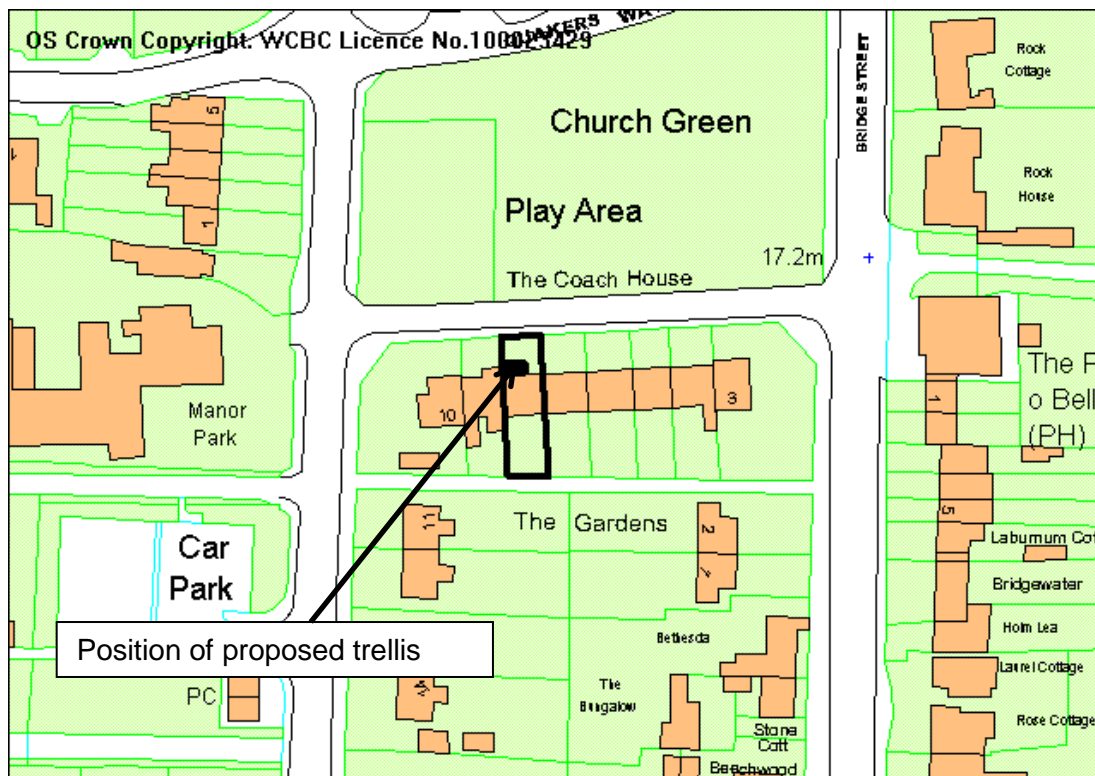


REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
2nd DECEMBER 2019

APPLICATION NO: P/2019 /0723	LOCATION: 8 THE GARDENS HOLT WREXHAM LL13 9JW	DATE RECEIVED: 23/09/2019
COMMUNITY: Holt	DESCRIPTION: ERECTION OF TRELIS AROUND ENTRANCE TO HOUSE (IN RETROSPECT)	CASE OFFICER: PF
WARD: Holt	APPLICANT(S) NAME: MS ZOE O NEILL	AGENT NAME: MS ZOE O NEILL

THE SITE



PROPOSAL

Planning permission is sought in retrospect for the erection of a timber trellis structure around the front door of the dwelling.

HISTORY

None.

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PLANNING POLICY

The site is located inside the Holt settlement and within the Holt Conservation Area. Polices PS2, GDP1 and EC7 are relevant. Guidance is contained in the Holt Conservation Area Assessment and Management Plan.

CONSULTATIONS

Community Council:	Community Council members are not happy with the colour of the colour of the trellis. The views of the Conservation Officer should be sought.
Local Member:	Notified 24.09.2019
Site notice:	Expired 25.10.2019
Press notice:	Expired 02.11.2019
Wrexham Area Civic Soc.:	Consulted 24.09.2019
Neighbouring occupiers:	2 neighbouring occupiers notified. 3 representations received raising the following points: <ul style="list-style-type: none">• All the houses along Church Green look the same and the proposal looks an eyesore. An extension wouldn't be allowed so neither should this proposal;• The colour is not appropriate; and• This is a conservation area.

SPECIAL CONSIDERATIONS

Visual impact: The proposals have been submitted in retrospect for a trellis which has been erected to the front elevation of the property. I am satisfied that the new structure does not detract from the appearance of the property. The structure has been aligned with the enclosed porch to the neighbouring property, in both depth and height, and by its nature, maintains an open and lightweight appearance.

A query has been raised over the appropriateness of the colour, however, I am of the opinion that white is most suitable in providing visual continuity with existing finishes to the windows, door, fascia etc.

I am therefore satisfied that the structure does not detract from the character and appearance of the surrounding Conservation Area and as such I raise no objections to the proposals.

Conclusion: The proposal seeks to preserve the character of the conservation area. It does not cause detriment to the amenity of the neighbouring occupiers and I therefore recommend accordingly.

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RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The approved plans are those dated 23 September 2019.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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