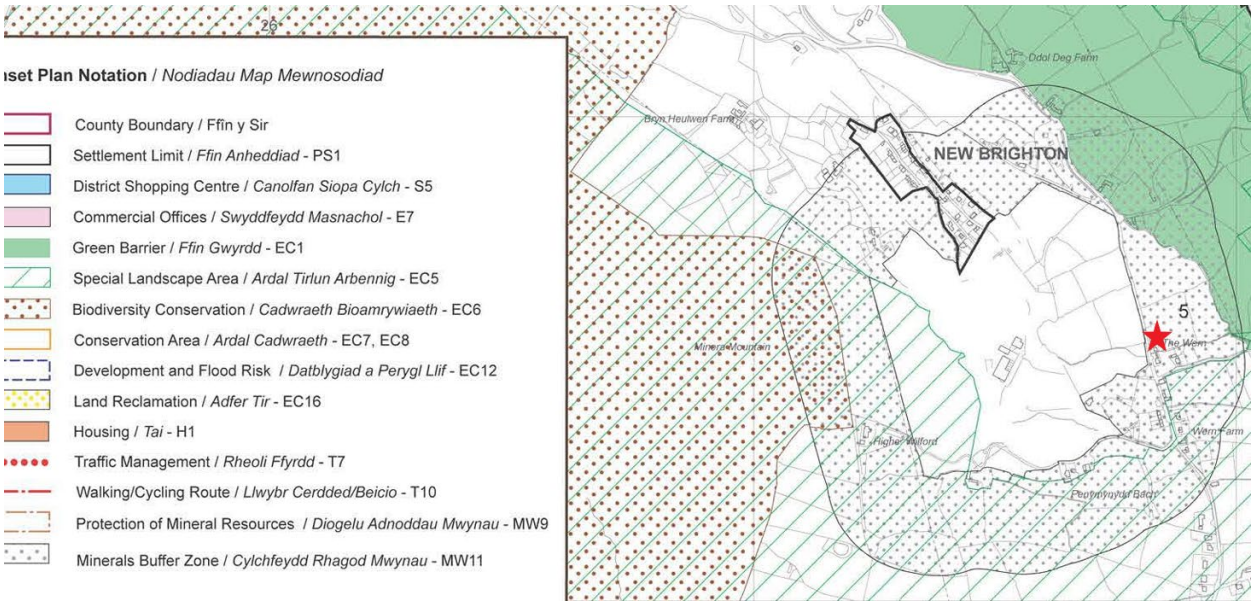
2.2.6 The extension will be read as evolution of the building and necessary in order to create the floorspace requirements expected for modern day family living. The alterations should secure the onward use of the building as a family home. The alterations are to the rear and retain the appearance of the original cottage from the public realm, without detracting from the character of the streetscape – the front elevation is mostly unchanged.

