



**CYNGOR**  
**Sir Ddinbych**  
**Denbighshire**  
**COUNTY COUNCIL**

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Heading:

43/2014/0092  
 Bryntirion  
 35 Meliden Road, Prestatyn

5



Application Site

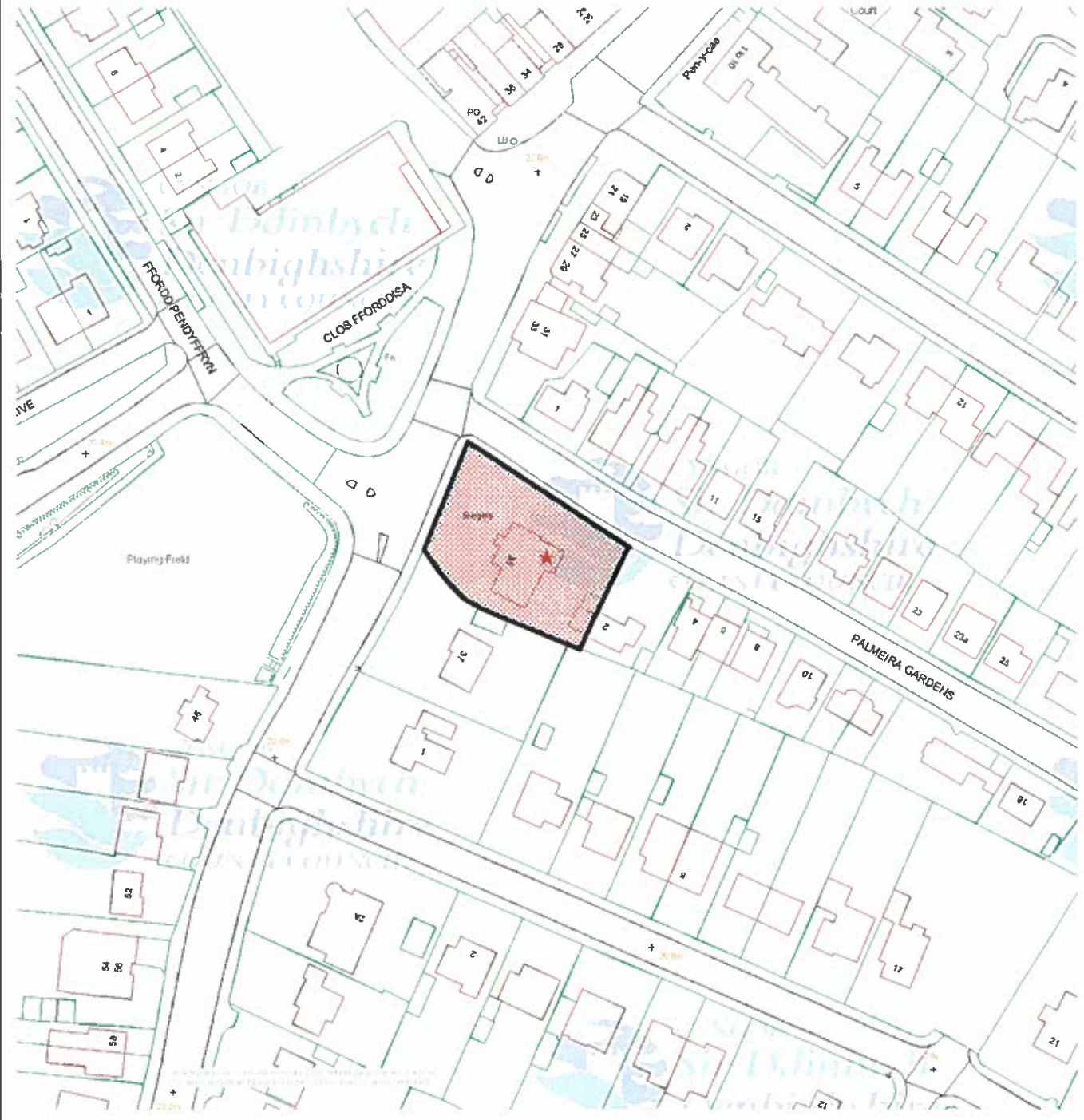


Date 3/4/2014

Scale 1/1250

