

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

APPLICATION NO:
P/2019 /0458

LOCATION:
5 HAYDOCK ROAD BANGOR ON
DEE WREXHAM LL13 0JD

DATE RECEIVED:
17/06/2019

COMMUNITY:
Bangor is y Coed

DESCRIPTION:
CONVERSION OF EXISTING
GARAGE TO ADDITIONAL LIVING
ACCOMMODATION WITH FIRST
FLOOR EXTENSION OVER, NEW
FRONT PORCH EXTENSION, RE-
RENDERING OF DWELLING AND
NEW WINDOWS

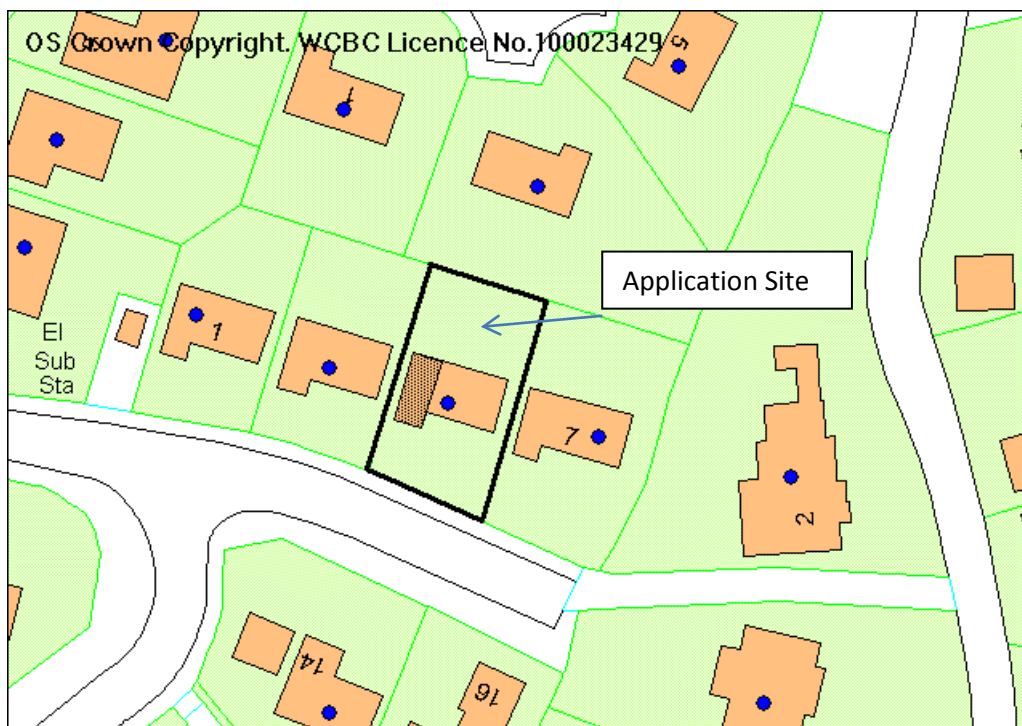
CASE OFFICER:
SEH

WARD:
Bronington

AGENT NAME:
CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH

APPLICANT(S) NAME:
MR LAURENCE ROBERTS

THE SITE



PROPOSAL

As above

PLANNING HISTORY

None relevant

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DEVELOPMENT PLAN

The site is within settlement. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes Nos. 16 'Parking Standards', 20 'House Extensions' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	No immediate objection to the above planning application. Councillors are slightly concerned about the size of the extension and query the percentage increase, additionally the need for such an increase is not clear, and thirdly the council are keen to ensure immediate neighbours are not unduly affected by the proposed changes.	
Local Member:	Notified	17.06.2019
Site notice:	Expired	09.07.2019
Neighbours:	2 letters received (1 of objection and 2 in support) expressing the following:	
	<ul style="list-style-type: none">• The extension is disproportionately large in both object and scale;• The scale and visual impact of this substantial extension is excessive;• The extension would provide a disproportionate vista when look at the 4 houses on the north side of Haydock Road, significantly distorting their symmetry;• There are no objections to the proposals which, other than for a porch, will not increase the footprint of the dwelling;• Similar extensions has been approved locally which are generally considered to be improvements to these properties.	