3 PLANNING HISTORY

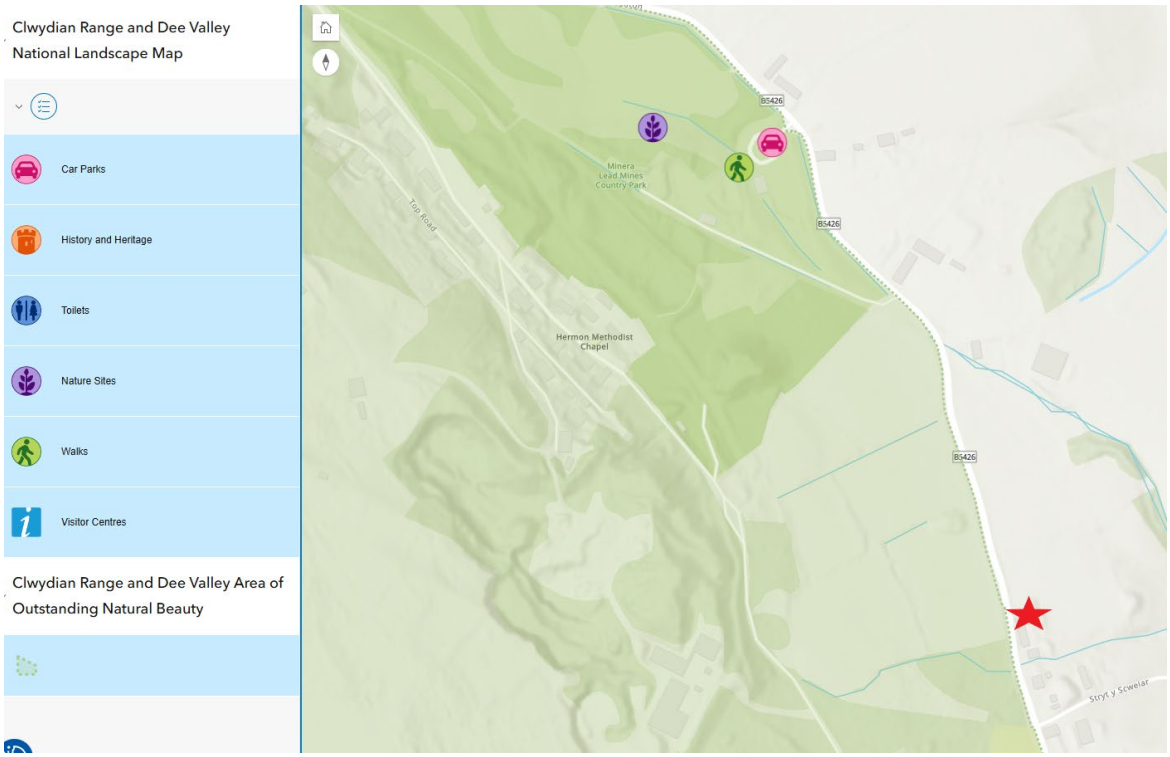
3.1 CONTEXT

3.1.1 Permitted Development rights remain intact, they have not been removed by way of Article 4 Direction nor by condition attached to previous grant of planning permission.

3.1.2 The site is outside of settlement limits, and adjacent to but not within the Special Landscape Area. The site is not in the Green Barrier.



3.1.3 The site is not within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.



3.1.4 There is no recorded planning history for this property recorded on the planning register.

3.2 ACKNOWLEDGEMENT OF SITE STATUS AND PERMITTED DEVELOPMENT

3.2.1 The site is located outside the defined settlement limits. This is acknowledged. The proposed works are proportionate to the original dwelling and do not create a separate dwelling or increase the number of bedrooms.

3.2.2 For clarity: a two-storey rear extension of this size could be permitted development being more than 10.5m from the rear boundary of the house; that fallback position is noted but the current application is submitted for formal determination.

3.2.3 The statement does not rely on removal of PD rights but sets out planning justification for approval.

4 PLANNING POLICY

4.1 INTRODUCTION

4.1.1 The following section of this report references national and local policy contexts and provides a planning appraisal of the acceptability of the proposal from a planning perspective. It will also address all relevant policy areas that can be considered as material considerations.

4.2 PLANNING POLICY WALES (PPW)

4.2.1 The PPW sets out the Government's planning policies for Wales and how these are expected to be applied and re-iterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2.2 PPW supports efficient use and adaptation of existing housing stock to meet local needs and sustain communities. The proposal retains the property as a single dwelling, improves living standards for the occupants and avoids the creation of a new dwelling or separate unit, consistent with PPW objectives for sustainable housing and home adaptations.

4.3 WREXHAM UNITARY DEVELOPMENT PLAN 1996-2011, ADOPTED 2005

4.3.1 The UDP seeks that development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area.

4.3.2 Policy GDP1: All new Development should:

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

4.3.3 The assessment of whether a development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting, will have particular regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development.

