

APPLICATION NO:
P/2019 /0319

LOCATION:
8 SUNDORNE OVERTON WREXHAM
LL13 0EB

DATE RECEIVED:
23/04/2019

COMMUNITY:
Overton

DESCRIPTION:
REMOVAL OF EXISTING CAST IRON
RAINWATER GUTTERING SYSTEM
ON HOUSE AND GARAGE AND
REPLACE WITH BLACK UPVC
VICTORIAN STYLE GUTTERING

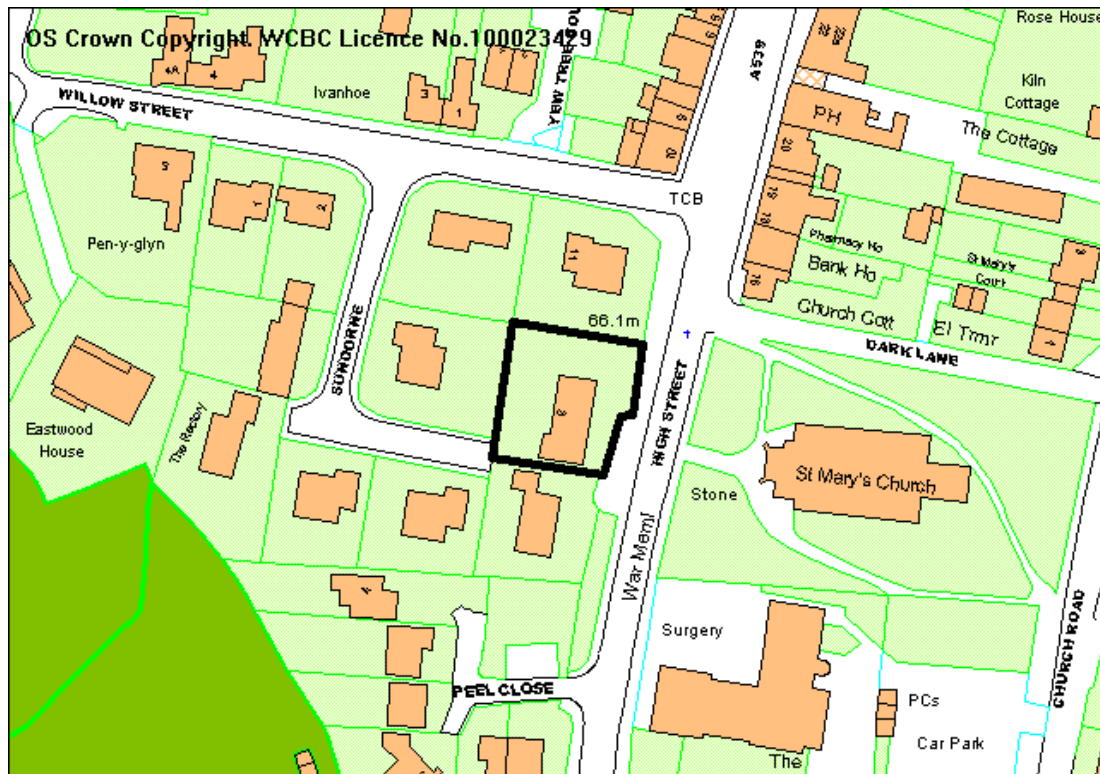
CASE OFFICER:
PF

WARD:
Overton

AGENT NAME:
MR GEORGE RENNIE

APPLICANT(S) NAME:
MR GEORGE RENNIE

THE SITE



PROPOSAL

As above.

HISTORY

None.

PLANNING POLICY

The site is located within the Overton Conservation Area which is subject to an Article 4 (2) Direction. Policies PS2, GDP1 and EC7 are relevant. Guidance is also contained in the Overton Conservation Area Character Assessment and Management Plan.

CONSULTATIONS

Community Council:	Objects for the following reasons: Policy EC7 – Conservation Areas – the application is within the Overton Conservation area and removal of the cast iron guttering will not preserve and/or enhance this building or surrounding buildings. It would also set a precedent for other applications. Policy EC9 – the application does not respect the setting and character of the nearby listed buildings or structures.
Local Member:	No concerns at consultation stage.
Site notice:	Expired 23.05.2019
WACS:	Consulted 25.04.2019
Neighbouring occupiers:	5 neighbouring occupiers notified. No representations received.

SPECIAL CONSIDERATIONS

Visual impact: The proposals submitted seek to remove the cast iron rainwater goods and replace them with uPVC alternatives. Whilst this approach does not strictly accord with design guidance as set out within the adopted Overton Conservation Area Character Assessment and Management Plan, the age and nature of construction of the dwelling is an important factor. The properties are considered to make a limited contribution to the essential character and appearance of the conservation area and therefore it is considered that the proposed alterations will have no significant effect upon the preservation or enhancement of the area.

Listed buildings: Given that the works are considered to be respectful to the character of the existing dwelling and do not appear to cause harm to the wider character of this area I do not consider that the proposal will be detrimental to the setting of any nearby listed buildings.

Conclusion: I am satisfied that the proposal will seek to preserve the character of the conservation area and therefore the development will accord with policies GDP1 and EC7 of the Wrexham UDP. 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) dated 24 April 2019 and as contained within the application documentation.
3. For the avoidance of doubt, all replacement rainwater goods shall be black in colour.

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.
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