

APPLICATION NO:
P/2019 /0514

LOCATION:
10 FFORDD HOOSON WREXHAM
LL12 7LS

DATE RECEIVED:
09/07/2019

COMMUNITY:
Acton

DESCRIPTION:
EXTENSIONS TO FRONT AND REAR
AND PROVISION OF ROOMS IN
ROOF SPACE

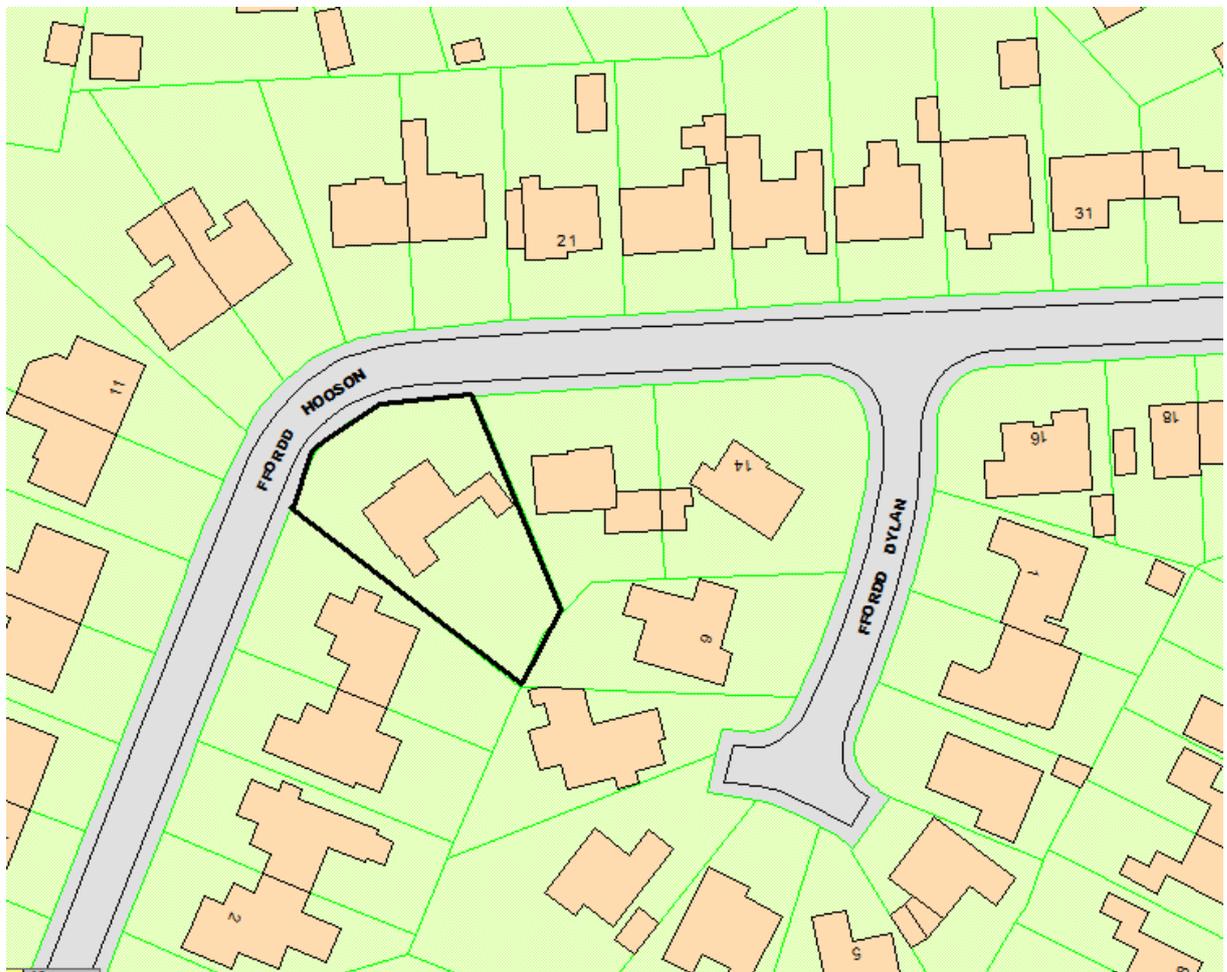
CASE OFFICER:
MR

WARD:
Maesydre

APPLICANT(S) NAME:
MR MRS T PIERCE-JONES

AGENT NAME:
D S JONES & CO
MR STEVE JONES

THE SITE



PROPOSAL

The proposal seeks planning permission for the construction of single storey front and rear extensions and conversion of the loft space.

HISTORY

None relevant.

DEVELOPMENT PLAN

Within Wrexham Settlement Limit. UDP Policy GDP1 applies.

CONSULTATIONS

Community Council:	No comments received.
Local Member:	Notified 16.07.2019.
Site Notice:	Expired 08.08.2019.
Neighbours:	1 no. representation received objecting to the proposal. Concerns raised include the height of the garage is too high, the proposal adversely impacts on visual amenities of the area, reduction in driveway would mean more cars parked on the highway and therefore adverse impacts on highway safety.

SPECIAL CONSIDERATIONS:

Design and Layout: The proposed front elevation plan is included below:



The garage extension is considered to be limited in scale when viewed in the context of the main dwelling and the proposed pitched roof is considered would be an improvement to the existing flat roof, complementing the roof pitch of the main dwelling.

The front extension to the bedroom is considered to be limited in scale, measuring approximately 1.45m in depth and having a height less than the

main dwelling. The extension is considered would appear as a subordinate addition to the main dwelling in this respect and provided materials are complementary, the extension is not considered would adversely impact on visual amenities of the area.

The proposal is considered to comply with UDP Policy GDP1.

Residential Amenity: There are no windows in the facing side elevation of No 12.

There are no habitable windows proposed in the west elevation of the dwelling.

The rear part of the extension accommodating the bedroom would sit closer to the boundary of No 8 Ffordd Hooson.

The extension would have a maximum depth of approximately 4.3m and a maximum height of approximately 4.2m. Therefore, the only part requiring planning permission is the latter 0.3m depth and the upper 0.2m height.

On this basis, the limited additional depth and height over what would be allowed under the applicants permitted development rights is not considered would adversely impact on the neighbouring property by virtue of overshadowing or overbearing impacts, sufficient to warrant refusal of the application.

The sky light serving the bedroom in the loft space is not considered would result in significant impacts of overlooking into neighbouring properties.

Having regard to the above, the proposal is considered to be acceptable and would not result in adverse impacts to residential amenities of surrounding neighbouring properties. The proposal would comply with UDP Policy GDP1.

Access and Car Parking: The driveway would have sufficient space to accommodate the parking of 2 no. vehicles, which would be acceptable for a 3 bedroom dwelling.

Conclusion: The proposal is not considered would adversely impact on existing levels of visual and residential amenities sufficient to warrant refusal of the scheme and would comply with UDP Policy GDP1.

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 1:200 Proposed Site Layout, Dwg No. 10399.04A.dsj 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.
4. The ground floor bathroom window in the west elevation and first floor ensuite window in the east elevation shall be obscurely glazed and thereafter retained for the lifetime of the development.

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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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