4.3.4 UDP Policy GDP1 assessment:

a) Scale, design and materials: The two-storey rear extension is comparable to the massing that could be approved under permitted development and subordinate to the main cottage: new eaves match the existing eaves level, and the extension apex sits below the main roof ridge. External materials (render and stone finish and matching roof tiles) are specified to match the existing dwelling, ensuring visual continuity and a positive contribution to the local character.

b) Layout and appearance: The extension is located to the rear and is largely screened by the existing building mass from the public realm; the front elevation remains unchanged apart from a modest rooflight and two small openings. This approach respects the appearance of the dwelling and the streetscape.

c) Safety, access and parking: Existing private access and three parking spaces are retained; no additional bedrooms are proposed so the extension does not generate a material increase in parking demand.

d) Energy and resource efficiency: The internal reconfiguration allows more efficient use of space; modern construction and insulation standards will be applied to improve energy performance (measures to be confirmed at Building Regulations stage).

4.3.5 Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

4.3.6 The site lies outside settlement limits and adjacent to, but not within, the Special Landscape Area. The extension is modest in scale, read against the existing cottage when viewed from public vantage points, and does not introduce prominent new massing into the landscape. Visual impact has been minimised by rear positioning, lower ridge height and material matching; no adverse effect on countryside character is expected.

4.3.7 This proposal complies with relevant policies within the local plan.

4.4 OTHER MATERIAL CONSIDERATIONS

LOCAL PLANNING GUIDANCE NOTE NO.20 – HOUSE EXTENSIONS

4.4.1 The Development Plan stresses that generally house extensions will be permitted, providing that they reflect and enhance the appearance of the existing property, adjoining properties, and their setting in terms of scale, design, and materials. However, there are a substantial number of detailed issues that need to be considered in designing domestic extensions.

4.4.2 The proposal follows the SPD's criteria: the extension respects the scale, form, roofline and materials of the original building; it avoids harmful overlooking or overshadowing of neighbouring properties; and it retains adequate private amenity space.

4.4.3 This proposal complies with the intent of the SPD.

5 PLANNING CONSIDERATIONS

5.1 INTRODUCTION

5.1.1 The relevant development plan policies are contained within the PPW, and the relevant policies of the adopted Local Plan. The main planning considerations raised by this planning application are:

Use

Layout, Scale and Appearance

Amenity

5.2 USE

5.2.1 This planning application seeks approval for the alteration to the existing dwelling to enlarge to create the space required to enhance the property to meet the needs of the occupants.

5.2.2 It is proposed that in terms of parking provision, the status quo remain the same and the extension will not generate any additional parking requirements.

5.3 LAYOUT, SCALE AND APPEARANCE

5.3.1 The proposal seeks to add an extension attached to the rear of the existing dwelling. The positioning on the dwelling due to the nature of the plot will allow the extension to be part screened by the mass of the existing building and reduce any visual prominence on the streetscape.

5.3.2 The main policy considerations are UDP Policy GDP1, and Local Planning Guidance note no.20 – house extensions state, inter alia, that planning permission will be granted for development provided there is no adverse impact on residential amenity or the character of the area and subject to other policies of the Plan.

5.3.3 Local Planning Guidance note no.20 states, inter alia, that Planning permission will be granted for house extensions which accord with criteria requiring the scale, design, orientation, and materials of the extension, respects the character of the existing dwelling and adjacent properties.

5.3.4 Streetscene - Given the nature of the proposal the alterations will be barely visible from the street by passers-by, possibly at best glimpses, however these views are not visually unusual and will be viewed in context of the built-up surroundings and the character of the original

dwelling. Notwithstanding, the resulting changes are complementary and do not adversely impact visually on the streetscene, nor the wider open countryside.

5.3.5 Design – The extension would result in a 3m projecting two storey rear extension comparable to what is permitted under permitted development (actually smaller as the ground floor could go out to 4m). The extension would allow for the dwelling to enlarge bedroom and ground floor living space to meet the needs of the occupiers and modern living. The design of the extension is of a high quality to match the traditional design of the existing dwelling from the rear and side elevations, but with minimal visual change to the front elevation.

5.3.6 The proposed alteration to the house will not be detrimental to the architectural character of the building and has been designed to preserve the character and appearance of the building using sympathetic external materials to match the existing. This will ensure that the alterations will complement and assimilate with the existing house – but provide a modern update to the overall appearance.

