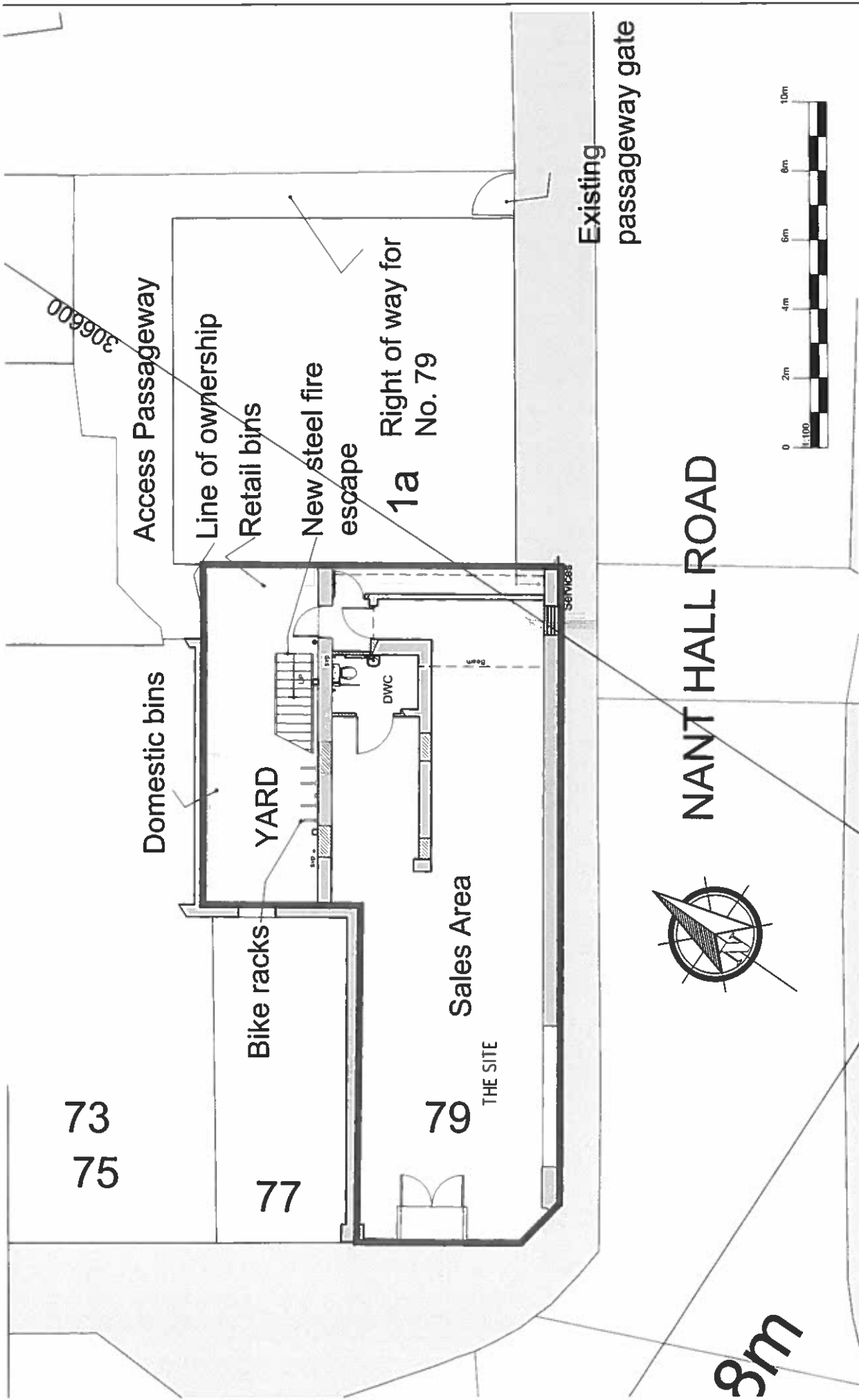


# SITE PLAN



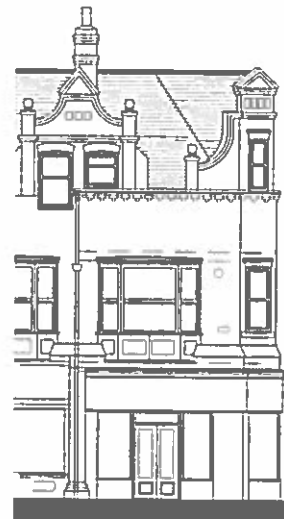
<p>PROJECT</p> <p><b>PROPOSED FLATS CONVERSION</b>  <b>FOR MR &amp; MRS M CLEAVER</b>  <b>AT 79 HIGH STREET,</b>  <b>PRESTATYN</b>  <b>LL19 9AH</b></p>	<p>BRIAN LEWIS          ARCHITECTURAL SERVICES          10 PARCY LLAN LLANFAIR DC          RUTHIN DENBIGHSHIRE LL152YL          EMAIL: brian.lewis-architecture.co.uk          TEL. 01824 704725          MOB. 07753568325</p>	<p>DWG. TITLE:  <b>SITE PLAN</b></p>	<p>DWG. NO:  <b>14 - 007</b></p>	<p>REV: -</p>	<p>SCALE:  <b>1 / 100 @ A3</b></p>	<p>DATE:  <b>05/14</b></p>
