

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

**APPLICATION NO:**  
P/2019 /0710

**LOCATION:**  
8 WOODLANDS ROAD MARFORD  
WREXHAM  
LL12 8SP

**DATE RECEIVED:**  
16/09/2019

**COMMUNITY:**  
Gresford

**DESCRIPTION:**  
TWO-STOREY SIDE EXTENSION  
AND SINGLE-STOREY REAR  
EXTENSION

**CASE OFFICER:**  
SEH

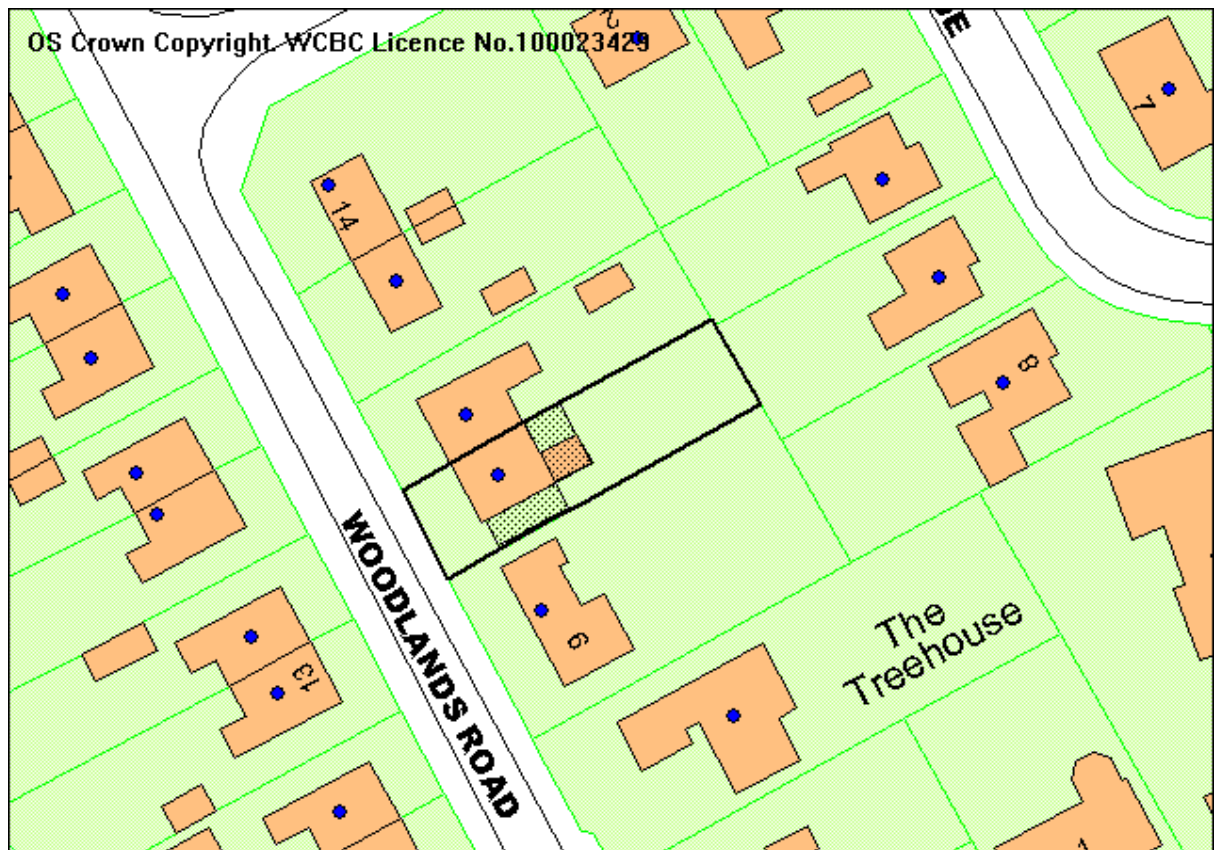
**WARD:**  
Marford & Hoseley

**APPLICANT(S) NAME:**  
MISS MARCIA CROCOMBE

**AGENT NAME:**  
MISS MARCIA  
CROCOMBE

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**THE SITE**



**PROPOSAL**

As above

**PLANNING HISTORY**

None relevant

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## **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' are also relevant.

