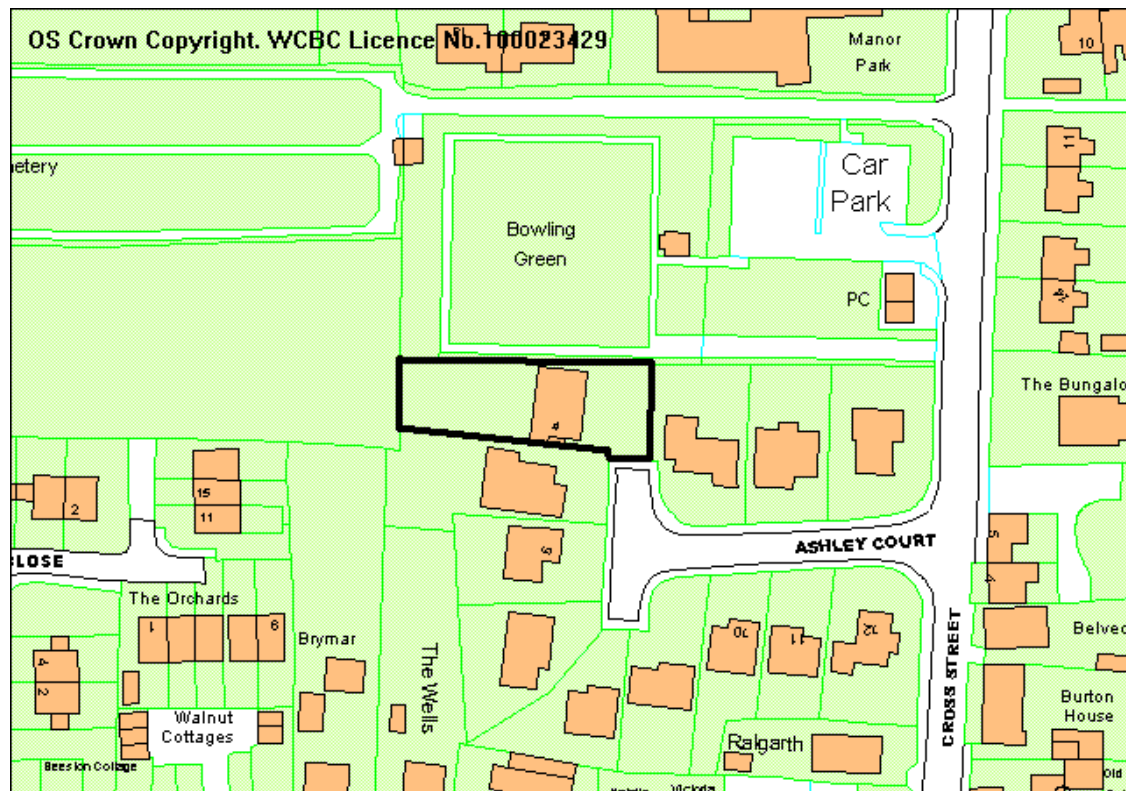


**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
**2<sup>nd</sup> DECEMBER 2019**

<b>APPLICATION NO:</b> P/2019 /0581	<b>LOCATION:</b> 4 ASHLEY COURT HOLT WREXHAM LL13 9JZ	<b>DATE RECEIVED:</b> 02/08/2019
<b>COMMUNITY:</b> Holt	<b>DESCRIPTION:</b> TWO-STOREY REAR EXTENSION, INTERNAL ALTERATIONS AND ERECTION OF DETACHED DOUBLE GARAGE	<b>CASE OFFICER:</b> PF
<b>WARD:</b> Holt	<b>APPLICANT(S) NAME:</b> MR MARK CHADWICK	<b>AGENT NAME:</b> BLUEPRINT LTD MR DAFYDD EDWARDS

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**THE SITE**



**PROPOSAL**

Planning permission is sought for the erection of a detached double garage, a two storey rear extension and alterations to the front elevation of the dwelling.

**HISTORY**

None.

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
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**PLANNING POLICY**

The site is located within the Holt settlement limit and the Holt Conservation Area. Policies PS2, GDP1, EC7 and T8 of the Wrexham Unitary Development Plan are applicable. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards and 20 – House Extensions.

**CONSULTATIONS**

Community Council:	Consulted 10.09.2019
Local Member:	Notified 10.09.2019
Site notice:	Expired 04.10.2019
CPAT:	Due to the known archaeological interests in Holt an archaeologist should be present on site to monitor any top soiling activities.
Neighbouring occupiers:	2 neighbouring occupiers notified. One response received raising the following concerns: <ul style="list-style-type: none"><li>• The proposed garage will block out view and sunlight to the neighbouring rear garden.</li></ul>

**SPECIAL CONSIDERATIONS**

**Design:** The property is located within the Holt Conservation Area forming part of a late 20th Century residential development. Due to the age of the property and its location, situated to the rear of Ashley Court, the property makes little contribution to the character and appearance of the Conservation Area.

