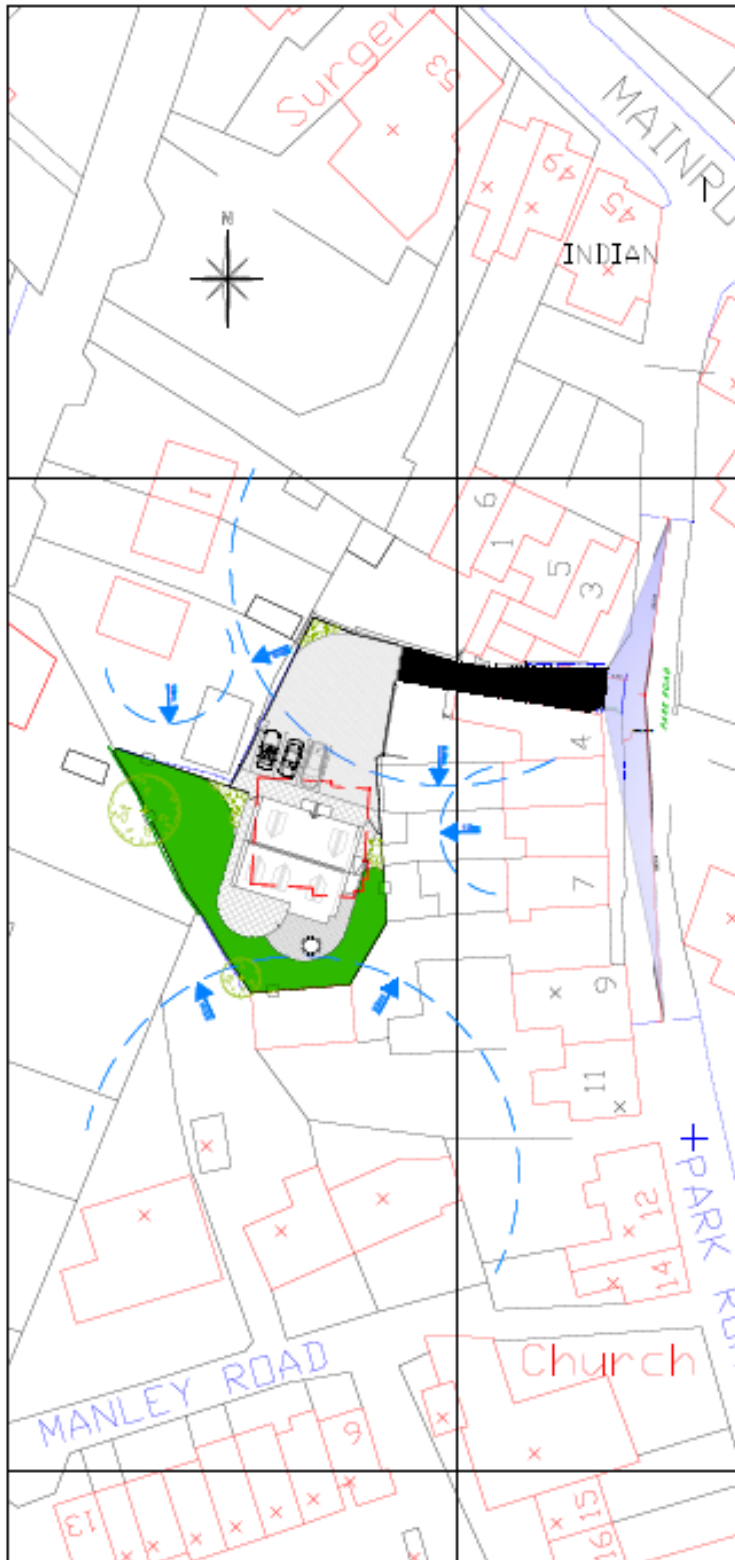


REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO: P/2018 /0861	LOCATION: LAND ADJACENT TO PARK ROAD COEDPOETH WREXHAM LL11 3TD	DATE RECEIVED: 09/10/2018
COMMUNITY: Coedpoeth	DESCRIPTION: ERECTION OF 1 NO. THREE BEDROOM DWELLING AND NEW ACCESS	CASE OFFICER: KH
WARD: Coedpoeth	APPLICANT(S) NAME: MR JASON ELLIS	AGENT NAME: CULLIS ARCHITECTURAL DESIGN MR SPENCER CULLIS

THE SITE

Land lying adjacent to Park Road, Coedpoeth, Wrexham. There are existing properties on all sides of the site.



