

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

APPLICATION NO:
P/2019 /0543

LOCATION:
ELM VILLA WREXHAM ROAD
MARCHWIEL WREXHAM
LL13 0PF

DATE RECEIVED:
15/07/2019

COMMUNITY:
Marchwiel

DESCRIPTION:
DEMOLITION OF OUTRIGGER AND
OF DETACHED GARAGE BUILDING,
NEW REAR EXTENSION TO
EXISTING DWELLING AND
ERECTION OF NEW DETACHED
DWELLING TO REAR OF THE SITE

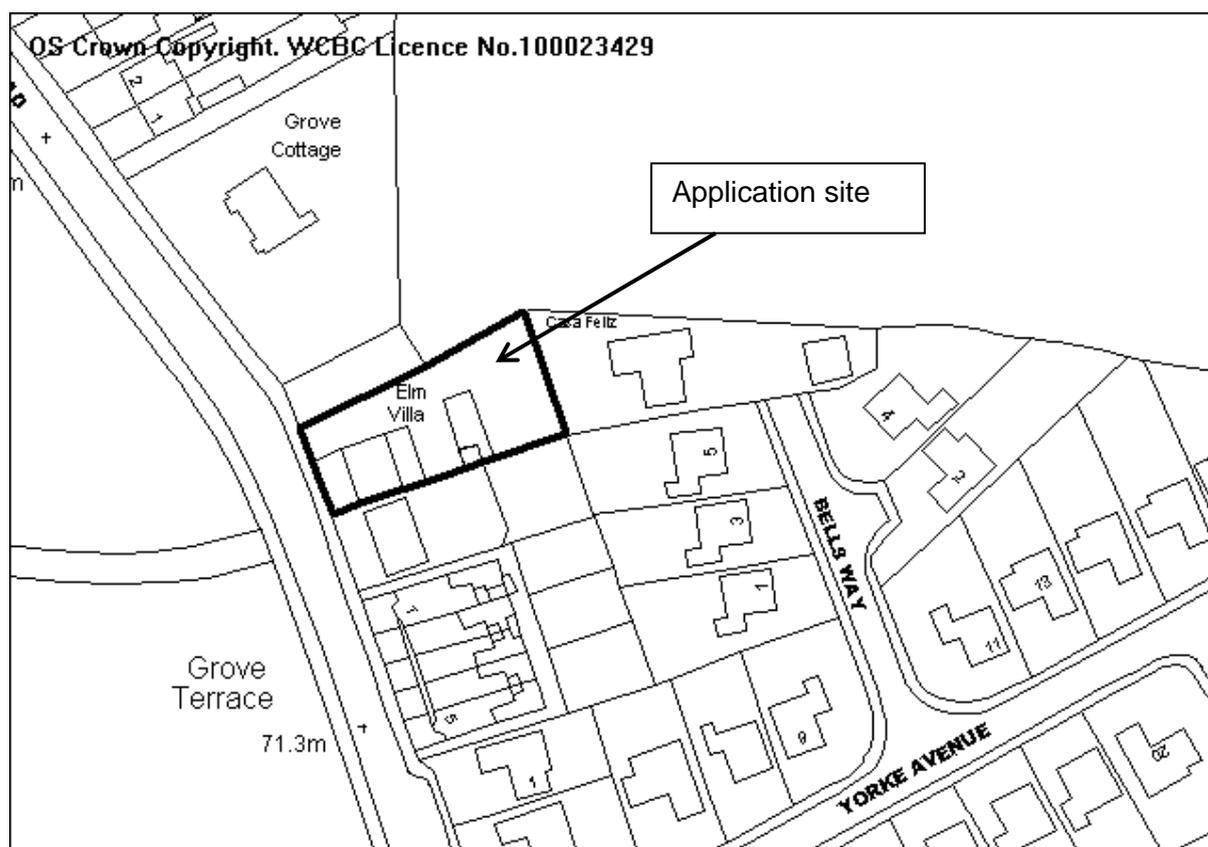
CASE OFFICER:
MP

WARD:
Marchwiel

AGENT NAME:
TACP ARCHITECTS LTD
MR MATTHEW
GREGORY

APPLICANT(S) NAME:
MR DANIEL EVANS

THE SITE



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

PROPOSAL

As above.

HISTORY

None

DEVELOPMENT PLAN

Within settlement. Policies GDP1, H2 and T8 apply.

