

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
29th JULY 2019

APPLICATION NO: P/2019 /0254	LOCATION: 18 HEULFAN WAY GWERSYLLT WREXHAM LL11 4HX	DATE RECEIVED: 26/03/2019
COMMUNITY: Gwersyllt	DESCRIPTION: SINGLE-STOREY REAR EXTENSION	CASE OFFICER: KH
WARD: Gwersyllt North	APPLICANT(S) NAME: MR TARIG MOHAMMED	AGENT NAME: MR TARIG MOHAMMED

Background

This application was deferred at your last meeting to allow investigations in to its alleged use as a HMO. Planning Enforcement and Public Protection Officers have since visited and inspected the property and the evidence would suggest that it is in fact being used as a HMO. A planning application for a change of use has been requested.

It does not however, affect your consideration of this application. This application involves a single-storey extension which is acceptable in planning terms. It is important that you treat this application on its own merits as an extension to a domestic dwelling. You are not considering the suitability of this property as a HMO. This will be addressed by any subsequent application for that use. In the event an application is not submitted, the Council would then need to consider whether it is expedient to take formal enforcement action. This however, is a separate matter and should not impair your judgement of the current application for an extension.

THE SITE

18 Heulfan Way, Gwersyllt, Wrexham. Gwersyllt Community Centre is located to the rear of the proposed extension with residential properties either side of the application property.

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PROPOSAL

Single-storey rear extension with a 5m projection in to the garden and a width of 7.4m which is the width of the existing house.

HISTORY

None.

DEVELOPMENT PLAN

Within the settlement limit. Policies PS1, PS2 of the Wrexham Unitary Development Plan refer.

CONSULTATIONS

Community Council:	No objections.
Local Member:	No comments.
Contaminated Land:	During the development of the houses (Planning Ref P/2003/0676) the site investigation undertaken

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at the time found ground gas risk sufficient to warrant gas protection measures therefore it is prudent to ensure the gas protection measures are put in place within your extensions to the property. Planning condition required.

Other Representations:

Following comments received –

- The property is being used as a multiple occupancy rented property and not a family home
- Individuals come for several weeks and then are gone again
- The property is currently a 4 bed house but the neighbour understand a living room to the front of the property is also used as a bedroom
- Already parking problems in the area
- Proposal indicated an additional downstairs toilet with 3 upstairs already, unless the extension is to be used as an additional bedroom with en-suite
- Not understanding why a household with no children would ever need a playroom.
- Uncomfortable with increasing the number of residents if that is the intent.

SPECIAL CONSIDERATIONS

Proposals: Modest rear extension to provide an extended kitchen and playroom. Given the limited scale of the extension and intervening fences and other structures, I would not anticipate any impact on the adjoining properties in terms of privacy or overlooking. The neighbours have not raised concerns regarding the structure itself, and I am satisfied it will not compromise residential amenity.

Comments have been raised by neighbours with regard to the potential use of the extension with concern that two additional rooms will be rented out which would also increase traffic and an increased requirement for parking. The applicant has responded to comments by the neighbours and re-iterated that he has a vast circle of friends, relatives and family including his children and that the property is a family home.

The internal layout of a property is dictated by the individual occupants and is something I can have no control over. I have no evidence to suggest that the property is used as a House in Multiple Occupation (HMO) and a number of the issues raised are not planning related matters.

Parking: I would not anticipate any additional parking issues.

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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 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.
3. The development shall only be carried out in strict accordance with the proposed site plan and proposed floor plan and elevation plan and within the application documentation.
4. Gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc.) should be submitted in writing to the Council for approval prior to any works commencing on site.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

You may wish to contact the Building Regulations Section of the Council with regard to Gas Protection Measures.
