

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
5th MARCH 2018

APPLICATION NO:
P/2018 /0022

LOCATION:
LAND ADJACENT TO 4 ELEVENTH
AVENUE LLAY WREXHAM
LL12 0SN

DATE RECEIVED:
11/01/2018

COMMUNITY:
Llay

DESCRIPTION:
ERECTION OF 4 NO. DWELLINGS
WITH SUPPORT FACILITIES
(SUPPORTED HOUSING SCHEME),
AND CONSTRUCTION OF NEW
ACCESS

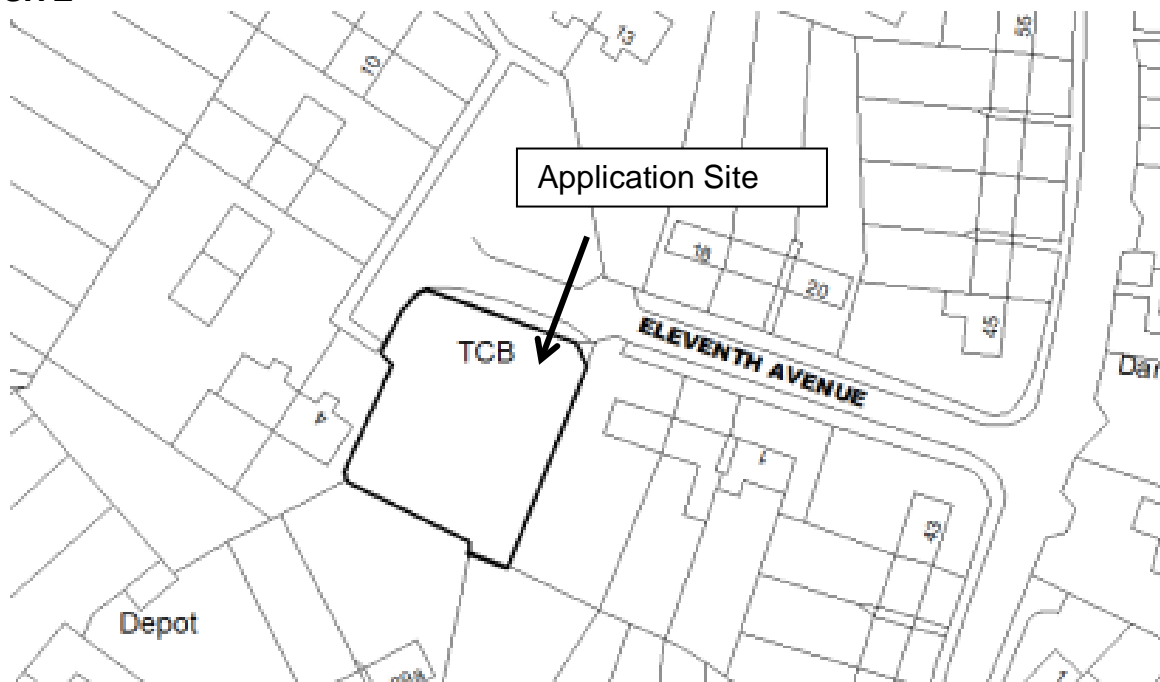
CASE OFFICER:
MR

WARD:
Llay

AGENT NAME:
AINSLEY GOMMON
ARCHITECTS
MISS SARAH DAVIES

APPLICANT(S) NAME:
MR MARCUS THOMAS
FIRST CHOICE HOUSING
ASSOCIATION

SITE



PROPOSAL

The application seeks full planning permission for the construction of 4 no. 1 bed apartments with associated support facilities.

The apartments would be capable of being lived in independently. The associated support facilities would take the form of overnight accommodation and living area for staff.

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HISTORY

P/2010/0250 Outline application for residential development.
Approved 07/06/2010.