Centre = 306721 E 382399 N

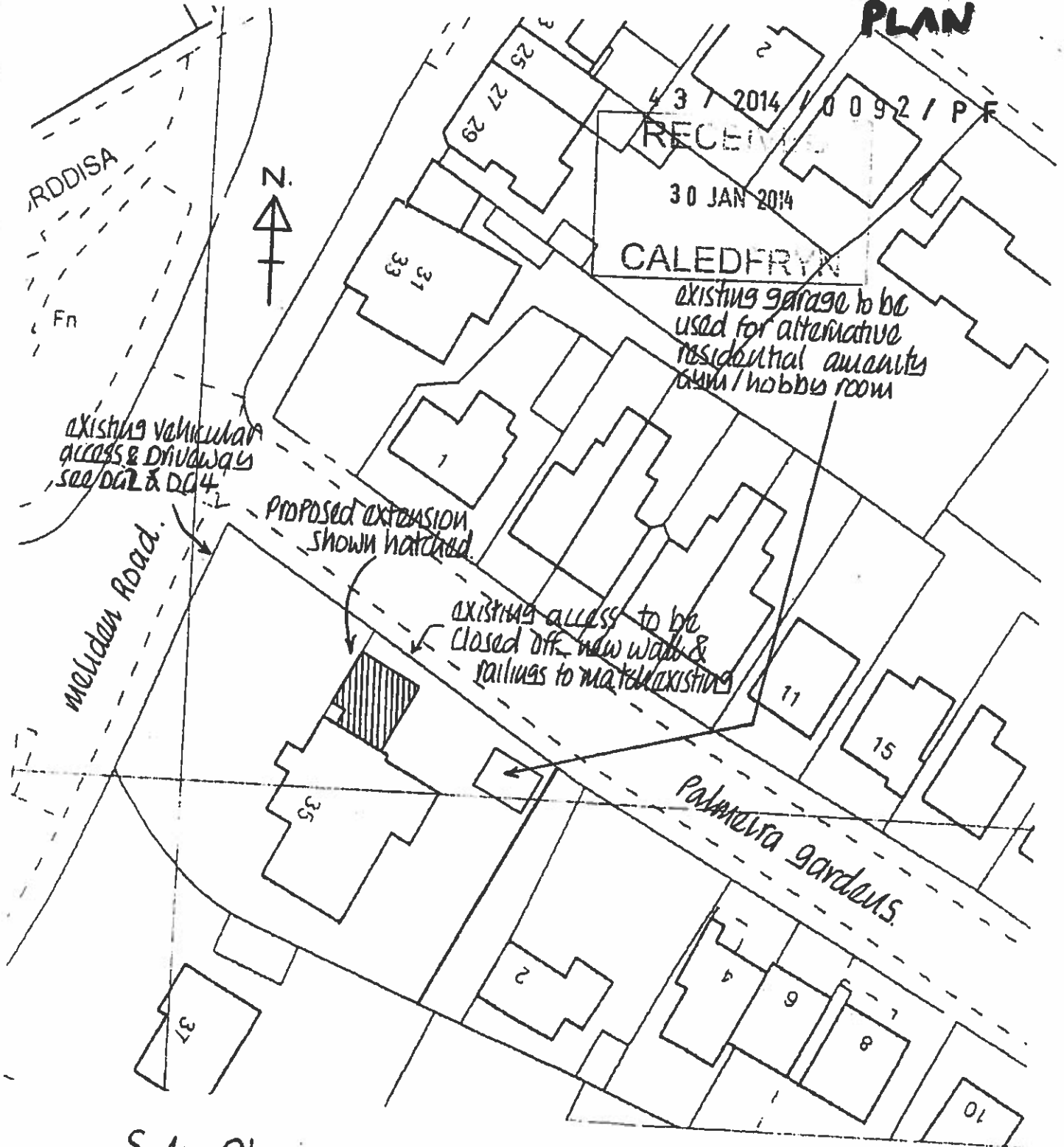
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection 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 Mawrthdy.  
 © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn tori hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011

