



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Heading:

43/2013/1305/PF

Tyn y Wal Outbuildings

Ffordd Penrhwyfya, Meliden

4



Application Site

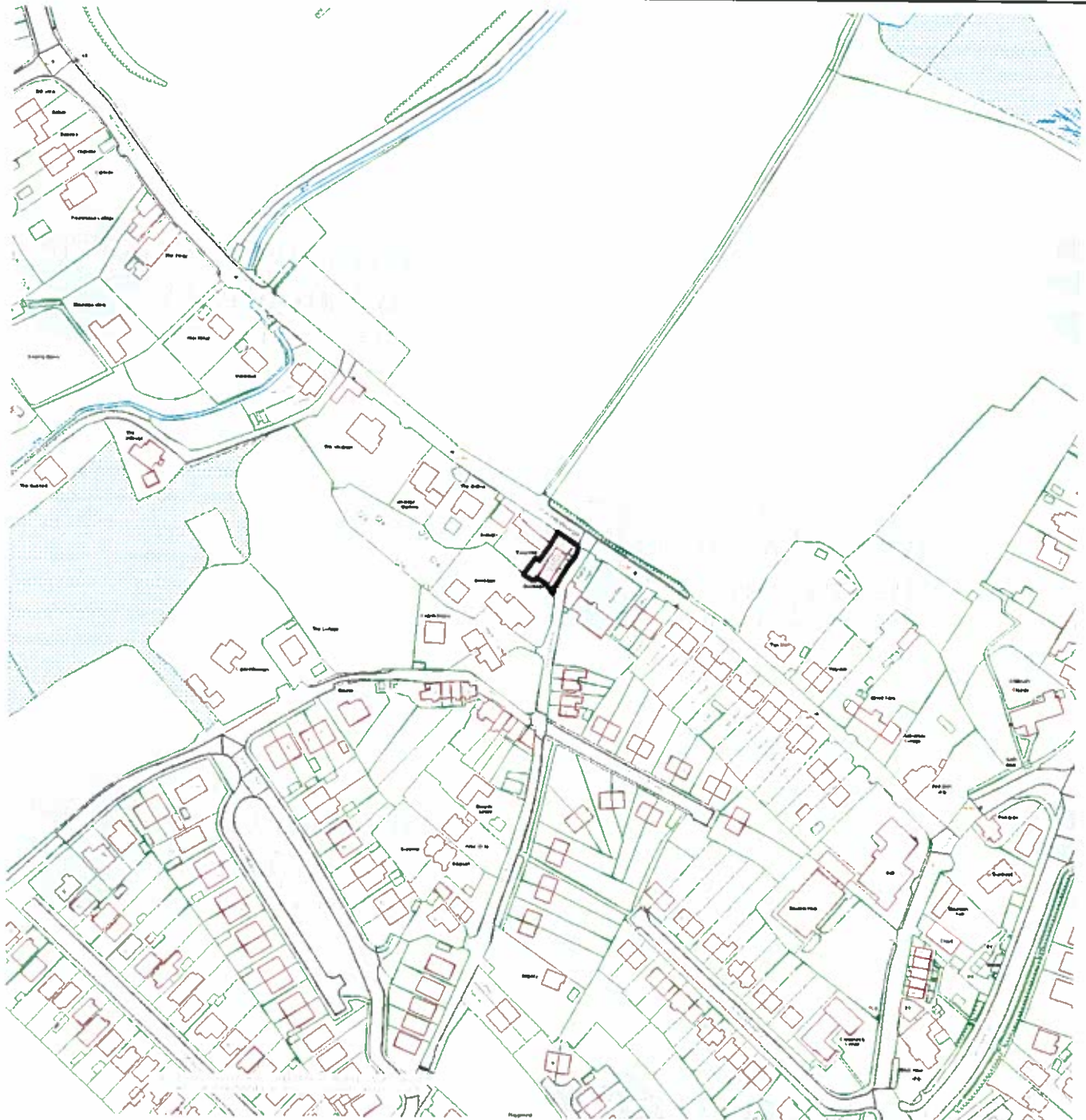


