

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:
P/2019 /0684

LOCATION:
1 THE RIDGEWAY MARCHWIEL
WREXHAM
LL13 0SB

DATE RECEIVED:
04/09/2019

COMMUNITY:
Marchwiel

DESCRIPTION:
CONVERSION OF EXISTING
DETACHED GARAGE TO ANNEX TO
PROVIDE ADDITIONAL LIVING
ACCOMMODATION AND FRONT
EXTENSION TO DWELLING

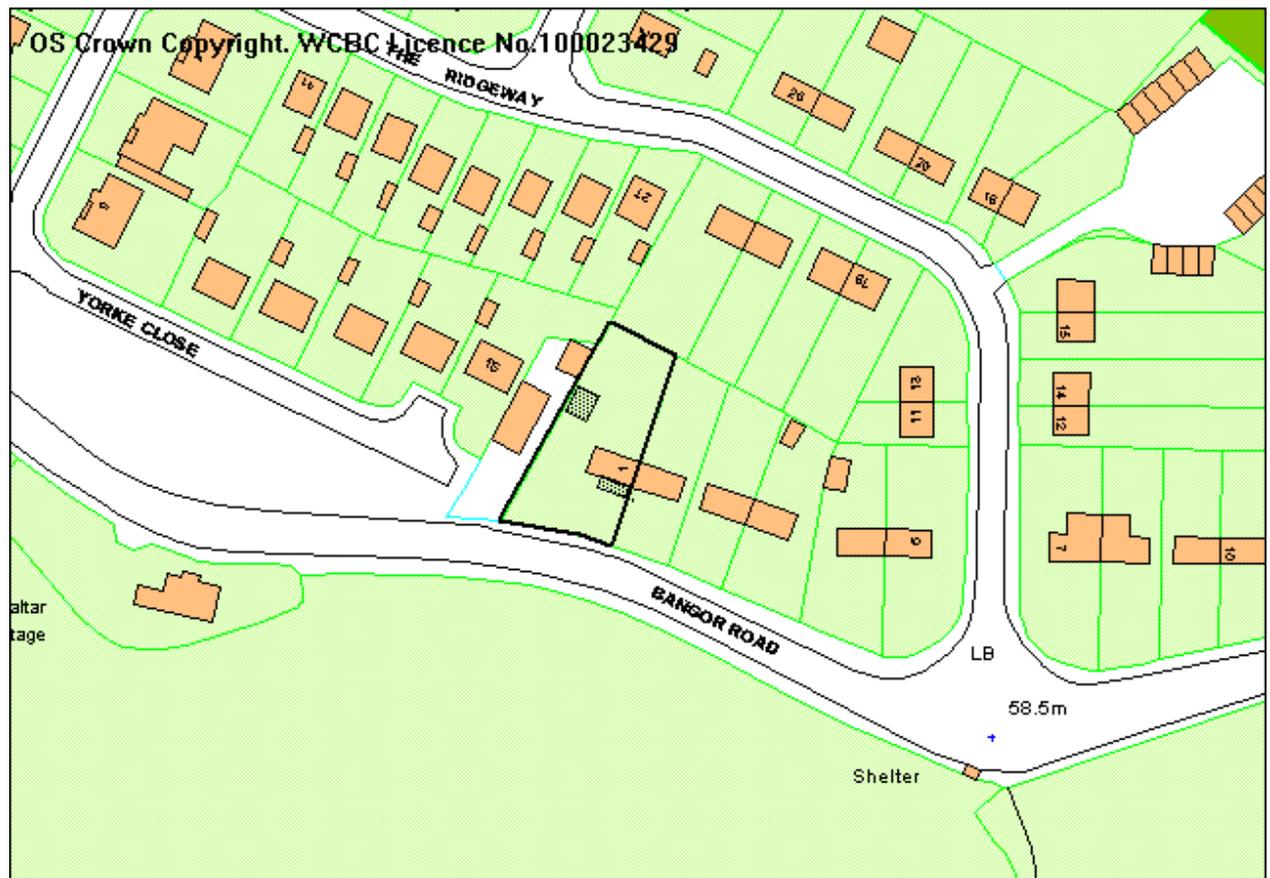
CASE OFFICER:
SEH

WARD:
Marchwiel

AGENT NAME:
MR JAMES STEIN

APPLICANT(S) NAME:
MR JAMES STEIN

THE SITE



PROPOSAL

As above

PLANNING HISTORY

P/2005/0676 Two-storey rear extension with detached double garage and front porch - Approved 28/07/2019

P/2005/0163 Two-storey extension – Refused 13/04/2019

DEVELOPMENT PLAN

The site is within settlement. UDP Policies PS2, T8 and GDP1 apply. Local Planning Guidance Notes (LPGN) Nos. 16 'Parking Standards', 20 'House Extensions' and 21 'Space around Dwellings' also relevant.

