

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

APPLICATION NO:
P/2019 /0705

LOCATION:
DARLAND BARN DARLAND LANE
ROSSETT WREXHAM
LL12 0BA

DATE RECEIVED:
11/09/2019

COMMUNITY:
Rossett

DESCRIPTION:
ERECTION OF NEW REPLACEMENT
GARAGE

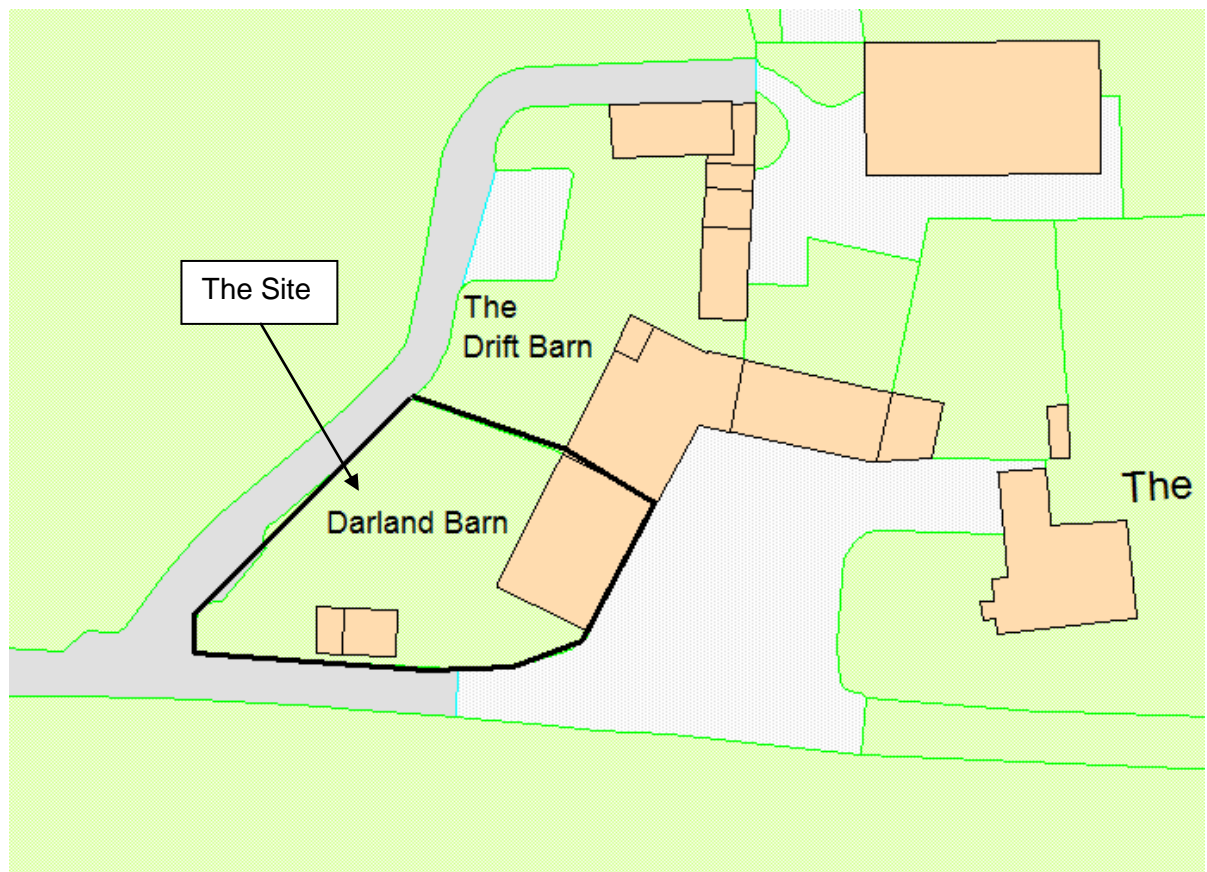
CASE OFFICER:
DSW

WARD:
Rossett

APPLICANT(S) NAME:
MR ROSS WILLIAM GEORGE
FERGUSON

AGENT NAME:
MR ROSS WILLIAM
GEORGE FERGUSON

SITE



The site lies within the grounds of a barn conversion located on the northern side of Darland Lane as you leave the village of Rossett. The property is part of a collection of barns and a previous farmhouse. It is a semi-detached property with the main area of outdoor amenity space to the front of the property. Vehicular access is from Darland Lane.

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PROPOSAL

The proposal seeks planning permission for the construction of a garage.

HISTORY

- P/2018/0509 Erection of new replacement garage/store, proposed pergola above existing paved area, changes to external windows/doors to existing extension. Approved 17/10/2018.
- P/2017/0273 Erection of replacement oak framed garage with room above for use incidental to the enjoyment of the dwelling house. Withdrawn 16/06/2017.

DEVELOPMENT PLAN

Within Green Barrier. UDP Policies GDP1, EC1 and EC4 apply.
LPG 13 – Housing in the Countryside.

CONSULTATIONS

- Community Council: No objection.
- Local Member: Notified 16.09.2019.
- Highway Authority: No objection subject to a condition to secure parking layout.
- PROW: If the surface of the public footpath is damaged during construction works, this will need to be repaired.
- Ramblers Association: Public Footpath Allington 18 should not be diverted or blocked.
- Site Notice: Expired 04.10.2019.
- Neighbours: 4 no. representations received (2 no. from the same property) objecting to the proposal. Concerns raised include:- the garage would appear oversized and overbearing, adverse visual impacts on the countryside and its setting, increased overlooking into neighbouring properties, the garage requires a sewage system.

SPECIAL CONSIDERATIONS

Principle: The application site is located in designated Green Barrier as identified on Policy Map 3 INSET 4.

