

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

**APPLICATION NO:**  
P/2019 /0211

**LOCATION:**  
5 FFORDD ELWY WREXHAM  
LL12 7RE

**DATE RECEIVED:**  
15/03/2019

**COMMUNITY:**  
Acton

**DESCRIPTION:**  
FRONT PORCH AND REAR LOUNGE  
EXTENSIONS

**CASE OFFICER:**  
LP1

**WARD:**  
Acton

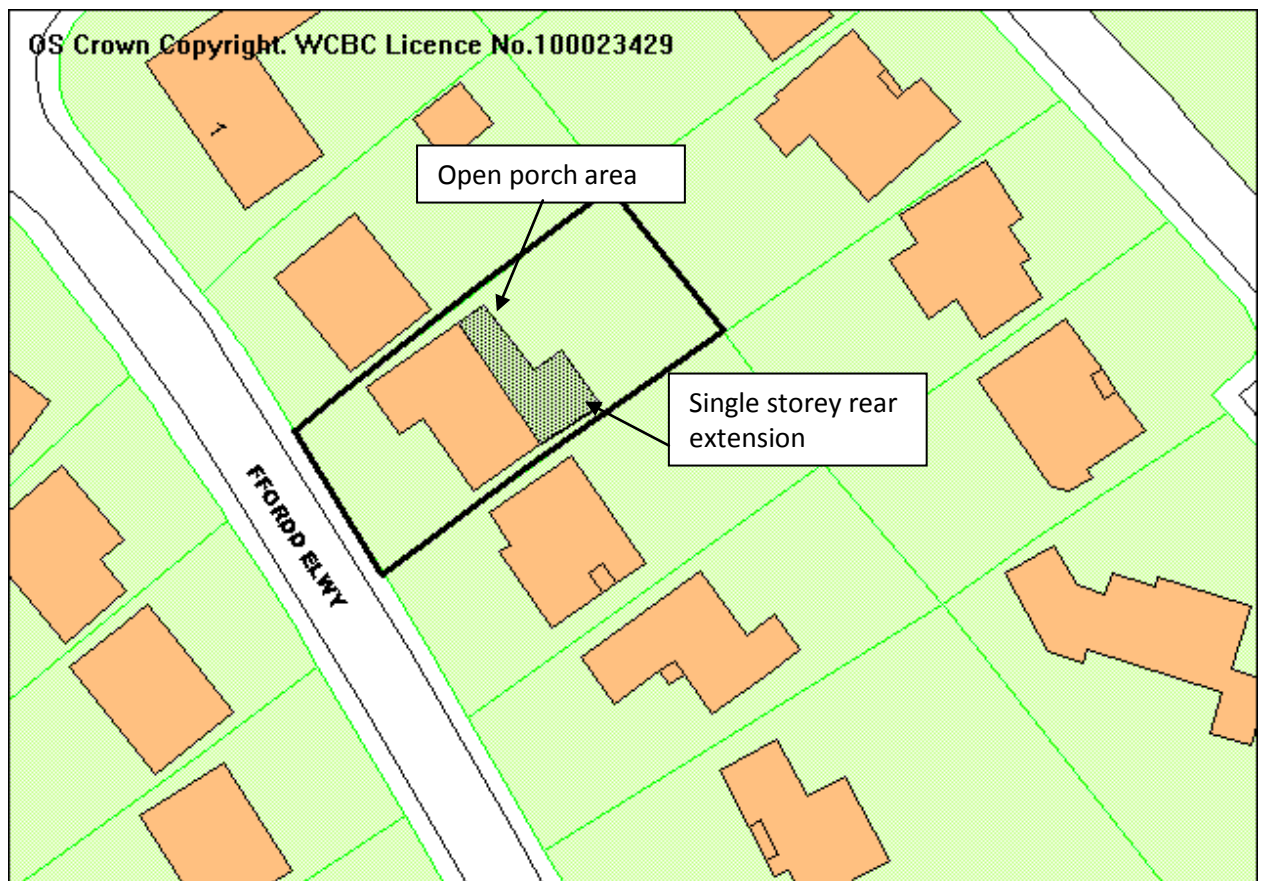
**APPLICANT(S) NAME:**  
MR & MRS LUMB

**AGENT NAME:**  
THREE 6 T  
ARCHITECTURE  
MR ANDREW MUNRO

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**SITE**

Detached property on Ffordd Elwy



**PROPOSAL**

Front porch, single storey rear extension and rear open porch area.

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## **HISTORY**

None relevant

## **DEVELOPMENT PLAN**

Lies within settlement limit, Policies GDP1 and PS2 apply

## **CONSULTATIONS**

Community Council:	No objections
Local Member	No comments
Site Notice:	Expired 11 April 2019
Neighbouring properties:	Two letters received raising the following points: <ul style="list-style-type: none"><li>• Concerns about the stainless steel flue to the rear which does not reflect the design and materials of the original property.</li><li>• As the property is on a hill the flue will be visible from public viewpoints to the rear and does not reflect the character of the surrounding area.</li><li>• Steel flue is reminiscent of those on industrial premises.</li><li>• The property is within a Smoke Control Area and assurances should be made as to whether the proposed burner would comply with the regulations.</li><li>• The proposed flue would be an eyesore.</li><li>• Regular meetings are held at the property and causes problems with parking on the road with visitors.</li><li>• With a larger living area will larger meeting be accommodated causing further problems with parking.</li><li>• The proposed redesign of the first floor with en-suite bedrooms being created gives a layout which is similar to that of a guesthouse.</li></ul>

## **SPECIAL CONSIDERATIONS**

**Background:** The property is a detached two storey property in Little Acton, lying on a hill. The properties to the rear are lower. The existing property has 4 bedrooms (none en-suite) with one of them being on the ground floor. The main living room is on the first floor and faces to the rear of the property.

The proposals are to change the layout of the property so that there are 4 bedrooms (3 en-suite) and an office on the first floor. The main living room will be relocated downstairs to the rear and an extension is proposed to

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accommodate this. An open patio/porch will extend across the remainder of the rear extension. To the front a small porch extension is proposed.

**Design and amenity:** The design of the extension is in keeping with the existing property and passes the BRE tests in relation to the neighbouring properties. As a single storey extension it maintains sufficient separation distances to the properties to the rear taking into account the difference in land levels.

The front porch is marginally larger than that which would be permitted development and the design is acceptable. It does not project further forward than the existing garage and will not adversely affect the street scene.

The flue to the rear is necessary for the new burner which is to be located in the extension. Whilst it is stainless steel it is narrow in diameter and similar to those which can be found on other residential properties. As it located to the rear of the property and will be the same height as the ridgeline it will have minimal impact on the street scene.

**Parking:** There is sufficient parking at the property for at least 4 cars, not including the space within the garage. The number of bedrooms at the property is not changing and there is no additional requirement for spaces. Whilst there may be meetings held at the property there is no evidence that any business is being operated which would constitute a change of use.

**Other considerations:** The rearrangement of the rooms at the property does not require planning permission. It is not uncommon for modern properties to have several bedrooms which have en-suite bathrooms and there is no suggestion that the property is to be used for anything other than a residential property.

## **CONCLUSION**

The design of the extension is acceptable and appropriate for the area and will not have an adverse impact on the neighbouring property 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 PL010 C and as contained within the application documentation.

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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.

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