

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

APPLICATION NO:
P/2019 /0094

LOCATION:
7 HEOL DINAS WREXHAM
LL12 7RF

DATE RECEIVED:
08/02/2019

COMMUNITY:
Acton

DESCRIPTION:
CONSTRUCTION OF CAR PORT (IN
RETROSPECT)

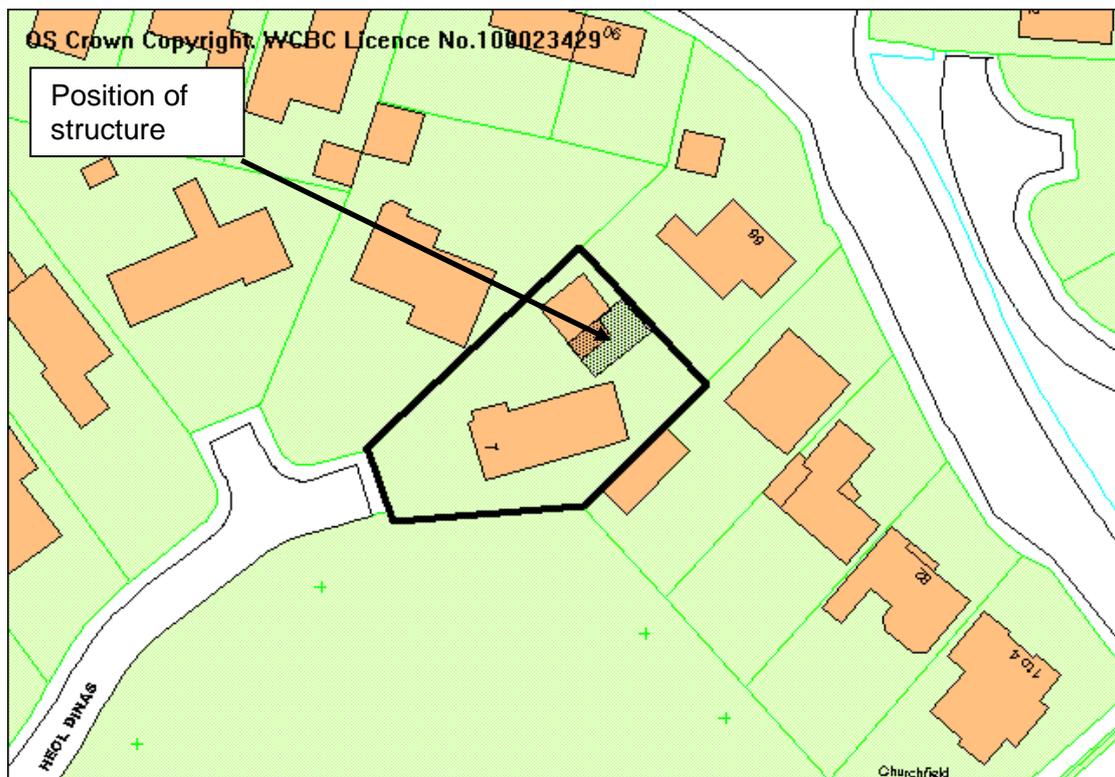
CASE OFFICER:
PF

WARD:
Acton

APPLICANT(S) NAME:
MR A HALL

AGENT NAME:
M A CLARK
MR MICHAEL CLARK

THE SITE



PROPOSAL

Planning permission is sought in retrospect for the erection of a steel frame cladded shelter to the rear of the dwelling attached to an existing detached outbuilding.

HISTORY

None.

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PLANNING POLICY

The site is located within a settlement limit. Policies PS2, GDP1 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 - Parking Standards and 20 – House Extensions.

CONSULTATIONS

Community Council:	No objection.
Local Members:	No observations.
Site notice:	Expired 05.03.2019
Highways:	No recommendations.
Neighbouring occupiers:	3 neighbouring occupiers notified. 2 responses received raising the following points: <ul style="list-style-type: none">• Whilst the structure is described as a carport, it is higher than the adjacent detached garage and the photos submitted show that it is intended to house much larger vehicles than cars;• The structure is visible on approach to the site;• The structure colour adds to the impact as it is unlike any other structure in the locality and it is totally out of place;• It is over dominant in a neighbourhood of other bungalows and flat roofed garages; and• It is close to the neighbouring boundary and resembles an industrial building.

SPECIAL CONSIDERATIONS

Design: The structure consists of an open sided steel frame with a lean to roof of corrugated cladding. Where the building adjoins to the existing flat roof detached garage, the gap between the highest point of the car port and said garage is infilled with vertical steel cladding.

I am satisfied that the design of this structure is not typical within a residential setting, in terms of its form and use of materials as well as its overall height.

Views of the structure are limited from the property frontage on Heol Dinas. There are glimpses of the structure possible through the gap at the side of the dwelling. As a result of this, I do not consider that the visual impact of the structure is detrimental within the street scene.

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The main impact is the massing of the structure in close proximity to neighbouring property boundaries and the impact this has upon the outlook of those neighbouring occupiers. Whilst the overall height of the structure (its highest point being 3.7m) is within realms of a normal pitched domestic garage for example, its utilitarian industrial/ agricultural design appears out of place in this residential setting. Whilst the structure is not widely visible from an open public vantage point, I consider its appearance is unacceptable and overbearing to the neighbouring occupiers and is not characteristic of what would be expected in this suburban setting. As such, I do not consider that the proposal accords with policies GDP1 of the UDP and LPG20. For the benefit of Members, images of the building as erected are shown below.



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SOUTH WEST ELEVATION

Conclusion: For the above reasons, I consider that the design of the structure would have an overbearing impact upon the neighbouring occupiers and I recommend accordingly.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The structure, by virtue of its scale, form and use of materials would represent a form of development out of character in a residential area and would appear overly oppressive to the detriment of the neighbouring occupiers of the site. To allow the development would be contrary to policies PS2 and GDP1 of the Wrexham Unitary Development Plan.
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