Date 6/1/2014

Scale 1/2500

Centre = 306075 E 381161 N

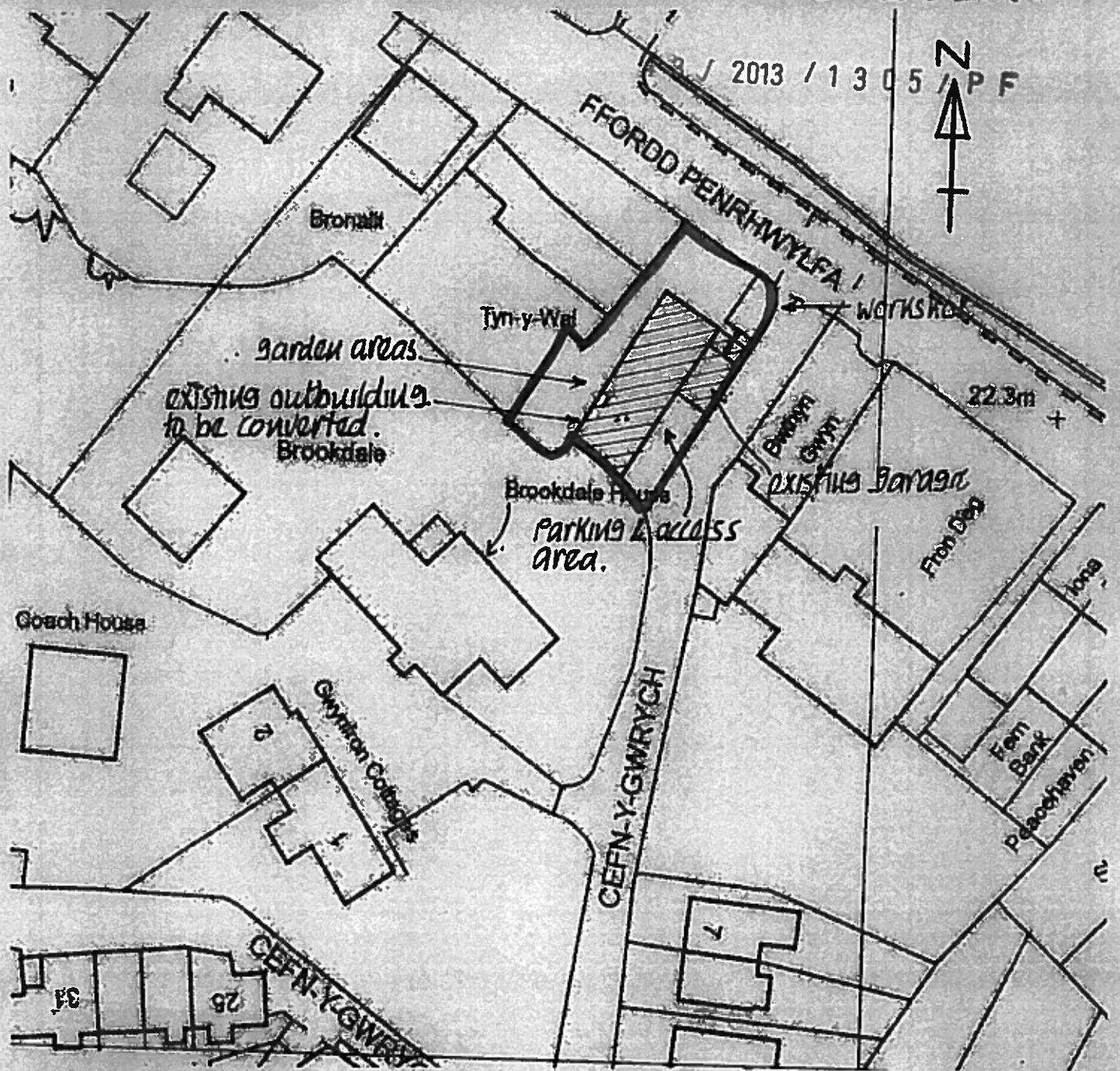
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi
© Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

