

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
7th MAY 2019

APPLICATION NO:
P/2019 /0087

LOCATION:
THE OLD POST OFFICE REDBROOK
VIEW REDBROOK MAELOR
WHITCHURCH

DATE RECEIVED:
06/02/2019

COMMUNITY:
Bronington

SY13 3AD

CASE OFFICER:
SEH

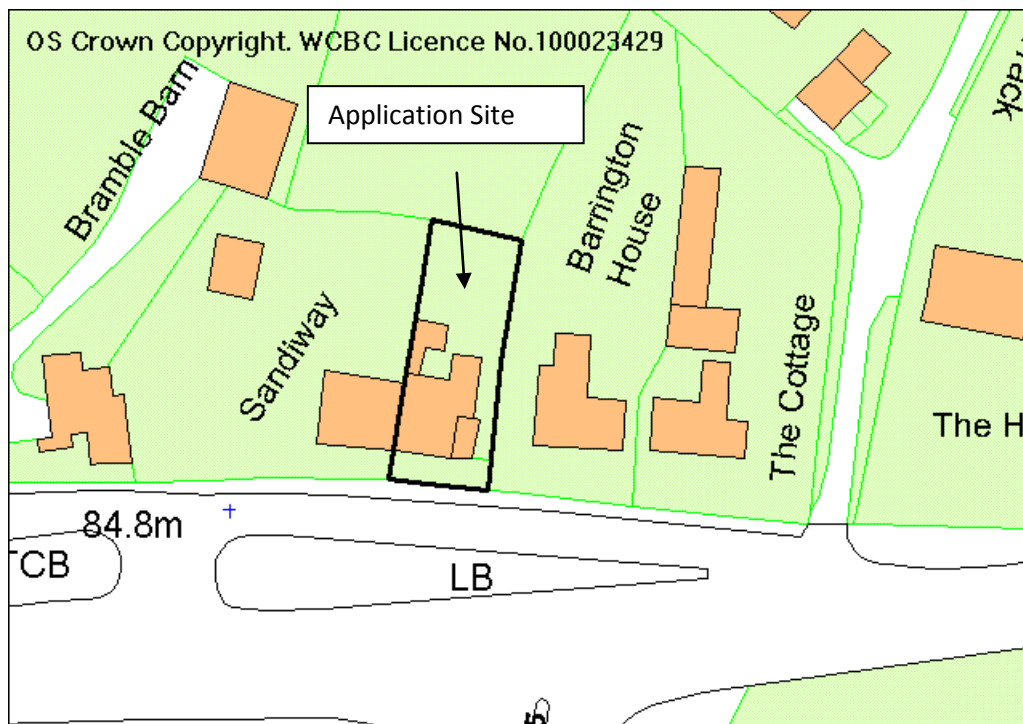
WARD:
Bronington

DESCRIPTION:
CONVERSION FROM OFFICES TO
ORIGINAL RESIDENTIAL USE TO
CREATE 2 NO. COTTAGES
INCLUDING EXTENSIONS AND
INTERNAL ALTERATIONS

AGENT NAME:
ARH ARCHITECTURAL
DESIGN
MR ANDREW HEWITT

APPLICANT(S) NAME:
MR & MRS BEESLEY

THE SITE



PROPOSAL

As above

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
7th MAY 2019

HISTORY

CB00535	Change of use from Café to A2 offices Approved 10/10/1996
CB02159	Conversion of garage to extend floor area of A2 offices Approved 13/06/1998

DEVELOPMENT PLAN

Outside of a defined settlement limit. UDP Policies GDP1, EC4 and T8 apply. Local Planning Guidance Notes Nos. 16 'Parking Standards' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	Supports this application – No reasons given.
Local Member:	Notified 11/02/2019
Public Protection:	No objections subject to the imposition of conditions restricting noise, dust and bonfires.
Highways:	No objections subject to the imposition of conditions. (See Special Considerations below)
NRW:	No objection to the scheme.
Site Notice:	Expired 05/03/2019
Neighbours:	Two letters received expressing the following concerns: <ul style="list-style-type: none">• There will be a highway issue with the number of cars and parking arrangements at the property. There is no way that 2 cars can park in front of the property as there is not enough room. Any further vehicles will have to park on the road which will have an impact on access;• Section 9 states that vehicle parking is not relevant but this will be based on 2 separate dwellings and the number of cars. My concern is that with the number of cars at the property it will be an issue for the service vehicles using the narrow road but more important it will restrict access by emergency vehicles;• Another concern is where the building materials will be placed as any skip on the highway would require a permit. They will have sand and bricks etc. that can only be placed on the road;• Concerned about the type of system that they intend to use for both the foul drainage and the rainwater from the property. They propose to have 5 bedrooms in total and I am aware that

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

7th MAY 2019

they have limited garden for septic tanks and soakaways. There could be water seepage onto the adjoining property;

- Lack of room at the side and the proposed extension coming out toward the boundary. The scaffolding and work is very likely to impact upon the adjacent property and the occupants quality of life;
- While I accept that the property needs to be developed I feel it is suited for a single dwelling and to increase the current footprint on such a small plot is not feasible;
- The proposed scheme is an over development of the site.