## **CONSULTATIONS**

Community Council:	No objections.
Local Member:	Notified 20.09.2019
Highways:	No objections subject to conditions (see special considerations below).
Site notice:	Expired 14.10.2019
Neighbours:	One letter received expressing the following: <ul style="list-style-type: none"><li>• No objections to the proposed single storey extension;</li><li>• The two storey side extension will cause harm to the boundary hedge which will detrimentally affect nesting birds;</li><li>• Loss of light to habitable rooms and garden area;</li><li>• I don't want to live in a detached house on a street where I can touch the house next door;</li><li>• The brick used for the extension is unlikely to match the existing and the house will look like a generic new build.</li></ul>

## **SPECIAL CONSIDERATIONS**

**Background:** Proposed are single storey rear and two storey side extensions, to an existing two storey dwelling. The main issues to consider relate to the impact of the development upon residential and visual amenity, and upon highway safety.

**Design:** The proposed extensions will utilise matching materials to those on the existing dwelling and have been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The side extension would be visible from the public highway, however this would not detrimentally alter the appearance of the locality. The ridge height is set below the existing and the front elevation is also set back from the principal elevation. This will ensure that 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 not over dominate the building (see figures 1 and 2 below).

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*Figure 1. Existing Front Elevation*



*Figure 2. Proposed Front Elevation*

**Residential Amenity:** Proposed is a ground floor window in the rear extension facing south towards the adjacent property and an appropriate boundary treatment is thus required to prevent any overlooking in this direction (to be secured by planning condition). A further side facing window is proposed at first floor, however this is a high level window which will prevent any overlooking into the adjacent property. The windows facing front and rear are in accordance with the separation distances set out in LPGN 21 (22 metres) and the proposed development would not result in a loss of privacy to the occupiers of the neighbouring dwellings.

The 45 degree test for daylight passes when applied to both the rear and side extensions and the proposed development will not have a significant impact in terms of reduction of daylight to the adjacent properties.

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**Highway Safety and Parking:** The side extension will reduce the length of the driveway which currently runs alongside the dwelling. A garage is proposed however it is not wide enough to accommodate the parking of a vehicle. It is therefore proposed to widen the existing vehicular access and hard landscape the frontage to provide 2 onsite parking spaces.

The highway authority has confirmed that there are no objections to the proposed development. Although LPGN 16 has a maximum standard of 3 parking spaces for this size of dwelling, the provision of just 2 spaces is acceptable to the highway authority in this case because of the sustainable location of the application site. As many adjoining properties have dedicated off street parking the slight shortfall will not give rise to parking congestion along Woodlands Road. Conditions securing the implementation and permanent retention of the proposed parking area and access arrangements are required.

**Other Matters:** The potential harm to the hedge between the properties is a private matter between the landowners and not a relevant planning consideration. Submission of a boundary treatment scheme will be required by condition which will ensure that any changes to the boundary treatments are acceptable in terms of their visual impact. A condition can also be attached to ensure that there is no hedgerow disturbance within the bird nesting season (March to August).

**Conclusion:** I consider the proposed extensions to be acceptable in terms of scale and design, and that there would be no significant impact upon the character and appearance of the area. There is sufficient on-site parking space and I 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 2019/WR/01 and 2019/WR/02 Rev A 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. 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 extensions.
5. No disturbance to the boundary hedges shall take place within the bird nesting season (March to August).

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6. Prior to first use of the development hereby approved, details of a boundary treatment scheme for the south eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in strict accordance with the details as are approved and shall thereafter be permanently retained.
7. The vehicular parking areas as shown on approved drawing(s) No(s). 2019/WR/02 Rev A shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
8. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 2019/WR/02 Rev A.
9. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
10. There shall be no gates or other means of enclosure across the vehicular access point.

**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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 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 of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. 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**

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.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.

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.

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