

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1<sup>st</sup> JULY 2019**

**APPLICATION NO:**  
P/2019 /0267

**LOCATION:**  
2 WESTMINSTER VILLAS MOLD  
ROAD GWERSYLLT WREXHAM  
LL11 4SB

**DATE RECEIVED:**  
04/04/2019

**COMMUNITY:**  
Gwersyllt

**DESCRIPTION:**  
SINGLE-STOREY FRONT  
EXTENSION

**CASE OFFICER:**  
MR

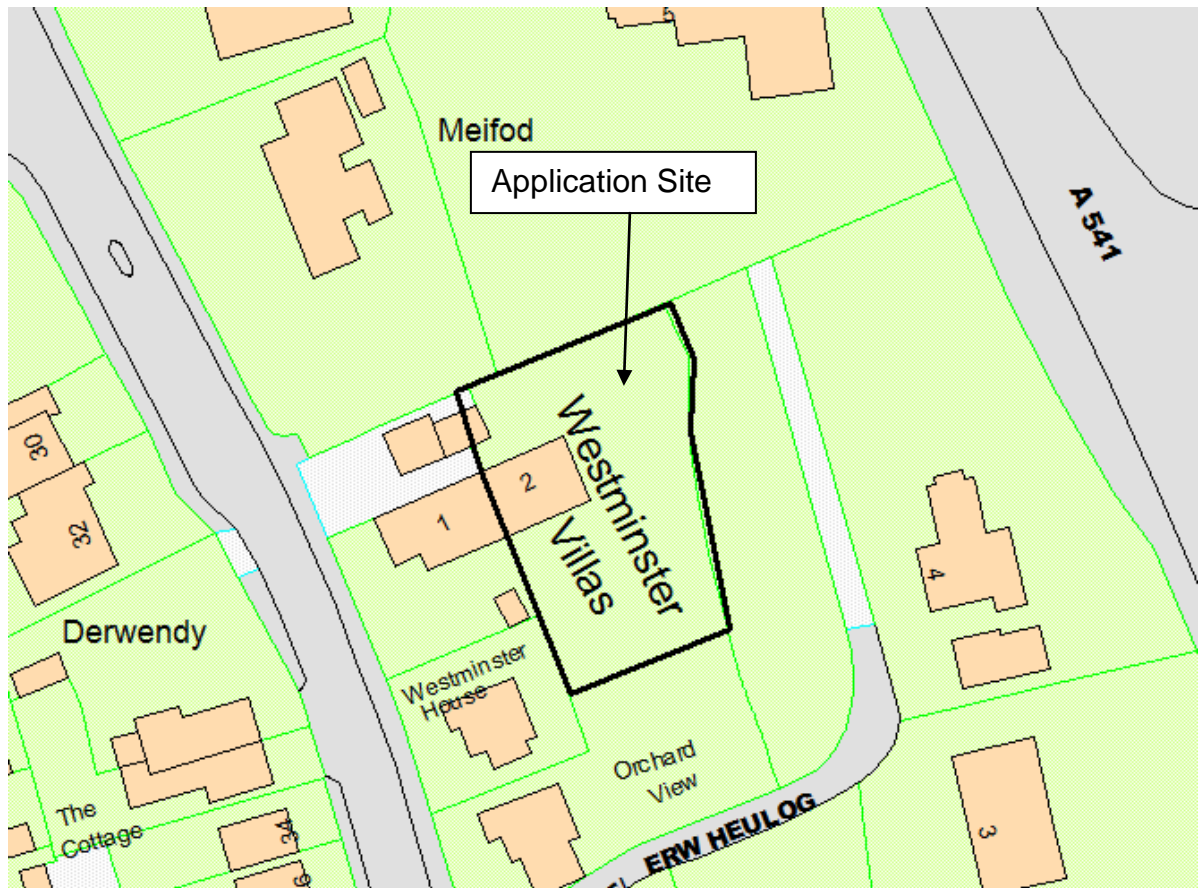
**WARD:**  
Gwersyllt East & South

**APPLICANT(S) NAME:**  
MR & MRS CAPPER

**AGENT NAME:**  
CULLIS  
ARCHITECTURAL  
DESIGN  
MR S CULLIS

---

**SITE**



**PROPOSAL**

The proposal seeks planning permission for the construction of a single storey front extension.

## **HISTORY**

P/2014/0505 – First floor bedroom & en-suite extension. Approved 21/08/2014.

## **DEVELOPMENT PLAN**

Within Gwersyllt Settlement Limit. UDP policy GDP1 applies.