SITE PLAN



Outbuilding Conversion

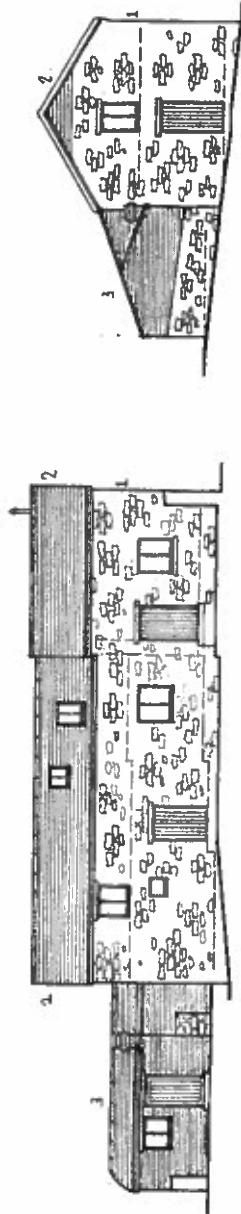
Site Plan. DGB. 1:500.

Proposed

PROPOSED ELEVATIONS

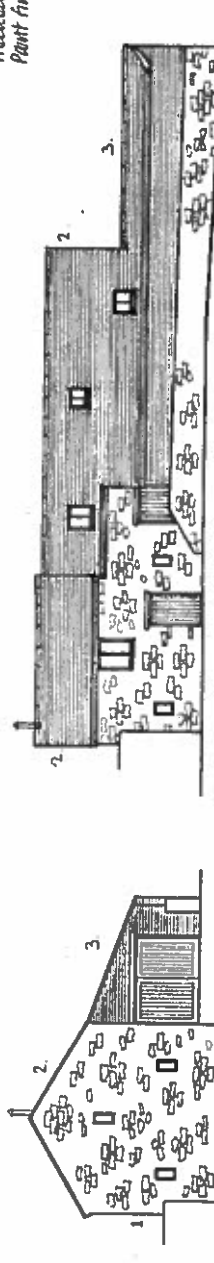
NOTES

1. Carefully take down existing portions of structurally defective stone walls as shown on Plan
Rebuild, raising existing stonework externally and point in lime mortar
Reconstruct existing brickwork at peak of front elevation gable as shown raising oriented bricks and point in lime mortar
2. Remove existing roof covering and structures which are inadequate. Form new traditional rafter and Parim roof structures with natural blue mineral slate covering.
3. Remove existing tin roofs and structure to existing gables and overhang etc. & form new roofs with traditional roof structure finished with natural blue mineral slate.
Stonework & brickwork pointing
All existing masonry (& reconstructed areas) to be flush pointed in lime mortar
Block
Natural blue mineral slate with flush cherted grey ridge tiles
Roofwater gables to be black coated aluminium. Fascias to be treated timber painted black.
Doors & windows
Treated timber units with cream satin paint finish



FRONT

SIDE



SIDE

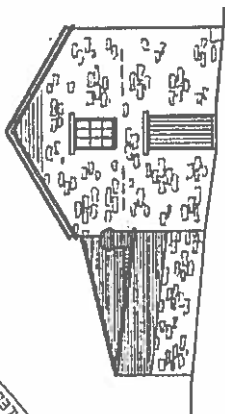
REAR

TYN Y WAL DG 11 1:50

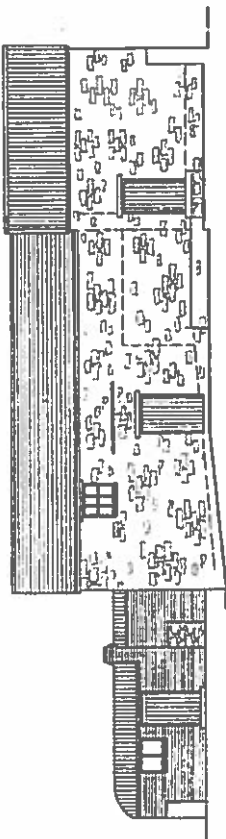
PROPOSED

Rev A 6 13 13 DORS & WINDOWS etc.