CONSULTATIONS

Community Council:	Consulted	12.09.2019
Local Member:	Notified	12.09.2019
Highways:	No objections subject to conditions ensuring that the annex is tied to the main dwelling and that adequate parking and turning is provided etc.	
Site notice:	Expired	03.10.2019
Neighbours:	One letter received expressing the following concerns:	
	<ul style="list-style-type: none">• My concern is only for the proposed extension to the front of the property which will considerably change the look of the front of the house and it will no longer be in-keeping with the rest of the houses on that part of The Ridgeway;• The extension will be close to my kitchen window which will have a major impact on the light coming into my kitchen, which will be recessed and shadowed, not only by the proposed new side wall but also by the wall that forms my own front door and lounge window. The light into the kitchen is already not the best and this will make my kitchen even darker and will result in me having to put the light on during the day;• I understand that nobody is entitled to a view, but it will also mean that I will have a wall immediately to the right-hand side of my window and not the current view I enjoy;• There is currently a hedge that runs between us which separates our two properties. I can only presume that this will need to be removed to enable the build and I would also like to strongly object to this.	

SPECIAL CONSIDERATIONS

Background: Proposed is the erection of a single storey front extension and the conversion of the existing garage to ancillary accommodation. The main issues to consider relate to the impact of the development upon residential and visual amenity.

Design: The proposed front extension will utilise matching materials to those on the existing dwelling and has been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The extension would be visible from the public highway but, being single storey, would not detrimentally alter the appearance of the locality. The original form and character of the semi-detached properties is still clearly visible when the properties are viewed as a pair and the extension will be in keeping with the existing building (see figures 1 and 2 below).



Figure 1. Existing Front Elevation



Figure 2. Proposed Front Elevation

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In respect of the proposed garage conversion, minimal external modifications to the building are required in order to create the ancillary residential accommodation (see existing and proposed plans at figures 3 and 4 below).

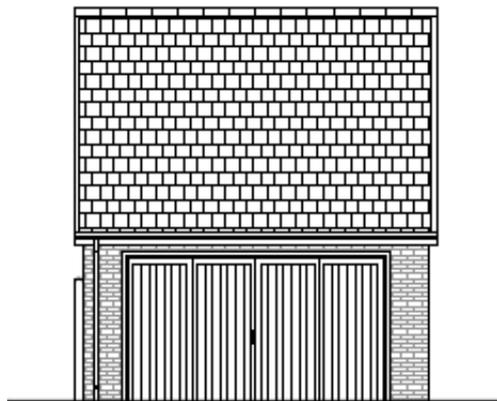


Figure 3. Existing Garage



Figure 4. Proposed Annex

The building is set back from the highway and will not be readily visible from public viewpoints. The building will sit well within the context of the existing surrounding built development, and the annex will not be detrimental to the visual amenities of the area. 4 parking spaces will remain on-site in accordance with LPGN 16 (to be secured by planning condition) and more than the minimum useable outdoor space would also be retained in accordance with LPGN 21. The proposal will not therefore result in an overdevelopment of the site.

Residential Amenity: In respect of both the conversion and the extension, there are no windows proposed in any of the elevations which would affect the privacy of the occupiers of the neighbouring dwellings, and a condition should be attached to the planning permission to prevent any additional windows being installed in the future.

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The 45 degree test for daylight passes when applied to the front extension (the daylight test is not relevant to the annex accommodation) and the proposed development will not have a significant impact in terms of reduction of daylight to the adjoining property.

Other Matters: Concern raised in relation to the loss of view is not a relevant planning consideration. The potential removal of the hedge between the properties is a private matter and also not a planning consideration.

Conclusion: I consider the proposed extension and conversion to be acceptable in terms of scale and design, and that there would be no significant impact upon the appearance of the area or upon residential amenity. The annex will not lead to an over development of the site and is in accordance with the Council's adopted policies and guidance.

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 2019/TRW/01 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. 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 further development shall take place under Classes A, B, C, D, E, F and G of Schedule 2 Part(s) 1, other than the development hereby granted permission.
5. The annex hereby approved shall not be used other than by members of the same family as occupying the existing dwelling and shall in no case be used as a separate dwelling.
6. 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 extension or conversion scheme.
7. No part of the development shall commence until further details of the proposed vehicular turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the turning of motor vehicles at all times.
8. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties and ensure that the building remains incidental to the dwelling, and in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
8. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access 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.

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

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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.