CONSULTATIONS

Community Council:	Consulted 23.7.2019
Local Member:	Notified 23.7.2019
Highways:	Have made the following comments: <ul style="list-style-type: none">• Visibility adequate in both directions;• The proposed 4.8m wide access appears acceptable;• LPG16 maximum is 2 spaces for 2 bedroom dwellings and 3 spaces for 3 bedroom. Given the busy nature of the A525 the maximum provision is recommended;• Submitted plan indicates 3 spaces for Elm Villa and 2 spaces for the proposed dwelling plus a communal turning area. The 3rd parking space for Elm Villa is accessible but would be better located into the site to avoid conflict at the main access.
Public Protection:	Recommends measures to limit impact of construction works.
Welsh Water:	Recommends condition.
NRW:	No objection. We note that there are multiple ponds and Great Crested Newt records in the vicinity of the proposed development site. We also note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.
W&W Utilities:	It should be noted that there is an intermediate/high pressure gas main in proximity to the site. No excavations are to take place above or within 10m of the confirmed position of these mains without prior consultation with Wales and West Utilities.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

Site Notice: Expired 19.8.2019
Neighbours: The owners/occupiers of 4 nearby properties notified 4.11.2019.
1 representation in support of the application expressing no concerns about the development;
1 representation supporting the application but commenting that:

- The site has been overdeveloped;
- Visibility splays not achievable

SPECIAL CONSIDERATIONS

Extension to Elm Villa

The previous single storey outrigger projected 7.3m from the rear of the dwelling and was 3.7m high. It is to be replaced by a new single storey rear extension that projects 3.15m from the rear of the dwelling and is 3.95m high. I am satisfied that despite the small increase in height, the extension will not result in harm to the standard of amenity afforded to the occupiers of the adjacent property by way of loss of light or by being overbearing, indeed once the smaller projection from the rear of the dwelling is taken into account I am satisfied it will have less of an impact overall than the outrigger it replaces.

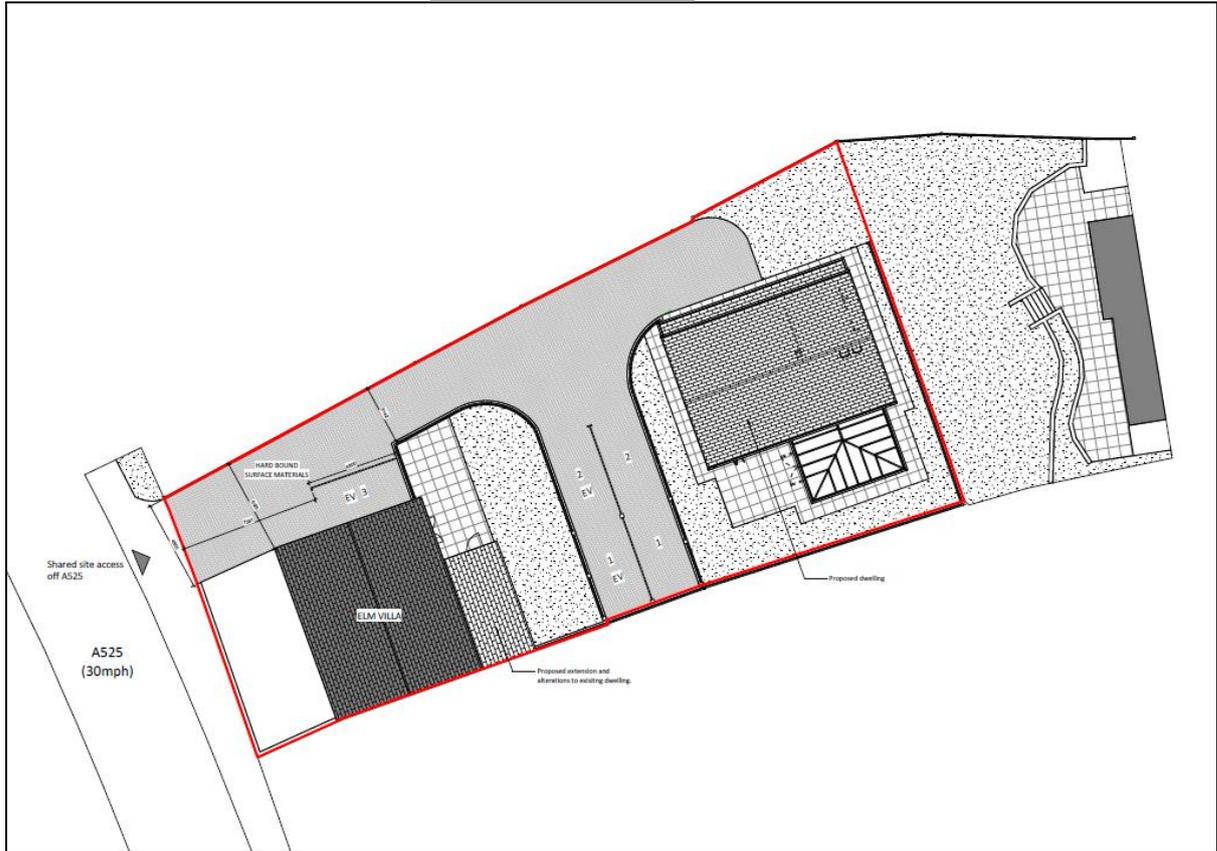
The extension will have a flat roof design but this is broadly comparable to the appearance of the former outrigger. Being located to the rear of the dwelling and set in from the side (northern) elevation of the dwelling by 3.5m it will not be readily visible from the wider locality so preserves the character of the street scene.