DEVELOPMENT PLAN

Within Llay Settlement Limit. UDP policies PS1, GDP1, H2, EC4 and T8 apply. LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:	The proposal is not in keeping with the surrounding properties by virtue of their scale and may result in overlooking and overshadowing impacts to neighbouring properties. The Community Council have stated in their response that no objections are raised as such but request that the application is determined in Planning Committee.
Local Member:	Notified 12.01.2018.
Welsh Water:	No objection. Condition recommended to secure submission of foul, surface and land water drainage scheme prior to commencement of development. Advice also recommended in regards to possible diversion of the sewer, and would be attached as an advisory note to any grant of consent.
Highway Authority:	Adequate visibility and adequate parking provision is proposed. Highway Authority raises no objection subject to conditions.
Public Protection:	No objection.
Education:	No reply.
Tree Officer:	Two of the three trees proposed for removal are Category 'B' trees. The Tree Officer advised that the proposed mitigation for the loss of the trees was inadequate and originally objected to the proposal. However, mitigation would be undertaken off-site and a condition would be secured to any grant of planning permission to secure provision of 2 no. new trees prior to commencement of development, which the Tree Officer confirms would be appropriate.
Environment Services:	No objection to the submitted Arboricultural Report. Planting recommended.
NRW:	No objection.
Wrexham Flood:	No reply.
Site Notice:	Expired 06.02.2018.

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Neighbours: 1 no. representation received from a neighbouring property requesting that the case officer contacts the neighbour to discuss their concerns. No formal opinion given in the written representation as to whether the neighbour supports or objects to the application.

SPECIAL CONSIDERATIONS

Principle: The application site lies within Llay Settlement Limit as identified within Policy Map 3 INSET 4.

The proposal is for supported housing accommodation, comprising 4 no. 1 bed independent apartments and a staff hub for overnight accommodation and living area.

The Councils Adult Social Care Services Department confirm that the apartments would provide accommodation for four tenants.

Two of the tenants need updated support to meet their ongoing needs which the apartments would provide this support, one currently resides in an educational setting which is coming to an end later this year and therefore needs her own home and the other tenant is being repatriated back to the area.

The proposal is anticipated would allow residents to live with a degree of independency, whilst being supported by staff when required.

A minimum of 2 members of support staff would be at the property to offer support during the day. Support would also include an overnight support staff presence, as and when the need arises.

The principle for residential development of this site has already been established under previously approved application P/2010/0250 which achieved outline planning permission for residential development on 07/06/2010.

Relevant Wrexham UDP Policies remain the same as those previously used to assess the site for residential development.

There are no material considerations related to this application which would alter the previously established principle of development, for residential use of this site.

Design: The design ethos of the development is to promote increased levels of independence for the residents, whilst providing skilled support that enables each resident to manage their own needs effectively.

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Designed as four independent living apartments, the two ground floor apartments are accessed via their own external front door, whilst the first floor apartments are accessed by 1 no. front door. This is seen as a key client driver to promote a sense of ownership and independence for the residents. A separate staff entrance is also proposed. .

Revised elevations have been submitted which show that the 2 no. entrance doors either end of the front elevation have been relocated to the side of the proposed porches and have been replaced by windows.

This is considered to be a better solution to the previously proposed, which was for 4 no. entrance doors and 2 no. windows.



Originally Proposed Front Elevation



Revised Proposed Front Elevation

The revised proposal is considered would better enhance the visual interest of the building and help to provide a more active frontage than that originally proposed, whilst retaining independence for the ground floor occupants.

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The scale of the proposal is considered to be commensurate to the plot size and would not appear overly cramped or over developed.

The proposed site frontage overlooking the adjacent highway, footpath and open space would provide some natural surveillance over this area as well as the parking area, whilst the southerly facing rear of the properties would maximise solar gain.

Samples of materials would be conditioned as part of any grant of planning permission to ensure the development integrates with the surrounding properties and area.

The proposal is considered to be appropriate and would not adversely impact on existing levels of visual amenities of the area, complying with UDP Policy GDP1.

Residential Amenity: Relevant spacing standards to neighbouring properties are considered to be sufficient, having regard to Local Planning Guidance Note 21.

The neighbouring property to the west, No 4 Eleventh Avenue, appears to have a habitable window in the facing front elevation.

The proposal has been assessed having regard to the Council's 45° guidelines in relation to any impact it would have on this window.

Based on the guidelines and the submitted Site Plan and Elevations Plan, the centre-point of the main window lies outside the 45° guidelines as set out within LPG 20 and would therefore pass the 45° test.