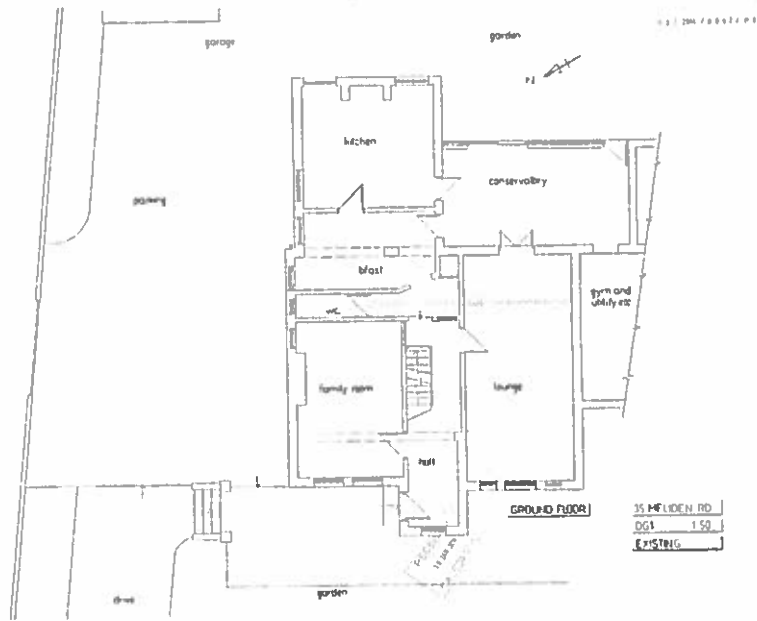
# SITE PLAN



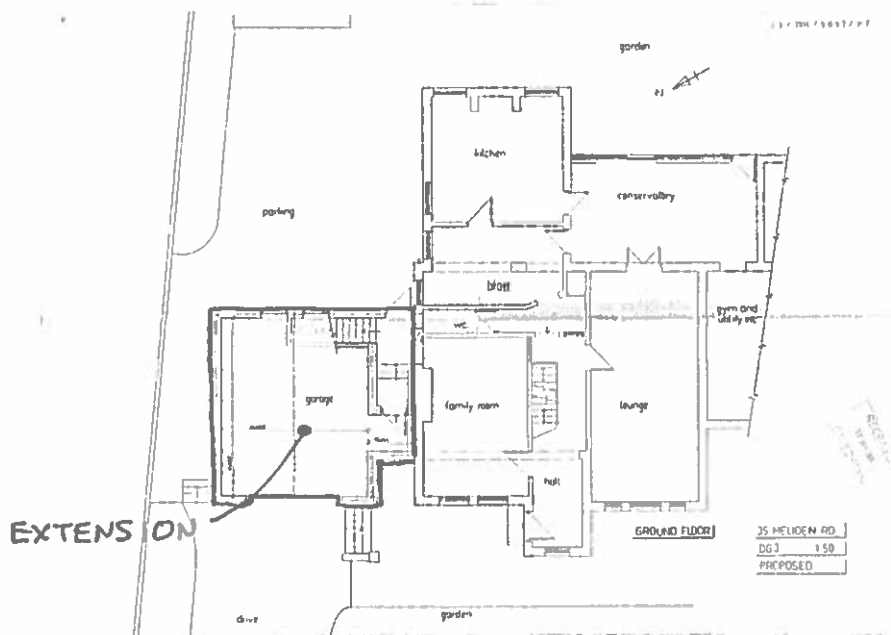
Site Plan - 35 Meliden Road DG.6 1:500  
Proposed.



# FLOOR PLANS



**AS EXISTING**



**AS PROPOSED**

**ITEM NO:** 5  
**WARD NO:** Prestatyn Central  
**WARD MEMBER(S):** Councillors Peter Duffy and Hugh Irving  
**APPLICATION NO:** 43/2014/0092/ PF  
**PROPOSAL:** Erection of pitched-roof detached garage and construction of new vehicular access  
**LOCATION:** Bryntirion 35 Meliden Road Prestatyn  
**APPLICANT:** MrsGill Macleod  
**CONSTRAINTS:** CLA-Class A Road  
Article 4 Direction  
**PUBLICITY UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

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

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

**PRESTATYN TOWN COUNCIL**

"Objection: Proposed access and egress onto busy public highway near roundabout will be dangerous and interrupt traffic flows."

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

**Head of Highways and Infrastructure**

**- Highways Officer**

Notes Town Council concerns but advises that the access onto Meliden Road is existing and can be used at present by vehicles, so does not foresee any further increase in the usage and therefore has no objection, subject to a condition requiring appropriate parking and turning facilities.

**RESPONSE TO PUBLICITY:**

None.

**EXPIRY DATE OF APPLICATION: 26/03/2014**

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

## **1. THE PROPOSAL:**

### **1.1 Summary of proposals**

- 1.1.1 The application proposes a two-storey extension to an existing dwelling, facing the Palmeira Gardens road frontage, to provide a garage on the ground floor and a home office with wc on the upper floor, set largely within the roof space of the structure.
- 1.1.2 The extension would have a footprint of 5.6 metres in width by 6.6 metres in depth with a height to the pitched roof ridge of 7.0 metres with eaves of 4.5 metres. The extension would use red brick to the front with pebbledash to the sides and rear to blend with the existing house, and a slate roof over. The details are shown on the plans at the front of the report.
- 1.1.3 The extension would be attached to the main house by a small link extension with a width of 1.3 metres and a depth of 5.1 metres to provide the staircase, and again in materials to match the existing property. It would reach a point within 2.0 metres of the side boundary.
- 1.1.4 The existing side vehicular access to Palmeira Gardens is shown as being closed off as a result of the extension, using a wall and railings to match the existing side boundary screening, and with the current rear parking area utilised as a patio. The existing front driveway would be revised to provide a turning space to enable cars to enter and leave the site in a forward gear using the remaining existing access point taken off Meliden Road. The existing garage in the rear garden is annotated as being utilised for alternative residential amenity uses such as a gym or hobby room.

