

APPLICATION NO:
P/2019 /0540

LOCATION:
WYCHOLME VICTORIA ROAD
BRYNTEG WREXHAM LL11 6NG

DATE RECEIVED:
19/07/2019

COMMUNITY:
Broughton

DESCRIPTION:
ERECTION OF TWO STOREY REAR
EXTENSION PROVIDING
ADDITIONAL BEDROOM, DINING
ROOM, SHOWER ROOM AND
UTILITY ROOM. SINGLE STOREY
FRONT PORCH AND LOUNGE
EXTENSION

CASE OFFICER:
LP1

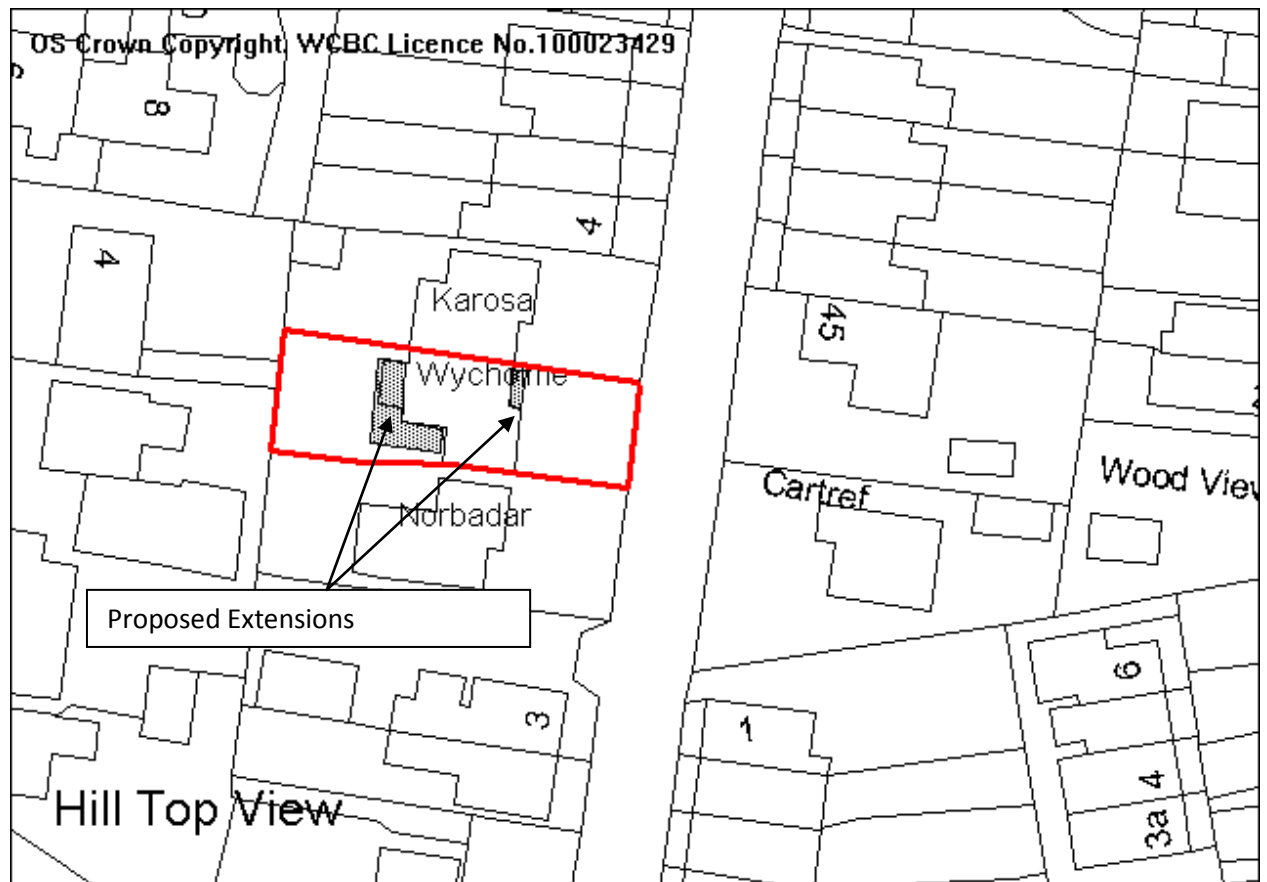
WARD:
New Broughton

AGENT NAME:
BUILDING DESIGN
SOLUTIONS
MR GLYN ROBERTS

APPLICANT(S) NAME:
MR DANIEL OWEN

SITE

Semi-detached property in Brynteg



PROPOSAL

Two storey rear extension providing additional bedroom, dining room, shower room and utility room. Single storey front porch and lounge extension.

HISTORY

None relevant

DEVELOPMENT PLAN

Lies within settlement limit, Policies GDP1 and PS2 apply

CONSULTATIONS

Community Council:

Consulted 23/7/19

Local Member:

Notified 23/7/19

Site Notice:

Expired 14/08/19

Neighbouring properties:

Two letters of objection received raising the following points:

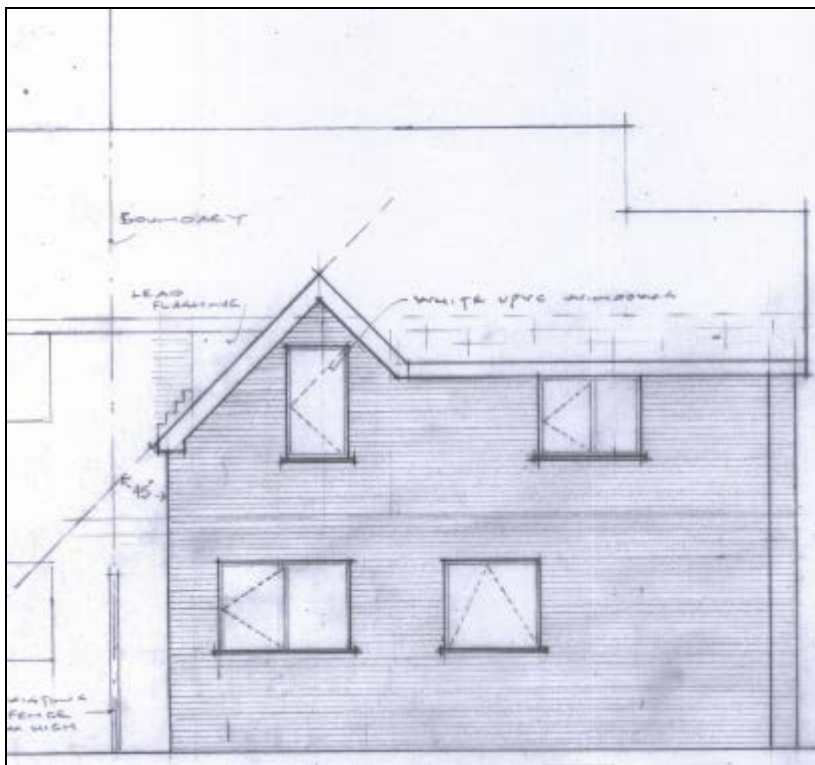
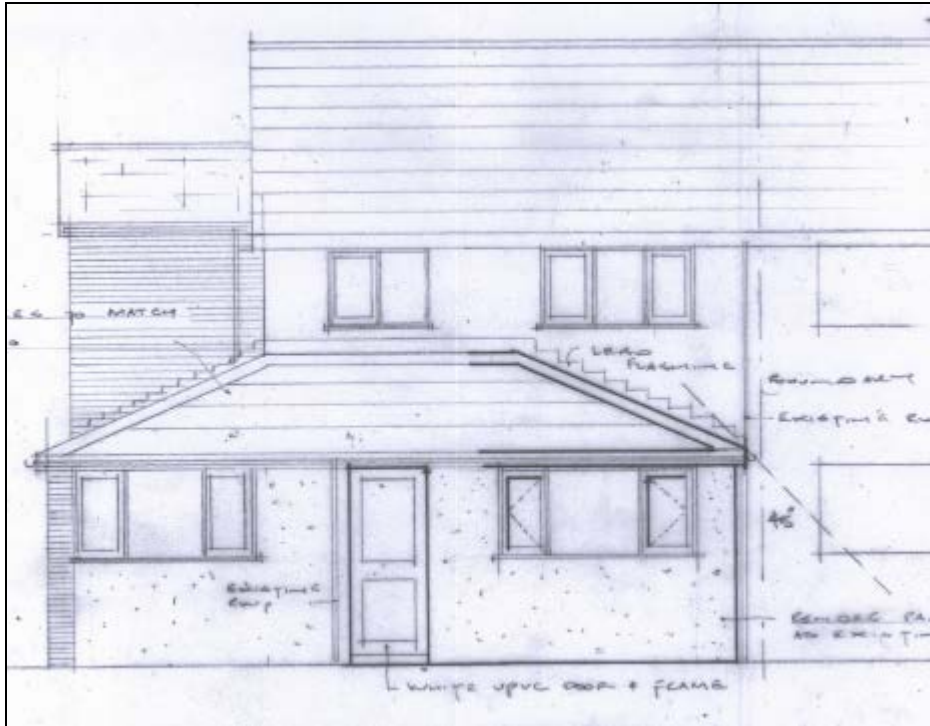
- Proposed two storey rear extension would restrict light to both floors of adjoining property.
- Concerned that the additional drainage required would affect neighbouring property as it drains that way.
- Reduction in the light to the front of the property and reduce view/aspect from front windows.
- Concerned that the boundary wall between the property and Victoria Road remains intact. The removal of this wall would affect other residents ability to park on the road safely
- Concerned that builders' vehicles could block narrow road if parked outside during the construction process.

SPECIAL CONSIDERATIONS

Site: The property is a semi-detached house in Brynteg. There is currently a single storey rear extension.

The proposal is for a two storey rear and side extension, replacing the existing single storey extension and a single storey front extension.

Design and Amenity: The proposed front and rear elevations are shown below.



The design of the extension is acceptable for the location. The rear extension is set 0.5 metres away from the boundary with the adjoining property and the roof line has been designed so that it minimises the impact.

The extension passes the BRE tests in relation to the neighbouring properties and there will be no significant loss of light from the proposed extension. I am also satisfied the proposals will not be overbearing. The side facing windows

on the first floor of the side extension are for an en-suite so will be obscurely glazed and will not create overlooking.

The design of the front extension is acceptable for the property, being a continuation of the existing front extension/porch. This passes the BRE tests in relation to the adjoining property and will not result in significant loss of light.

Other considerations: The matter of drainage is a private one between the neighbouring property owners, building control regulations would ensure that adequate drainage is installed as required.

There is sufficient parking space to the front of the property for 4 cars. The front boundary wall could be removed without the requirement for planning permission and the planning system cannot control vehicles parking on a public road.

Should the road become blocked by builder's vehicles during the construction process than this would be a matter for the police to deal with.

CONCLUSION

The proposed extension would be acceptable in terms of its design and impact on neighbouring properties and I therefore 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 DO/EXT/04, DO/EXT/05, DO/EXT/06, DO/EXT/07, DO/EXT/094 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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.

NOTE(S) TO APPLICANT

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.