Further, the neighbouring property is orientated north to south with the window facing north. This room therefore already results in reduced daylight throughout the majority of the day and the proposal is not considered would significantly worsen the existing situation to this effect.

In the context of the above, it is not considered that the proposal would adversely impact on existing levels of residential amenities of the neighbouring property at No 4, sufficient to warrant refusal of the application.

A revised Site Layout Plan has been received which has increased the amount of amenity space serving the first floor residents. The proposed amenity space for each apartment is considered to be appropriate, with a shared amenity space for the first floor occupants and separate amenity space for the ground floor occupants.

Low railings at the front of the site would help to provide defensible boundaries whilst close board fencing would provide security around the sides and rear of the site.

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The proposal is not considered would significantly worsen existing levels of residential amenities of neighbouring occupiers having regard to overlooking, overshadowing and overbearing, sufficient to warrant refusal of the application. The proposal is considered to be appropriate and would comply with UDP Policy GDP1.

Access and Car Parking: Highway Authority raises no objection subject to conditions to secure the required visibility splays, parking layout and provision of a dropped kerb.

Drainage: Welsh Water recommends a condition to secure a foul, surface and land water drainage scheme which is considered to be reasonable.

Trees: Tree Officer objects to the application based on the loss of 2 no. category 'B' trees.

However, a Grampian condition would be attached to any grant of planning permission to secure planting of 2 no. new trees on the portion of land opposite, prior to commencement of development, the details of which would be approved by the Tree Officer.

The Tree Officer has confirmed that this would be acceptable.

Education: Wrexham Education has provided no response to the application at the time of writing. Nevertheless, the apartments are 1 no. bed and it is not envisaged that the proposal would result in increased pressure to local schools to warrant an education contribution.

CONCLUSION

The principle of development is considered to be acceptable and no adverse impacts would result to existing levels of visual and residential amenities of the surrounding area. The proposal is not considered would give rise to adverse implications, having regard to highway safety, ecology or trees. The proposal would comply with UDP Policies GDP1, H2, T8 and EC4.

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 001, 006 Rev G, SK2

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Rev A, 011.01 Rev A, 009.01 Rev B, 008 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 Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. The ground floor windows serving the assisted bathrooms in the east and west facing elevations of the development hereby approved shall be obscure glazed and thereafter retained for the lifetime of the development.

5. Prior to commencement of the relevant part of the works, full details of a hard and soft landscaping scheme, to include boundary treatments, together with a timescale for implementation of the works, shall be submitted to and approved in writing by the Local Planning Authority.

6. Prior to commencement of development, a drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water and include an assessment of the potential to dispose of surface water and land water by sustainable means.

7. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

9. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 006 Rev G and SK2 Rev A 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.

10. Prior to first use of 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.

11. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

12. Prior to commencement of development, a full scheme for the replacement of the 2 No. category B trees scheduled for removal off the site, as shown on Drawing No. MY639/EAL/01 as part of the submitted Arboricultural Report, shall be submitted to and approved in writing by the Local Planning Authority. The occupation of the development shall not begin until those works have been completed in accordance with the Local Planning Authority's approval and have been certified in writing as complete by or on behalf of the Local Planning Authority.

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REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect the amenities of the occupiers of nearby properties.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

- means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.
6. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
 7. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
 8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
 9. 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.
 10. In the interests of pedestrian safety.
 11. In the interests of highway safety.
 12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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PLANNING COMMITTEE - 5 MARCH 2018
ADDENDUM