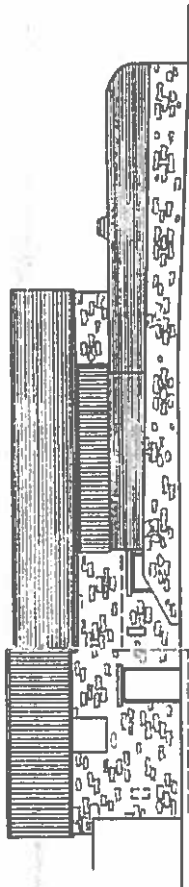
RECEIVED
11 OCT 2013
GAEGRYNN RECEPTION



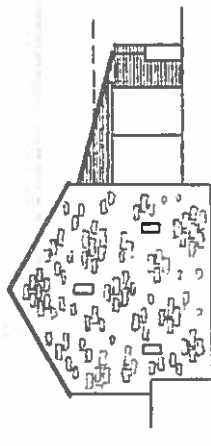
FRONT



SIDE



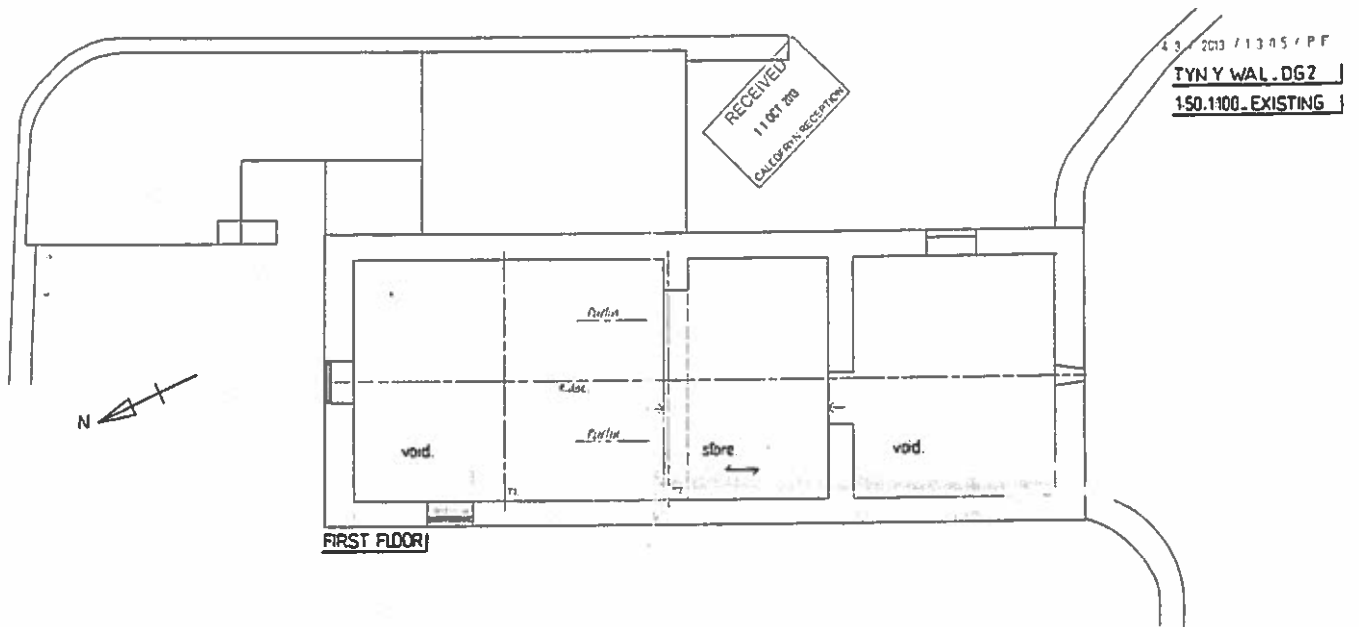
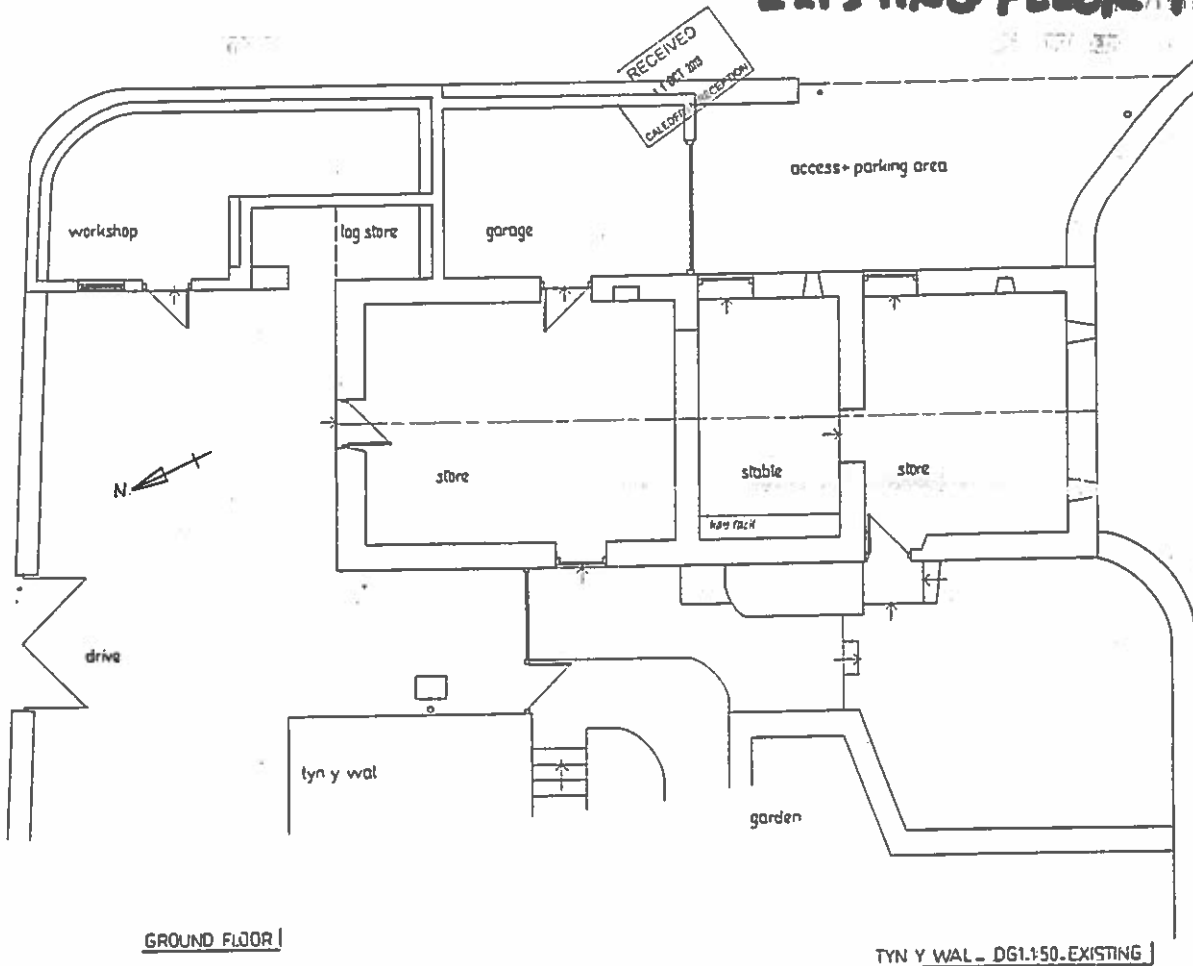
SIDE