5.3.7 Character of the area – The area is a cluster of dwellings within the open countryside, many of which have undertaken alterations over the years, some of which in the locality extended to improve the living space to bring properties up to modern expectations, in terms of living standards.

5.3.8 Access and Parking - There are no highways issues arising from this development, as it will not have any adverse impact on the local highway network. In respect of car parking, the driveway is considered sufficient in length to provide parking for three vehicles. The proposal therefore meets the SPD standards for a dwelling with four bedrooms, and in our view is therefore acceptable on parking and highway safety grounds.

5.3.9 The site is close to but not in the Green Wedge nor in a landscape designation. The extension and alteration of the existing dwelling is considered appropriate for its location and does not generate any harmful impact on the purposes of Green Belt or green wedge designation. (see Section 3).

5.4 AMENITY

5.4.1 Neighbour amenity - The extension's rear position, lower ridge line and matching fenestration are designed to avoid adverse impacts on neighbours. Window locations and distances have been selected to prevent unacceptable overlooking; the scheme does not introduce windows facing directly into neighbouring primary living rooms at close range. The

extension will not cause significant overshadowing or loss of daylight given its scale and orientation.

5.4.2 It is considered that the extension complies with the Council's guidelines regarding garden size, separation distances, residential amenity, and impact on streetscape.

5.4.3 The extension is proportionate to the site and existing dwelling. Special attention has been paid to the size of the extension so that a generous garden area is still retained conducive to the needs of the dwelling, and the extension assimilates within and does not dominate the streetscene.

5.4.4 The development will safeguard the quality of life of its residents, and retained the current level of privacy and amenity for the occupiers of the existing neighbouring property. The positioning of the extension presents no adverse impact on neighbour amenity with regards to loss of privacy or enjoyment of their gardens, with sightlines towards the building softened by their own domestic clutter and vegetation.

5.4.5 The actual use of the rear of the dwelling will not materially change or intensify.

5.5 TECHNICAL AND CONSULTEE MATTERS

5.5.1 Drainage and foul water: Foul drainage will continue to be connected to the combined main drains. Surface water will discharged to an on-site soakaway designed to current SuDS principles to minimise the increase in impermeable area requiring off-site drainage connection.

5.5.2 This proposal is an extension to an existing dwelling that does not increase occupancy (no additional bedrooms are proposed), and does not increase the volume or concentration of wastewater (there is no intensification of sanitary ware).

5.5.3 Bats: A Preliminary Roost Assessment and subsequent bat activity surveys of the building were commissioned to support the application for planning permission. No active roosts were found. Reasonable avoidance and mitigation measures are proposed, including the provision of bat boxes on-site to enhance local habitat. The report outlining the survey findings and proposed mitigation is appended.

5.5.4 Other matters: There are no known archaeology, landscape or heritage constraints affecting the proposal.

6 CONCLUSION

6.1 SUMMARY

6.1.1 This Statement has demonstrated that the proposed alterations are fully compliant with the Planning Policy Wales and the policies set out in the UDP and the Local Planning Guidance note no.20.

6.1.2 The overall size, scale, siting, and distance are such that the alterations do not adversely impact on the amenity of neighbouring properties. The extension has been designed to comply with permitted development criteria and be respectful of the style and proportions of the existing dwelling, there would be minimal harm to the openness and character of the countryside setting, both from nearby and distant viewpoints.

6.1.3 The PPW identifies that a good standard of amenity should be provided for future and adjoining occupiers of land. Policies within the UDP all highlight that development needs to respect the living conditions of existing neighbouring residential occupiers and future occupiers.

6.1.4 The proposed two-storey rear extension is an addition that respects the cottage's character, retains the existing streetscape appearance, and avoids harm to residential amenity or landscape character. When considered against PPW, UDP/GDP1 and PS2, and LPGN20, the proposal meets the relevant criteria for house extensions.

6.1.5 We therefore respectfully request that this application is granted without delay.