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# ELEVATIONS

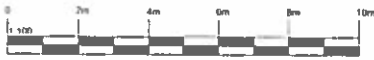
# EXISTING



REAR ELEVATION AS EXISTING



HIGH STREET AS EXISTING



PROJECT  
**PROPOSED FLATS CONVERSION**  
 FOR MR & MRS M CLEAVER  
 AT 79 HIGH STREET,  
 PRESTATYN  
 LL19 9AH

BRIAN LEWIS  
 ARCHITECTURAL SERVICES  
 10 PARC Y LLAN, LLANFAIR DC  
 RUTHIN DENBIGHSHIRE LL152YL  
 EMAIL: brian.lewis-architecture@bt.com  
 TEL: 01824 704725  
 MOB: 07733568325



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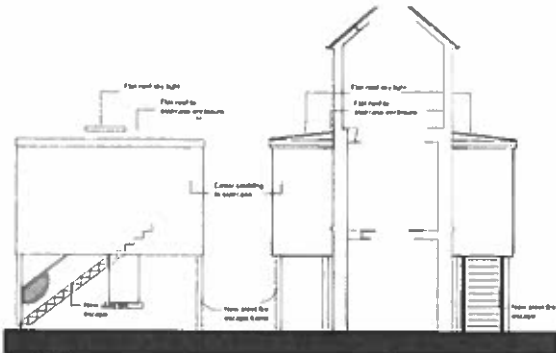
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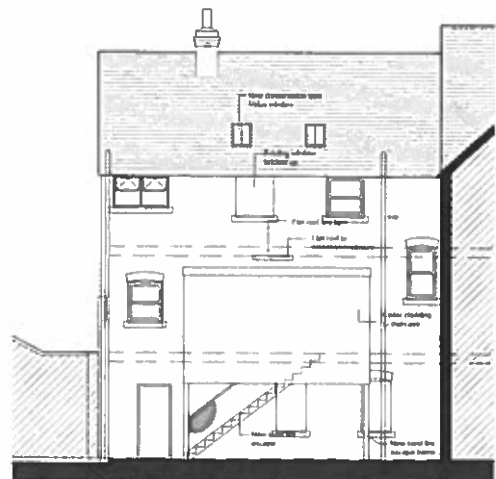
DATE  
**05/14**

