

APPLICATION NO:
P/2019 /0244

LOCATION:
MOUNT ALYN GATEHOUSE
CROESHOWELL HILL BURTON
ROSSETT WREXHAM
LL12 0AA

DATE RECEIVED:
26/03/2019

COMMUNITY:
Rossett

CASE OFFICER:
PF

WARD:
Rossett

DESCRIPTION:
APPLICATION FOR VARIATION OF
CONDITION 2 IMPOSED UNDER
PLANNING PERMISSION
P/2017/0935 TO ALLOW
AMENDMENTS TO APPROVED
DRAWINGS TO ALLOW FOR A REAR
FLAT ROOF FULL WIDTH DORMER
EXTENSION

AGENT NAME:
MR ROBERT BALLANCE

APPLICANT(S) NAME:
MR ROBERT BALLANCE

THE SITE



PROPOSAL

As above.

HISTORY

P/2017/0935 CHANGE OF USE OF GARAGE TO LIVING ACCOMMODATION, ERECTION OF SHED AND ALTERATIONS TO DRIVEWAY AND PARKING ARRANGEMENTS. GRANTED 29.01.2018

P/2018/0242 APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2017/0935 TO ALLOW INTERNAL ALTERATIONS AND AMENDMENTS TO STYLE, MATERIALS AND NUMBER OF WINDOWS. GRANTED 27.04.2018

PLANNING POLICY

The site is located outside any defined settlement limit. Policies PS2, GDP1, EC9, H3 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 13 – Housing in the Countryside and 16 – Parking.

CONSULTATIONS

Community Council:	The following comments are made: - As this is a building of interest they feel that the previous conditions imposed should not be modified.
Local Member:	Notified 14.05.2019
Site notice:	Expired 29.04.2019
Press notice:	Expired 04.05.2019
Neighbouring occupiers:	3 neighbouring occupiers notified.

A period of reconsultation with the neighbouring occupiers has been carried out following the receipt of amended plans. No further responses have been received.

SPECIAL CONSIDERATIONS

Background: Planning permission was previously granted in 2017 for the conversion of the detached garage to a standalone dwelling. As part of the approval for the conversion limited external alterations and were permitted. A subsequent application was submitted for a non-material amendment for a small dormer window additional in 2018. This additional volume was limited on the rear roof plane and was considered to have a negligible impact upon the character of the small building or the wider character of the area.

The proposal is now for the amendment to this extension to increase its volume. The main change relates to the increase in the scale of the roof additions. For the benefit of Members a comparison of the changes are shown below.



Approved scheme



Scheme now proposed

Design: I have given consideration to the nature of the changes in light of the wording of policy H3 of the Wrexham UDP. It is this policy which sets out the criteria for rural conversions and the acceptable nature of changes to facilitate this. The policy requires that the building can be converted in its current form without the need for significant alterations and additions in order to ensure that the new residential unit is provided for a sustainable manner without the need for works which would be tantamount to the erection of a new dwelling.

The works proposed are mainly to the rear elevation of the building on a roof plane that this not widely visible. I am also satisfied that, on balance, the works would result in relatively low impact addition to the structure which would not result in a significant mass. The changes therefore are relatively minor, the form and characteristic of the original building are therefore retained and I am therefore satisfied that there is no demonstrable harm in allowing the amendment to the proposal. It is for this reason also that I do not consider the changes will have a detrimental impact upon the grade II listed Mount Alyn Gatehouse

Conclusion: I am satisfied that the development accords with policy 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 7012/2 and as contained within the application documentation.
3. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A to G of Schedule 2 Part(s) 1 and Class A of Schedule 2 Part 2, other than the development hereby granted permission.
6. All windows and doors shall consist of a timber construction and shall receive a painted finish.
7. The vehicular parking and turning areas as shown on the drawing dated 10 November 2017 approved under planning permission P/2017/0935 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.

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. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 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.
 5. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 7. 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
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