

Malpas Parish Council

Re: Planning Application 16/02567/S73

This is for a variation of condition to the approved plans of planning permission 15/05132/S73 relating to plot 1 of the Mount view farm development on land opposite West End Cottage, Church Street/Wrexham Road, Malpas. The variation is to enlarge the garage to create an office and also a basement to the proposed house to create a swimming pool and leisure suite.

Having examined the plans it is felt that the Garage enlargement will create a 2 storey building totally out of keeping with the proposed neighbouring properties. The garage will be visible from properties at the far side of the site where it abuts Smithy Cottages, and from the plots 8 and 9. Given its positioning it will be extremely visible when entering the site.

Given the size of the garage there would appear to be potential for the building to become a separate dwelling is high likely given the proposed size of the garage and is of concern, a condition to ensure this remains part of the plot 1 dwelling and not a separate entity is imperative.

The Neighbourhood plan does not specifically mention basements, however policies for extensions and adaptations are included alongside policies relating to new dwellings. It is felt that the changes to the dwelling to bring natural light into the leisure suite will create a large number of steps outside, these changes at the rear of the house will have a visible impact.

It is felt that conditions are needed to ensure this pool and leisure complex are used purely for residential purposes will not be able to operate as a business. This is to ensure residential amenity for neighbouring residents is not impacted.

Recommendation

Malpas Parish Council opposes this plan because of the size of the proposed garage and visual impact upon the neighbouring homes.

However if the Borough Council are minded to approve it we would ask for the following conditions,

1. That the garage is not to be used as a separate dwelling
2. The garage/office is to be used solely for residential purposes
3. That the swimming pool and leisure suite are to be used solely for residential purposes and not for business purposes.