# PROPOSED



REAR ELEVATION  
 STAIRCASE ENCLOSURE

SIDE ELEVATIONS



REAR ELEVATION AS PROPOSED



PROJECT  
**PROPOSED FLATS CONVERSION**  
 FOR MR & MRS M CLEAVER  
 AT 79 HIGH STREET,  
 PRESTATYN  
 LL19 9AH

BRIAN LEWIS  
 ARCHITECTURAL SERVICES  
 10 PARC Y LLAN, LLANFAIR DC  
 RUTHIN DENBIGHSHIRE LL152YL  
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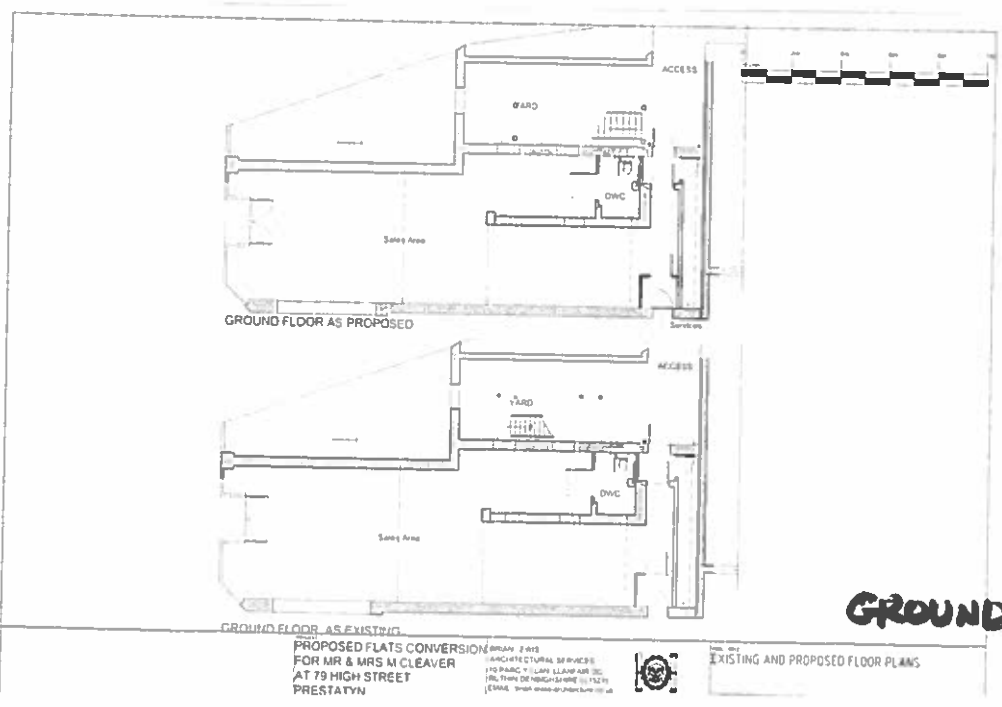
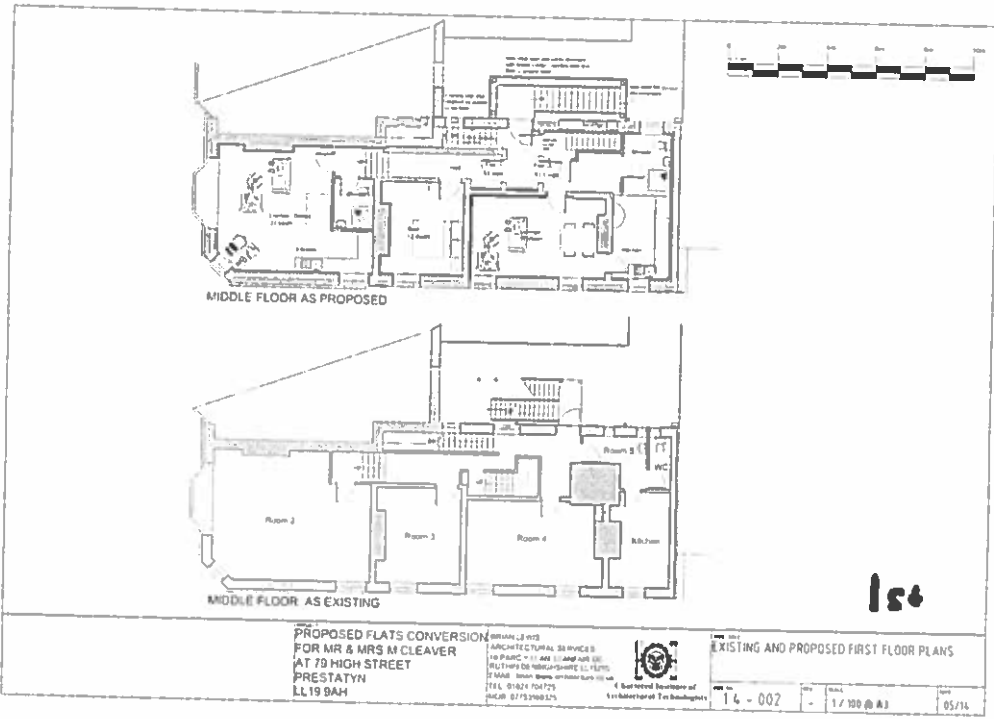
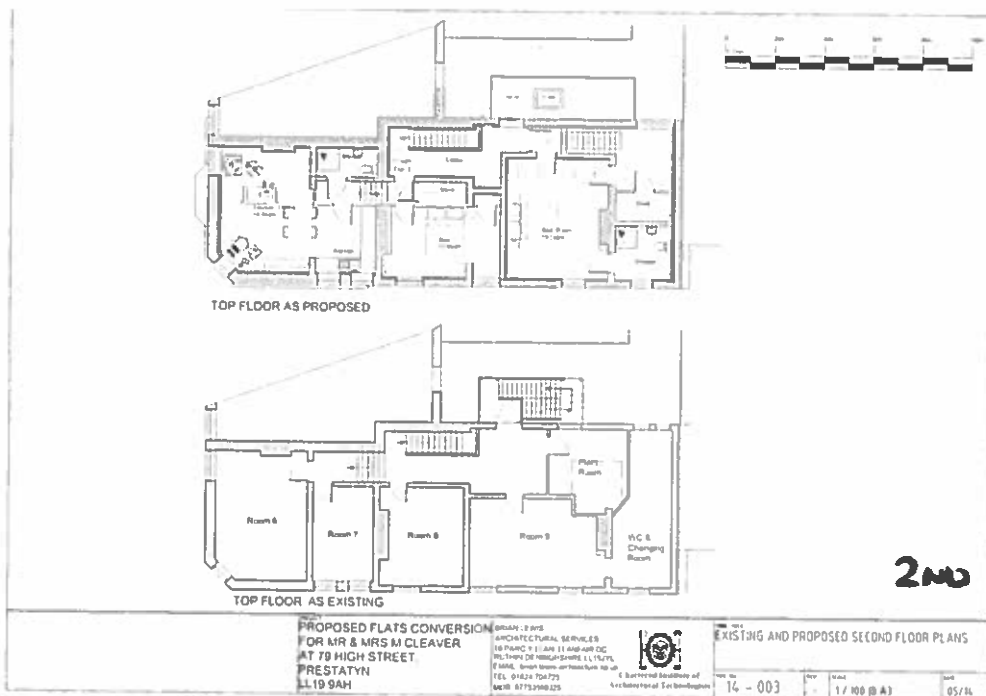
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DWG No  
**14 - 006**