Block Plan

PROPOSAL / BACKGROUND

The original application (Planning Ref No. P/2009/0247) was submitted in March 2009 and refused in May 2009. The refusal was the subject of a planning appeal which was dismissed in January 2010. This current

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application is a re-submission which takes account of all the issues raised when the original application was determined and considered at appeal.

The site total 6585 sq.m of vacant land in the ownership of the applicant and is located off Park Road, Coedpoeth. The proposal is to develop the site with a single dwelling and use of materials to be appropriate for this part of the village.

Pre-application discussions in 2018 with the Planning Department to discuss revised plans were considered a substantial improvement to those originally submitted.

HISTORY

P/2009/0247 Erection of 1 No. three bed house.
Refused. Subsequent appeal dismissed January 2010.

DEVELOPMENT PLAN

Wrexham Unitary Development Plan Policies GDP1 and PS2 refer and Local Planning Guidance Note 21 - Space Around Buildings apply.

CONSULTATIONS

Community Council:	Welcome additional property. Addressed all the issues previously raised – property well designed.
Local Members:	Cll M Dixon – No concerns at this stage Cll K Childs – Notified 10.10.2019
Highways:	No objections subject to planning conditions
Public Protection:	No observations.
Welsh Water:	Drainage arrangements acceptable. Conditions required.
Other representations: grounds:-	5 letters of objection received on the following <ul style="list-style-type: none">• Pollution increased from cars• No demand for another dwelling• Potential for a number of vehicles waiting to proceed as well as vehicles using the lane – potential conflict• Over-development• May be a legal issue in relation to the right of the applicants to use the lane for the proposed purpose.• Overlooking, loss of daylight, loss of privacy.

SPECIAL CONSIDERATIONS

Design: Scale and Appearance and Amenity – The Appeal Inspector’s consideration of amenity and any loss of privacy in the original planning application is very similar to that of the current proposal and he was of the

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opinion that the proposal would respect the distance between dwellings and the Standards of Local Planning Guidance Note 21 and ensure that there would be no material loss of privacy or natural lighting to habitable rooms of neighbouring dwellings having windows in facing elevations.

The Inspector finally concluded : I am satisfied that the proposal would not be harmful for the living conditions of neighbouring occupiers of the character and appearance of the surrounding residential area and concurred the proposal did not conflict with Wrexham Unitary Development Plan Policies GDP1 and PS2.

The revised dwelling now totals 166.36 sq.m which is a 31% reduction compared to the original 2009 dwelling which totalled 242.57 sq.m. Additionally the internal accommodation is more modest with 2 bedrooms only compared to the original four. The reduction in scale will ensure that the property better respects the amenity of existing nearby properties is not unduly affected.

Highways: Highways have raised no objections to the proposal subject to a number of planning conditions.

The development site is located off an unadopted road which itself has access on to a classified road with a 30 mph speed limit and consider it possible to achieve visibility splays measured 2.4m x 18m to the north and 2.4m x 33m to the south.

The Welsh Government Inspector raised no concerns over visibility at the previous appeal on site. Whilst the Inspector raised some concerns over the width of the access stating it could result in vehicles entering the access and having to reverse back on to Park Road.

In recent years the Council has supported the use of similar width accesses to serve more than one dwelling.

Park Road is not considered to be a busy road which vehicular speeds low. The development will generate approximately one additional vehicle every two hours and the risk of vehicular conflict is therefore minimal.

Conclusion: I have considered the previous proposal which was determined at appeal and the proposal dismissed. The current application is a re-submission and has taken in to consideration previous concerns.

Highways have raised no objections and on the basis of a number of attached planning conditions.

The amenity considerations have addressed concerns regarding impact on existing residential residents.

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. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
3. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres to the North and 2.4 metres x 33 metres to the South measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). proposed site plan - Drg H/02 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
7. 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.
8. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered
 - Proposed Floor Plan - Drg H/03
 - Site Entrance Site Lines - Drg H/02
 - Proposed Elevations - Drg H/04
 - Proposed Site Plan - Drg H/02and as contained within the application documentation.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.

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3. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
 6. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 7. 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.
 8. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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