Planning permission was approved under P/2018/0509 on 17th October 2018 for the construction of a replacement garage/store.

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The principle of development for a garage on the proposed site has previously been established and the development is considered to be acceptable in this respect.

Design and Layout: The proposed outbuilding is larger than the previously approved scheme, but is sited in the same location and the impact is considered to be very similar.

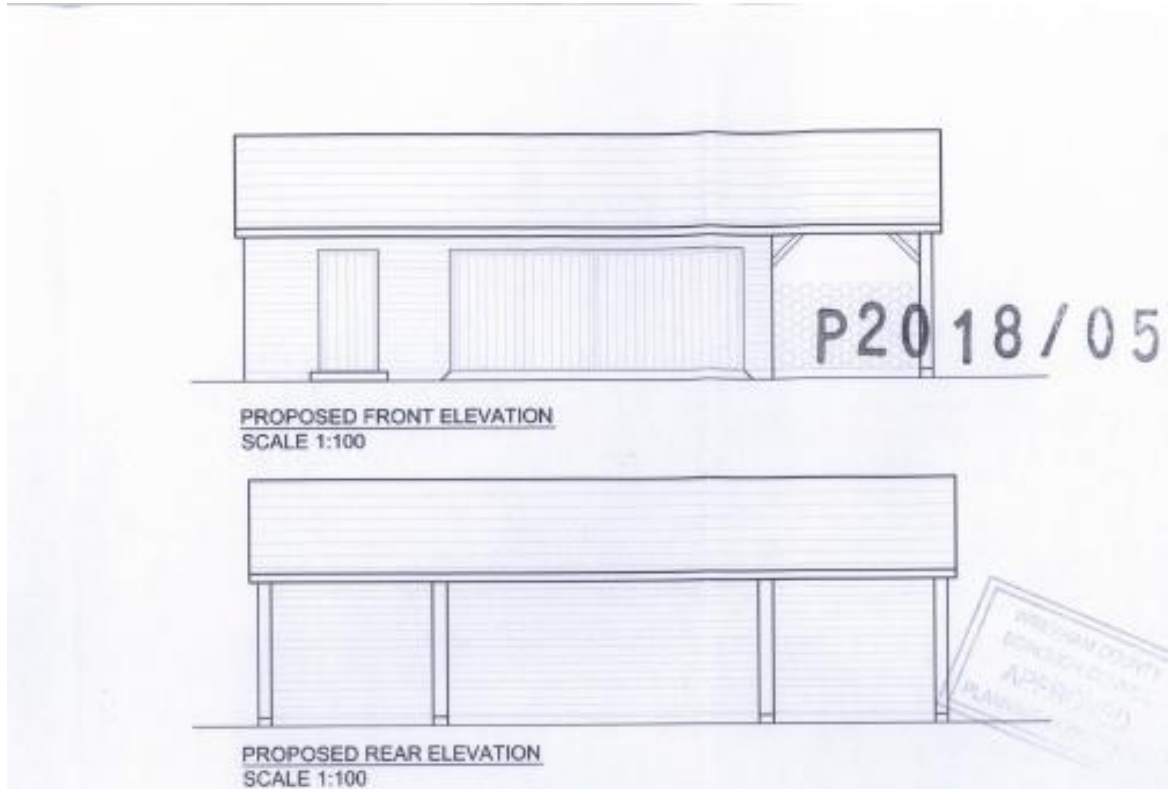


Image of previously approved structure

The previously approved building, (Ref P2018/0509) measured approximately 11.8m (depth) x 5.9m (width) x 4.1m (height).

In comparison the current proposal is 11.2m (depth) x 7.5m (width) with a height of 5.7m to the ridge. The roof pitch of 45 degrees will reduce the massing when approaching along Darland Lane. Despite the increase in size the overall design represents a significant improvement. The proposed building will be of oak frame construction and timber clad. The predominant use of timber reflects the rural integrity of the area and will help assimilate it into the landscape.

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Image of proposed structure

I do not consider the additional impact of the building over the one previously approved to be significant and it will not adversely affect the open character of the area. This is not an isolated or visually prominent site and there are numerous buildings within the vicinity, some of which are of an agricultural scale. As such it would not be seen as overly intrusive in visual terms.

Residential Amenity: The garage would be incidental to the main dwelling.

Whilst there are roof lights, these would not result in increased overlooking into neighbouring properties, sufficient to warrant refusal of the scheme.

Trees: There is an existing mature tree located to the west of the proposed site. An Arboricultural Method Statement has been submitted to accompany the planning application. Provided the recommendations within this report are adhered to there will be no adverse impact upon the tree. The proposed garage would not extend any further westwards or nearer to the tree than the garage approved under P/2018/0509.

On this basis, the same tree protection conditions attached to the planning permission granted under P/2018/0509 are considered reasonable.

Public Rights of Way: The Council's PROW Team raise no objection. Any damage to the footpath in vicinity of the site during construction works is a separate matter and should be pursued outside the planning process.

Flood: The site lies within Flood Zone C2. The principle of a garage in this location has previously been established and provided a condition is attached to a decision notice to ensure the garage remains ancillary to the main dwelling, the proposal would not result in adverse impacts having regard to its location within Flood Zone C2.

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CONCLUSION

Despite the proposed garage being larger than that previously approved I do not consider the additional impact to be significant or materially different. In the circumstances I recommend approval 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) and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. The garage shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.
5. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.
6. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - 1) Arboricultural Method Statement ref no. AMS ref no: 18/AMS/WXM/236 (Rev A) 'Tree Solutions'No development or other operations shall take place except in strict accordance with the reports as approved.

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.

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4. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 5. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
 6. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
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