## **CONSULTATIONS**

Community Council: No objection.

Local Member: Cllr Mannering – No objection.

Site Notice: Expired 02.05.2019.

Neighbours: 1 no. representation received from neighbouring property. The extension would adversely impact on the visual amenity viewed in the context of the semi-detached dwellings.

## **SPECIAL CONSIDERATIONS:**

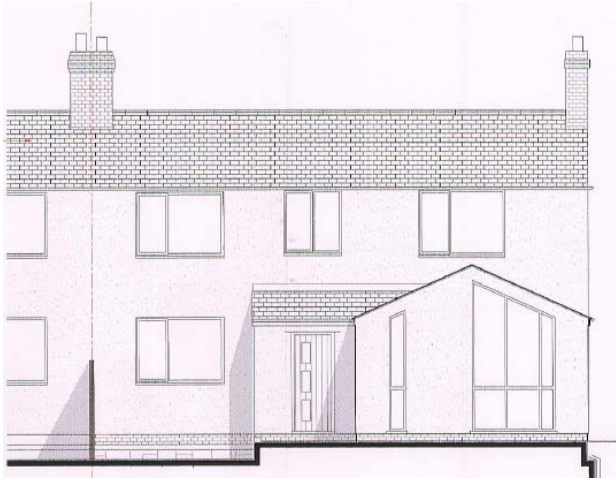
**Design and Layout:** Whilst the extension would be sited to the front of the property, the dwelling is set a considerable distance back from the main road and is not easily visible when viewed from the street scene.

The semi-detached dwellings are not particularly replicative or symmetrical to one another, with differing window designs and finishes. On this basis and given the set-back off the main road, the proposal is not considered would adversely impact on the character and appearance of the street scene or the visual amenity of the semi-detached pair of dwellings, by virtue of its siting and layout.

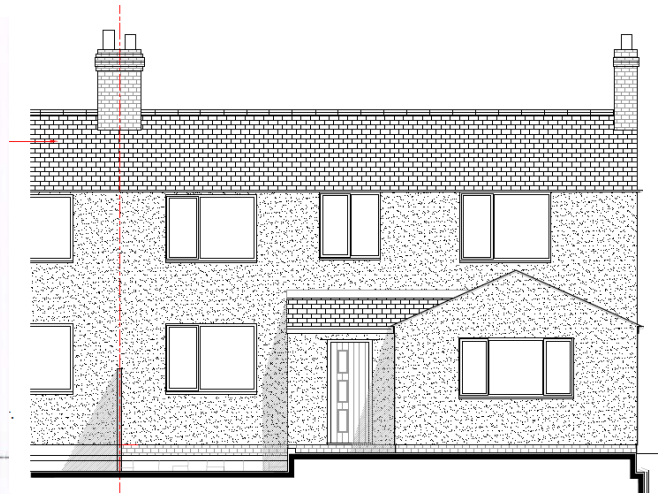
The original proposal was considered to be relatively contemporary in its appearance, with an expanse of glazing on the rear elevation. Revised plans have since been received which proposes a new window design, sitting in line with the first floor window, which is considered to be more complementary to the main dwelling.

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1<sup>st</sup> JULY 2019**

Original Proposed  
Rear Elevation



Revised Proposed  
Rear Elevation



The scale is considered to be limited, having a maximum depth of 3.6m x 4.7m width, which is not considered would be overdominant in relation to the main dwelling.

On the basis of the above, the proposal is considered would comply with UDP Policy GDP1.

**Residential Amenity:** The extension would comply with the Council's 45° guideline set out in LPG 20, measured in relation to the attached neighbouring property.

Spacing standards to the neighbouring property to the east (4 Sunnyacre) would be met.

The rear gardens of Westminster House and Orchard View would be visible from the living room of the proposed extension. However, the rear gardens of these properties are already visible from the living room, lounge and garden area of the existing dwelling and the extension would only result in the living room being 3.6m closer to the boundary, which is considered to be limited.

Furthermore, the immediate rear garden of Westminster House would be largely screened as a result of some tall conifers blocking direct views into the garden.

The increase in overlooking into the above mentioned gardens of the neighbouring properties is not considered to be so significant, as to warrant refusal of the application on this basis and the proposal is considered would comply with UDP Policy GDP1.

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1<sup>st</sup> JULY 2019**

**Conclusion:** On the basis of the above, the proposal is not considered would result in harm to existing levels of visual or residential amenities sufficient to warrant refusal of the scheme.

**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 Dwg No. 02 received on 06/06/2019 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

**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.
-