Proposed dwelling

Policy: Residential development on unallocated sites within settlement limits is permitted by policy H2 subject to compliance with policy GDP1. This means that whilst development is acceptable in principle, in order to be supported proposals must also be acceptable in respect of siting, design, impact upon residential amenity, access and parking.

Layout and design: The proposed site layout plan is shown below:

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019



The character of this part of Wrexham Road is formed by dwellings fronting onto the road. TAN 12: Design advises that housing layouts should respect local context and generally every effort should be made to orientate dwellings so that they front existing roads and spaces.

The proposed development would be situated behind Elm Villa thus constituting tandem development. Whilst the new dwelling from the south or west would be largely screened from view by Elm Villa, views of the site are afforded from the north due to a substantial gap formed by a field access that separates the gardens of Elm Villa from Grove Cottage. The dwelling would appear out of character with the prevailing pattern of development in the area and would therefore be detrimental to the character and appearance of the area. As a consequence the development is at odds with guidance in TAN 12 as well as policy GDP1(a).

Amenity: The ground level of the rear part of the existing garden of Elm Villa is approximately 1m higher than the ground the property Casa Feliz to the east. There is a hard surfaced area adjacent to rear of Elm Villa which is raised a further 0.5m. The submitted plans do not indicate the finished floor level of the proposed dwelling, however taking account of the existing ground levels, LPG21 would advise a separation distance to Casa Feliz of 14-15 metres. The actual distance is 12 metres. Taking this as well as the relative positions of the dwellings into account, the development will prove overbearing to the occupiers of Casa Feliz, to the detriment of the standard of amenity they currently enjoy.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

The rear elevation of the proposed dwelling will be 6m from the boundary with no.1 Grove Terrace to the south, with a conservatory being 2.5m from the boundary. Whilst it a fence or other means of boundary treatment would prevent overlooking from ground floor windows, the first floor windows would result in a degree of overlooking that would be detrimental to the privacy of the adjacent occupiers.

The access to the proposed dwelling will be via an existing driveway adjacent to the site elevation of Elm Villa. The development will result in a degree of comings and goings by vehicles and pedestrians likely to prove harmful to the standard of amenity afforded to the occupiers of Elm Villa.

Access and Parking: The access has adequate visibility, however it is not wide enough to permit vehicles to enter and leave the site at the same time. Wrexham Road is busy at times, it would be beneficial to be able to enter and leave the site simultaneously to avoid the need for vehicles to wait on the highway or to have to reverse back out onto the road in order to allow another vehicle to exit. Amended plans have been submitted that shows the provision of a widened access.

The LPG16 maximum parking requirement is 3 spaces for the existing dwelling and 2 for the proposed. The submitted plans accord with the LGP16 maximum. One of the spaces provided for Elm Villa would be located alongside it and would result in vehicles exiting directly out onto the highway without turning. It would also potentially result in conflicting movements with vehicles entering or exiting from the parking spaces at the rear of the property. This would impede the safe operation of the access.

Should the development proceed, the parking space discussed above would need to be removed. A revised parking layout could be secured by condition with the space moved further into the site or deleted altogether. The latter would leave Elm Villa with 2 parking spaces, 1 less than the LPG16 maximum. There are other properties of a similar size to the existing dwelling on Wrexham Road that have only 2 spaces but I am unaware this routinely gives rise to parking or highway safety proposals. I am not convinced that, by itself, providing 1 space less than the LPG16 maximum poses significant enough grounds for concern to warrant refusal of the planning application in this instance.

CONCLUSION

The erection of a dwelling to the rear of Elm Villa development does not accord with the general pattern of development in the area and will harm the standard of amenity afforded to the occupiers of nearby properties. It is therefore contrary to policy GDP1(a) and (f) of the Wrexham Unitary Development Plan.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposed dwelling is an unacceptable form of tandem development that is at odds with the general pattern of development in the area. It will also result in an unacceptable impact upon the standard of amenity afforded to the occupiers of nearby properties. The development conflicts with policy GDP1(a) and (f) of the Wrexham Unitary Development Plan