SPECIAL CONSIDERATIONS

Background: Proposed is the conversion of the existing single storey side garage and erection of a first floor extension above, window alterations, rendering and front porch extension. The main issues to consider relate to the impact of the development upon residential and visual amenity.

Design: The extensions as proposed seek to utilise materials appropriate to the locality and have been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The extensions do not over dominate the building and will not have an adverse impact upon the street scene (see Figures 1 and 2 below).

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Figure 1. Existing Front Elevation



Figure 2. Proposed Front Elevation

Residential Amenity: There are no windows proposed in the side elevation of the side extension and there would be no loss of privacy to the adjoining properties either side. Separation distances in accordance LPGN No.21 are maintained and the 45 degree test for daylight (both elevation and plan) passes. As such there would be no significant loss of light to the adjacent property.

Parking: The works to the dwelling will provide for 5 bedrooms in total. LPGN No.16 'Parking Standards' requires 4 on-site parking spaces and this have been provided for (see figure 3 below). The widening of the access and dropped kerb etc. to facilitate the parking will be secured by planning condition.

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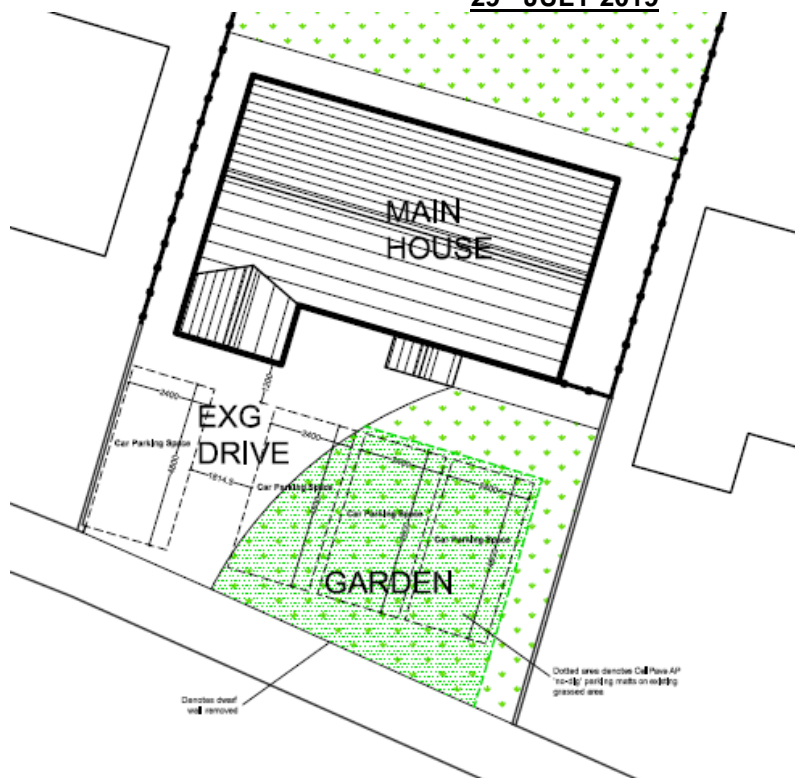


Figure 3. Proposed Site Plan

Other matters: In response to the concerns raised by the community council, there is no requirement for the need for the extensions to be justified and the percentage floor increase of the development is not relevant within a defined settlement limit.

Conclusion: I consider the proposed extensions to the dwelling to be acceptable in terms of scale and design, and that there would be no negative impact upon visual or residential amenity. The development is in accordance with the Council's adopted policies and guidance 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 21/L(-)05 Rev B, 821/Sk01 Rev B, 821/Sk02 Rev B, 821/Sk03 Rev B 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

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Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. The vehicular parking areas as shown on approved drawing(s) No(s). 21/L(-)05 Rev B 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 of motor vehicles at all times.

5. Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

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. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety and in accordance with Policy GDP1 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.
