

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
**7<sup>th</sup> MAY 2019**

**APPLICATION NO:**  
P/2019 /0192

**LOCATION:**  
49 CASTLE ROAD COEDPOETH  
WREXHAM LL11 3NU

**DATE RECEIVED:**  
08/03/2019

**COMMUNITY:**  
Coedpoeth

**DESCRIPTION:**  
TWO-STOREY FRONT EXTENSION  
AND FIRST-FLOOR REAR  
EXTENSION

**CASE OFFICER:**  
SEH

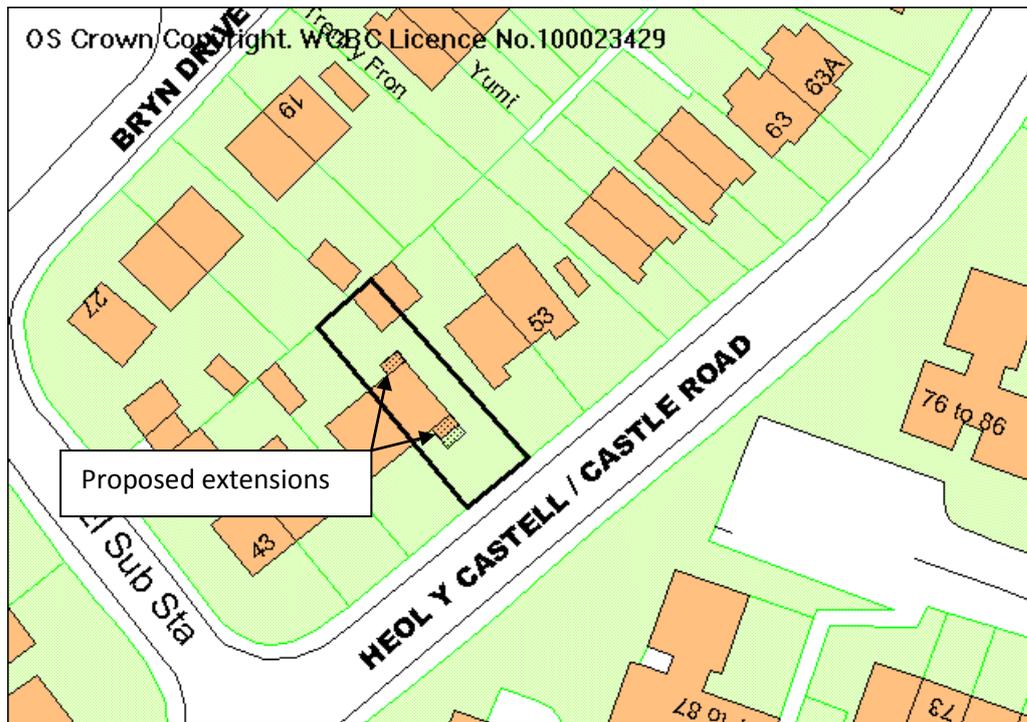
**WARD:**  
Coedpoeth

**APPLICANT(S) NAME:**  
MRS SUSAN JONES

**AGENT NAME:**  
BLUEPRINT LTD  
MR DAFYDD EDWARDS

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**THE SITE**



**PROPOSAL**

As above

**HISTORY**

None relevant

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**DEVELOPMENT PLAN**

The site is within settlement. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes Nos. 20 'House Extensions' and 21 'Space around Dwellings' are also relevant.

**CONSULTATIONS**

Community Council:	Consulted	19.03.2019
Local Member:	Councillor Dixon - No comments at this stage.	
	Councillor Childs - Notified	19.03.2019
Site notice:	Expired	21.03.2019
Neighbours:	1 letter received expressing the following concerns:	
	<ul style="list-style-type: none"><li>• The rear extension will take away light from the conservatory and kitchen in the adjacent property, which is approx. 4ft lower than the application site;</li><li>• The front extension will take away light from the bedroom window in the side elevation of the adjacent property;</li><li>• A reduction in light to the adjacent property which is already restricted by the existing garage;</li><li>• Further works to the foundations are of concern because the adjoining wall lacks drainage.</li></ul>	

**SPECIAL CONSIDERATIONS**

**Background:** This application is for a first floor rear extension over the existing kitchen, and for the removal of the existing front porch and replacement two storey extension. The main issues to consider relate to the impact of the development upon residential and visual amenity.

**Design:** The extensions proposed seek to utilise matching materials and have been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The rear extension will not be visible from public viewpoints with the only visible element being the two storey front extension. The front extension does not over dominate the building and will not have an adverse impact upon the street scene.

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*Figure 1. Proposed Front Elevation*



*Figure 2. Proposed Side Elevation*



*Figure 3. Proposed Rear Elevation*

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**Residential Amenity:** There are no windows proposed in the side elevations of the extensions and there would be no loss of privacy to the adjoining properties either side. LPGN No.21 requires a separation distance of 22 metres between habitable room windows. I note that this has not been met at the rear of the property with the separation distance being 21 metres. Given that there is a shortfall of just 1 metre, I do not consider the level of overlooking to be significant in this case.

The 45 degree test for daylight (both elevation and plan) passes and there would be no significant loss of light to the adjacent property. I have considered also the existing garage and the cumulative impact of the development upon the adjacent dwelling, and have concluded that there will be no significant over dominance / over shadowing of the rear garden and conservatory at the adjacent property.

**Other matters:** Concerns expressed in relation to the foundations and the impact upon drainage will be properly dealt with as part of the building regulations approval and this is not a relevant planning consideration for this application.

**Conclusion:** I consider the proposed extensions to the dwelling to be acceptable in terms of scale and design, and that there would be no significant impact upon visual or residential amenity. The development is in accordance with the Council's adopted policies and guidance 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 J144/004 and J144/005, 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.
4. With the exception of those shown on the approved plan and 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 windows or other openings shall be inserted in any elevation of the existing dwelling or extension hereby approved.

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**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.

**NOTE(S) TO APPLICANT**

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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