REAR

EXISTING ELEVATIONS

EXISTING FLOOR PLANS



ITEM NO: 4
WARD NO: Prestatyn Meliden
WARD MEMBER(S): Councillor Peter Evans
APPLICATION NO: 43/2013/1305/ PF
PROPOSAL: Conversion of redundant outbuilding to form 1 no. dwelling.
Formation of pitched roof over existing workshop
LOCATION: Outbuildings at Tyn Y Wal Ffordd Penrhwyfya Meliden Prestatyn
APPLICANT: MrDarren Cooper
CONSTRAINTS: Tree Preservation OrderConservation Area
PUBLICITY UNDERTAKEN: Site Notice - YesPress Notice - YesNeighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant – 4 or more objections received

CONSULTATION RESPONSES:

PRESTAYN TOWN COUNCIL
'No objection'

CLWYD POWYS ARCHAEOLOGICAL TRUST
Recommend photographic survey condition

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure
Highways Officer
No objection subject to condition requiring completion of parking and turning

Biodiversity Officer
No objection subject to recommendations of the submitted ecology report being followed

Conservation Architect
No objection subject to acceptable colour of window frames which can be secured by condition

RESPONSE TO PUBLICITY:

In objection

Representations received from:

S. M. Elmusrati, Bronallt, Ffordd Penrhwyfya, Meliden
S. Johnson, 2, Gwynfron Cottages, Cefn y Gwrych, Meliden
M. Rendell, Brookdale House, Cefn y Gwrych, Meliden
C. Muirhead & G. Roberts, 1, Gwynfron Cottages, Cefn y Gwrych, Meliden

Summary of planning based representations in objection:

Visual impact - Impact on Conservation Area
Highways impact - lack of parking provision and poor access arrangements
Residential Amenity - over development of the site, overlooking

EXPIRY DATE OF APPLICATION: 05/12/2013

REASONS FOR DELAY IN DECISION (where applicable):

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal is for the conversion of an existing outbuilding into a 3 bedroom dwelling.

1.2 Description of site and surroundings

1.2.1 The existing outbuilding is a stone walled former agricultural building, located on a corner plot on Ffordd Penrhyflfa, Meliden.

1.2.2 It is currently used as an amenity building for the adjacent dwelling, Tyn y Wal.

1.3 Relevant planning constraints/considerations

1.3.1 The site lies within the Meliden (Ffordd Penrhyflfa) Conservation Area and the development boundary, of Meliden as defined in the Local Development Plan proposals map.

1.4 Relevant planning history

1.4.1 An application for conversion of the outbuilding to 2no. dwellings was previously refused in September 2013 under delegated powers due to failure to meet required space standards and the negative impact of the physical alterations required on the character of the outbuilding and the wider conservation area.

1.5 Developments/changes since the original submission

1.5.1 Plans have been altered to reflect the initial recommendations of the Conservation Officer.

1.6 Other relevant background information

1.6.1 None

2. DETAILS OF PLANNING HISTORY:

2.1 43/2013/0635 - Change of use of outbuilding to form 2no. residential dwellings - REFUSED
24/09/2013

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy BSC 1 - Growth Strategy for Denbighshire

Policy RD 1 - Sustainable Development and Good Standard Design

Policy BSC 11 - Recreation and Open Space

Policy ASA 3 - Parking Standards

3.2 Supplementary Planning Guidance

SPG 7 - Residential Space Standards

SPG 13 - Conservation Areas

3.3 Government Policy / Guidance

Planning Policy Wales Edition 5 November 2012

Technical Advice Note 12 - Design

3.4 Other Material Considerations

Meliden (Ffordd Penrhyflfa) Conservation Area Appraisal

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Highways (including access and parking)
- 4.1.6 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

The proposal is for alterations to an existing building within a development boundary, on land which is not subject to any specific designation is acceptable in principle, in support of the basic growth strategy for the Council in Policy BSC 1 of the Local Development Plan.

4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; Local Development Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. Planning Policy Wales (Section 6), stresses the importance of protecting the historic environment, and in relation to Conservation Areas, to ensure they are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls. The basic objective is therefore to preserve or enhance the character and appearance of a Conservation Area, or its setting.

The Meliden (Ffordd Penrhwyfa) Conservation Area Appraisal notes that the Conservation Area is of rural nature and has very rural appearance. Single storey farm outbuildings are noted as features of the Conservation Area. The appraisal notes that the view looking to the south up Ffordd Penrhwyfa to Ffordd Talargoch is of a pleasant country road. The existing outbuilding appears on a historic map dating to 1874. The outbuilding is pictured as an example of a Conservation Area building within the appraisal. The proposals have been altered in line with the recommendations of the Conservation Officer. The Conservation Officer has no objection to the revised scheme subject to acceptable window frame colours.

It is considered that the current scheme of alterations respects the character and appearance of the existing building. The proposals are therefore considered to have an acceptable impact in relation to the character and appearance of the conservation area. Having regard to the above it is not considered that the proposals would have an unacceptable visual impact.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc. SPG 7 requires that 40m² of private external amenity space is provided as a minimum for residential properties.