SPECIAL CONSIDERATIONS/ISSUES

Background: This is an application for the conversion of the existing 2 storey vacant office building into 2 dwellings (1 x 2 bedroom and 1 x 3 bedroom units) together with a first floor extension to the rear. The last known use of the building was for financial services, and a café and post office prior to that. The main issues to consider relate to the impact of the development upon the residential amenities of the occupiers of the proposed and existing dwellings in terms of light and privacy, and the impact upon highway safety.

Design, Layout and Residential Amenity: The building once extended is considered large enough to accommodate 2 no. dwellings of adequate floor space to meet modern habitable standards. The outdoor space to the rear is also of sufficient size to provide private outdoor space for the occupiers of both units.

Having considered also the existing properties around the site, the extension will meet the Council's separation distances and guidance on 'Space around Dwellings' to safeguard against overlooking. There are to be no windows in the side elevations which will prevent any loss of privacy, and the 45 degree test for daylight passes (both plan and elevation). The development will have no detrimental impact upon the residential amenity of the existing dwellings.

Each of the habitable rooms within the dwellings will have a window opening within an external elevation which will ensure adequate natural ventilation and daylight, in the interests of the residential amenities of the future occupiers of the development.

Minimal alterations to the appearance of the principal elevation are required and the renovation of the building will enhance the street scene. The first floor extension to the rear of the building will not be readily visible from public viewpoints and the development will not have an adverse impact upon the character of the area.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
7th MAY 2019

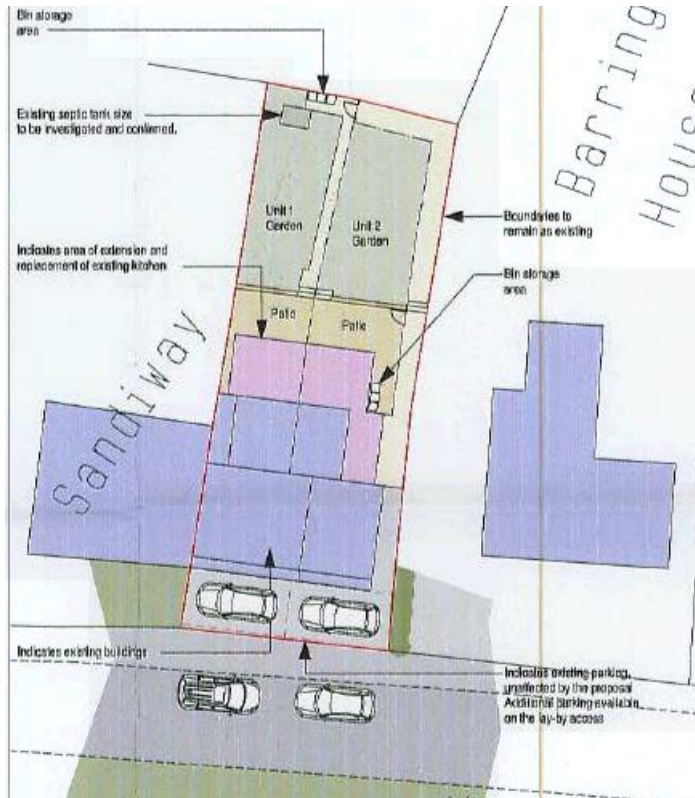


Figure 1. Site Layout



Figure 2. Proposed Elevations



Figure 3. Existing Elevations

Highways: The development site is situated within a lay-by off the A525 Whitchurch Road which is an unclassified road subject to a 60mph speed limit. The vehicular speeds along the lay-by are estimated at being 15mph, given the geometry of the road. This section of the carriageway fronting the site is typically 5.3 metres wide which is adequate for the simultaneous passage of 2 vehicles.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
7th MAY 2019

The property currently benefits from an A2 Use which has the potential to generate a significant number of vehicle movements and parking demand. The change of use to residential will result in a reduction in vehicle movements and parking demand and, on this basis the highway authority has no objection to the proposed change of use.

Other Matters: Foul drainage will be properly considered a part of the Building Regulations approval and the standards required for the proposed septic tank will be determined by NRW and permitted accordingly.

Conclusion: The proposal is in accordance with local policy, and development of the site will make a positive contribution to the visual amenities of the area by virtue of the regeneration of a property which has been vacant for a number of years. The development will not have a detrimental impact upon highway safety and I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

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 approved drawing(s) numbered H5131/01 and H5131/03, and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building facing east or west.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D and E of Schedule 2 Part 1 other than the development hereby granted permission.
6. Prior to first use of the development hereby approved, the access shall be surfaced with hard bound materials.
7. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Ecological Assessment carried out by Greenscape Environmental Ltd, dated March 2019 and referenced 2162 1903R approved as part of this application.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
7th MAY 2019

REASON(S)

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
7th MAY 2019

- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.