Pages 87 – 94 LLA P/2018/0022

Land adjacent to 4 Eleventh Avenue, Llay, Wrexham

Representations

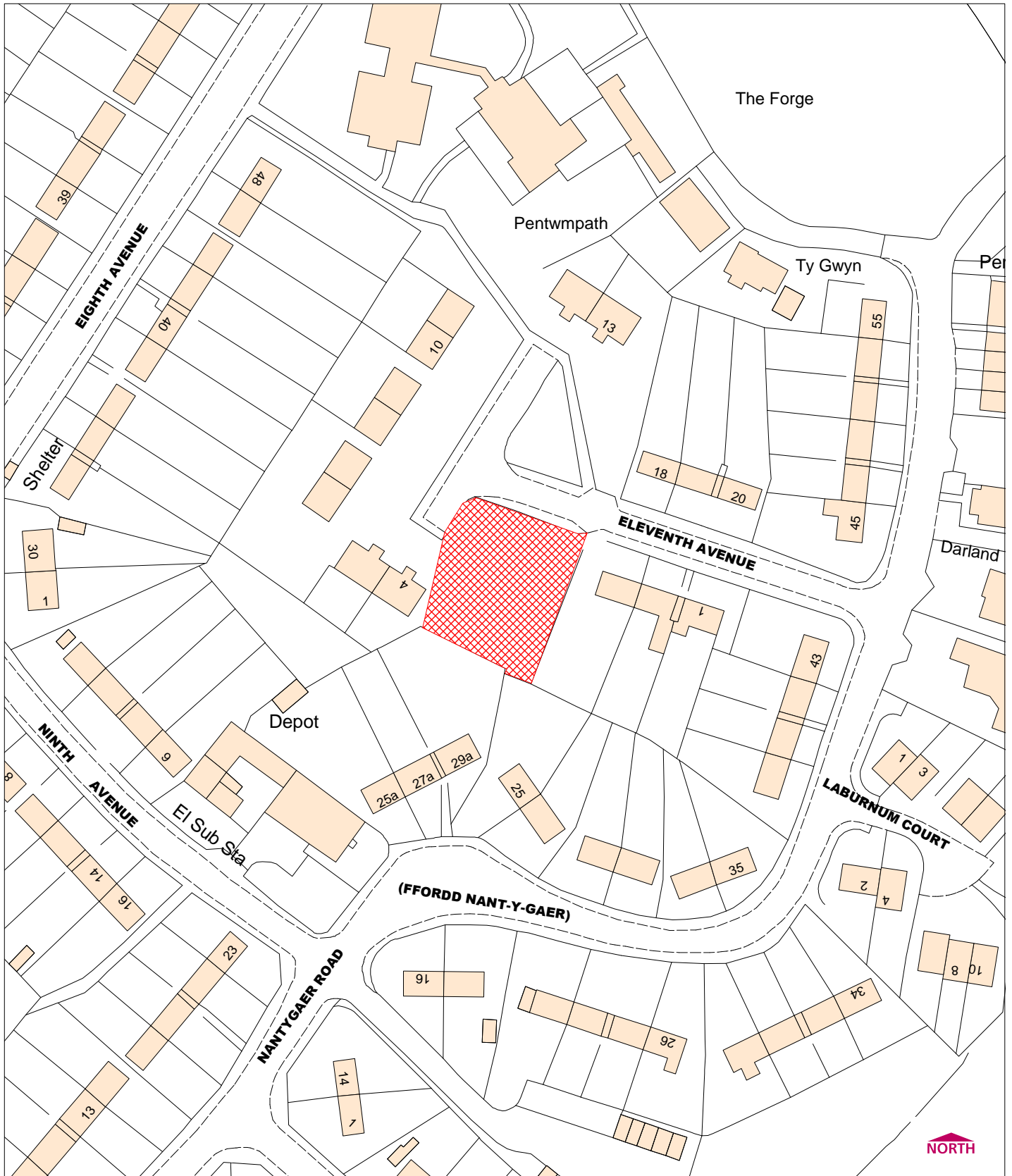
1 no. representation received from a neighbouring property on 22.02.2018 objecting to the application. Concerns raised include the proposal by virtue of its design would not be in keeping with the area, increase in overlooking, lack of control of who would occupy the units.

Observations

Whilst concerns raised by the neighbouring property are noted, the recommendation remains unchanged for the reasons set out in the report.

Recommendation

Remains unchanged as set out in the report.



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HEAD OF ENVIRONMENT AND PLANNING
 16 LORD STREET
 WREXHAM
 LL11 1AY

07/03/18
 Scale 1:1250

Town & Country Planning Act 1990
Appeal Site Location Plan



P/2018/0022

LAND ADJ 4 ELEVENTH AVENUE, LLAY
 WREXHAM
 COUNCILLOR ROBERT WALSH
 COUNCILLOR BRYAN APSLEY