The proposed development would exceed the minimum space standards set out in SPG 7 for a single.

As the minimum standards of SPG 7 are exceeded it is considered that the proposal would have an acceptable impact on the amenity of the proposed dwelling. Having regard to the above it is considered that the proposals would not have an unacceptable impact on residential amenity.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

A protected species survey has been submitted and the Biodiversity Officer has raised no objections subject to the recommendations being followed.

The proposals are therefore considered acceptable in relation to impact on ecology subject to condition.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The Highways Officer considers that the proposed parking and access arrangements are acceptable having regard to existing facilities.

It is therefore considered that the proposals would have an acceptable highways impact.

4.2.6 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

The proposal includes the creation of one new residential unit.

It is considered that the proposal would be acceptable in relation to open space subject to the requisite contributions being secured. It is considered that this could be done through an appropriately worded condition.

5. SUMMARY AND CONCLUSIONS:

5.1 It is considered that the proposals would not have unacceptable impacts and it is therefore recommended for grant

RECCOMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Notwithstanding the provisions of all Class(es) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority.
3. Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved by, the local planning authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. tel: 01938 553670.
4. All development will take place in accordance with the recommendations set out within the submitted protected species survey unless otherwise agreed in writing by the Local Planning Authority.
5. Notwithstanding the submitted plans, details of the proposed window frame colour shall be submitted and approved in writing by the Local Planning Authority. The colour approved shall be applied prior to the development being brought into use and shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.
6. The development shall not begin until arrangements for the provision of Open Space as part of the development, in accordance with the Council's Policies and Supplementary Planning Guidance, has been submitted to and approved in writing by the Local Planning Authority.
7. Parking and turning facilities hereby approved shall be implemented prior to the first occupation of the dwelling, and shall be retained as such at all times unless otherwise agreed in writing by the Local Planning Authority.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of residential and visual amenity.
3. In the interests of investigation and recording of historic/listed buildings.
4. In the interest of preserving the conservation status of protected species.
5. In the interest of preserving the character and appearance of the conservation area.
6. In the interest of compliance with adopted open space policies.
7. In the interest of the safe and free flow of traffic.

NOTES TO APPLICANT:

Condition No. 3 of this permission requires the carrying out of a photographic survey. The applicant is expected to pay for and complete the photographic survey. Professional photographers may be used where access to a camera or technical difficulties are encountered but the applicant should be aware that this will significantly increase the cost of the survey.

Photographs should be taken using a digital camera with a minimum resolution of 4 megapixels and preferably 8 megapixels or more.

Photographs should be taken at the highest jpeg resolution setting available on the camera (usually Fine or Super Fine). The saved photographs must be copied onto a good quality branded CD or DVD disk in the jpeg/jpg file format.

Note: Digital photographs presented on normal paper or photographic paper will not be accepted as they are not archivally stable in the long term.

The use of a standard flashgun is recommended indoors to light the interior views.

If available a measured scale should be placed within each but this is not essential.

Photographs should be taken of all exterior and interior wall elevations which are affected by the development together with photographs of interior roof detail where this is altered. Features of particular interest (e.g. obvious differences in wall makeup, windows and doors whether blocked up or not, fireplaces, timber framing, stairwells, cellars) should also be fully photographed.

The applicant should indicate where the views taken are positioned on an architect's floor plan of the building. Location reference numbers on the plan/s should utilise the digital photo numbers from the camera for cross reference purposes.

The applicant must check the photos at the application site to ensure there are no blurred or poorly lit images. If some images are blurred, please increase the speed at which the exposures are taken (1/125 is a good minimum) and re-take the images. If images are poorly lit please check your flash is working and/or increase the aperture. Setting the camera ISO at 200 or 400 will also allow higher shutter speeds to be used in dimly lit locations.

The photographs should then be sent to: Mark Walters, Development Control Section, Clwyd-Powys Archaeological Trust, 7A Church Street, Welshpool, Powys, SY21 7DL (Tel: 01938 553670). CPAT will confirm receipt of your photographs and inform the planning authority that the condition has been satisfied.