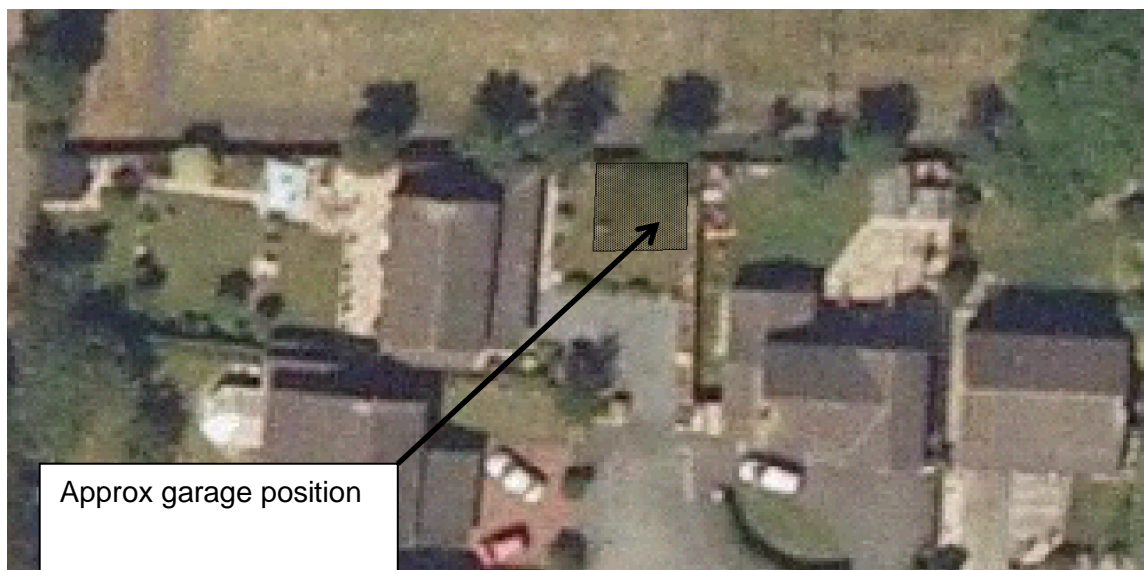
There are no objections to the proposed rear extension or detached garage in terms of their appearance. The scale, design and proposed materials are considered to be in keeping with the existing building.

Changes are also proposed to the front elevation of the property including the installation of a window in place of the existing garage opening and the replacement of an existing door and window with a single window. Amended plans have been submitted which removes an oak porch and amends the replacement windows from grey to white. I am satisfied that the amendments to the property frontage are acceptable.

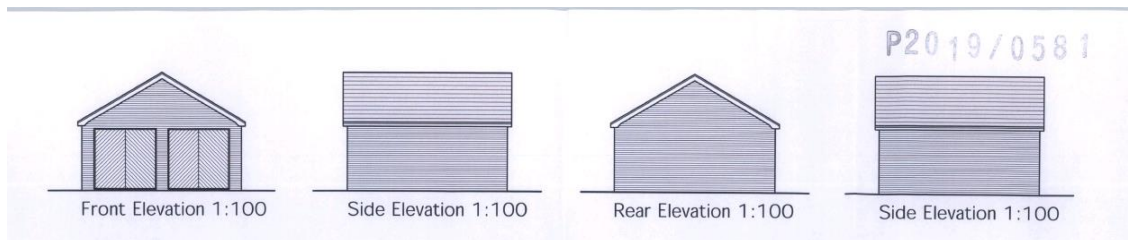
**Amenity:** Concerns have been raised in representations regarding the position and scale of the proposed garage in close proximity to the site boundary. The main issue for consideration is whether the garage will result in a reduced outlook or appear oppressive to the neighbouring occupier as well as reduce daylight considerably.

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
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The garage would be located within view of the rear elevation of the neighbouring property and it would be seen. However, being able to view new buildings or extensions is not a reason to refuse proposals. There is no right to a particular view in planning terms and I am satisfied that the form of the garage roof, sloping away from the property boundary will allow a sufficient amount of natural daylight into the neighbouring garden area. BRE daylight standards are maintained. The images below show the approximate position of the proposed garage in relation to the property boundary as well as the elevational detail of the garage.



**Proposed approximate position of garage**



**Proposed garage design**

**Conclusion:** I am satisfied that the proposal will not result in changes to the dwelling that will appear incongruous within the street scene and they would seek to preserve the character of the conservation area. The additional massing of the proposals are not considered to result in an over dominating impact upon the neighbouring occupiers. The scheme will result in a sufficient amount of parking provision for the dwelling. I therefore recommend accordingly.

**RECOMMENDATION:** That permission be GRANTED

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
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**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) dated C119/005 Sheet 1 of 1 Rev B, C119/006 Sheet 1 of 1 and C119/007 Sheet 1 of 1 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. No development shall commence until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified archaeologist during construction works in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). Following approval by the Local Planning Authority, a copy of the report and resulting archive shall also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

**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. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
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