### **1.2 Description of site and surroundings**

- 1.2.1 The property is a large detached two-storey building with additional roof space accommodation, standing in a corner plot at the junction of Meliden Road to the front (west) and Palmeira Gardens to the side (north).
- 1.2.2 The site lies close to the mini-roundabout junction of Meliden Road and Fordd Pendyffryn, and has large detached buildings to the southern side and to the rear (east) – see the plans at the front of the report.
- 1.2.3 The property has two vehicular access points onto the highway system, one to the front and one to the side. It has a large detached outbuilding within its rear curtilage adjacent to the boundary with 2 Palmeira Gardens. The house is constructed in red brick to the front elevation facing the main road and has pebbledash walls to the sides and rear, with a slate roof over. The property was once used as a doctor's surgery.

### **1.3 Relevant planning constraints/considerations**

- 1.3.1 The site stands within the development boundary in an area without any specific designation in the Local Development Plan.

### **1.4 Relevant planning history**

- 1.4.1 Planning permission was granted in 2005 for the erection of a detached garage and new access to the property.

### **1.5 Developments/changes since the original submission**

- 1.5.1 None.

### **1.6 Other relevant background information**

- 1.6.1 None.

## **2. DETAILS OF PLANNING HISTORY:**

2.1 43/2005/1338 – Erection of pitched-roof detached garage and construction of new vehicular access – GRANTED – 30/12/2005.

### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:  
Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)  
**Policy RD1** – Sustainable development and good standard design  
**Policy RD3** – Extensions and alterations to existing dwellings  
**Policy ASA1** – New transport infrastructure

#### 3.1 Supplementary Planning Guidance

SPG 1 – Extensions to Dwellings  
SPG 7 – Residential Space Standards  
SPG 8 – Access for All  
SPG 21 – Parking  
SPG 24 – Householder Development Design Guide

#### 3.2 Government Policy / Guidance

Planning Policy Wales Edition 6 February 2014

### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 6, February 2014 (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 Highways (including access and parking)

4.2 In relation to the main planning considerations:

#### 4.2.1 Principle

The principle of extensions to existing dwellings is generally acceptable in terms of current policies, subject to consideration of detailing and impacts. Policy RD 3 relates specifically to extensions to dwellings and permits extensions subject to the acceptability of scale and form; design and materials; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; and whether the proposal represents overdevelopment of the site. SPG 1 and SPG 24 offer basic advice on the principles to be adopted when designing domestic extensions and related developments. The assessment of impacts is set out in the following sections.

#### 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; test (iv) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (v) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context. SPG 1 and SPG 24 provide further advice on the extension and alteration of residential properties.

The design of the extension proposed uses matching materials and has an appearance which reflects that of the existing imposing property. The lower ridge and eaves heights ensures that the extension is subservient to the main dwelling, and as the extension is set off the side boundary to Palmeira Gardens by 2 metres is it not considered that the extension would be overbearing in relation to the street scene.

#### 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.

The proposed extension would have one circular window to the front, two roof lights to the side and four windows to the rear, the latter of which look out over the proposed patio area and then onto the retained detached outbuilding at the rear boundary. There is not considered likely to be any unacceptable overlooking caused to nearby occupiers.

The side wall of the extension will lie within 2 metres of the side boundary and therefore 17 metres away from the front habitable room windows of the row of houses along the northern side of Palmeira Gardens. Given that there are only two rooflights on the sloping roof of the extension facing the side road and the eaves height is limited to 4.5 metres, it is not considered that the impact on the nearby properties would be unacceptable.

#### 4.2.4 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.

There are no objections from the Highway Officer on the basis that the front access is existing and cannot currently be controlled. In acknowledging the concerns of the Town Council on the loss of the side access which will direct all vehicle movements into and out of the site via the front access close to the mini roundabout junction, it must be recognised that as there are currently two access points it is the right of the applicant to only use the front access if they so wish, and permission would not be required to block up the side access and no longer use this second facility. Accordingly, it is not considered that a refusal based on the loss of the side access can be substantiated.



## **5. SUMMARY AND CONCLUSIONS:**

5.1 The application is considered acceptable and is recommended to be granted.

**RECOMMENDATION: - GRANTED -** 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. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and completed before the development is brought into use.

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 visual amenity.
3. To provide for the parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of highway safety.

## **NOTES TO APPLICANT:**

**WELSH WATER Note to Applicant:**

Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.