REV  
 - SCALE  
**1 / 100 @ A3**

DATE  
**05/14**

# FLOOR PLANS



Heading:

REFERENCE NO. 43/2014/0609/PF  
79 HIGH STREET  
PRESTATYN

Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

 Application Site

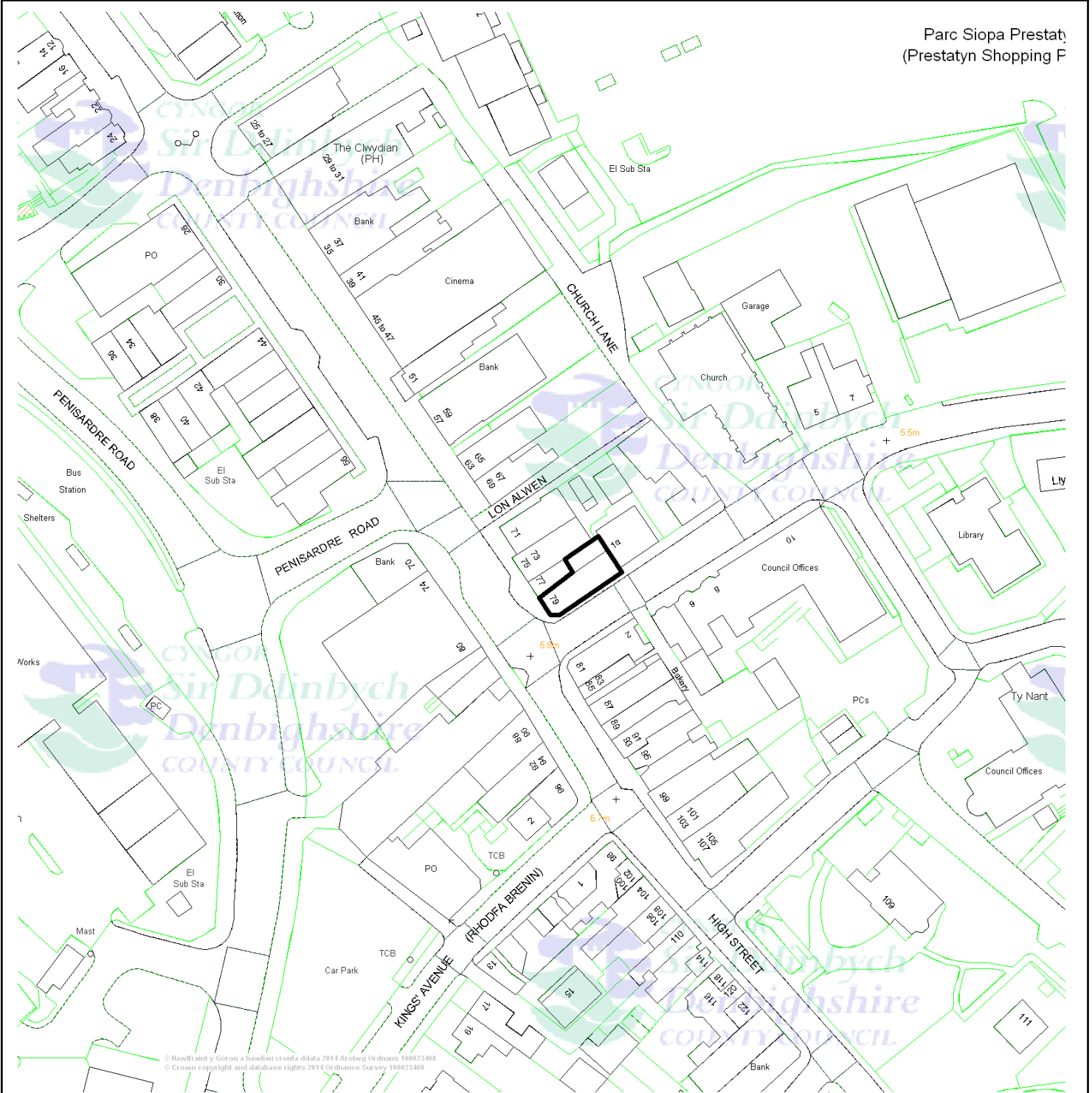


Date 14/7/2014

Scale 1/1250

Centre = 306583 E 382919 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.

**ITEM NO:** 7

**WARD NO:** Prestatyn East

**WARD MEMBER(S):** Cllr James Davies  
Cllr Julian Thompson Hill

**APPLICATION NO:** 43/2014/0609/ PF

**PROPOSAL:** Change of use of 1st and 2nd floors to provide 3 no. 1-bed self-contained flats and external access staircase

**LOCATION:** 79 High Street Prestatyn

**APPLICANT:** Mr & Mrs Mike Cleaver

**CONSTRAINTS:** Conservation Area

**PUBLICITY UNDERTAKEN:** Site Notice – Yes  
Press Notice – Yes  
Neighbour letters - Yes

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

- Recommendation to grant – Town Council objection

**CONSULTATION RESPONSES:**

PRESTATYN TOWN COUNCIL

Object

“No on site parking, poor access/egress and over intensification of site.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Highways Officer

No objection

Economic and Business Development

No concerns with quality as floor space standards are proposed to be met. Town centre location of residential units should lead to increase in footfall and enhance the vitality of the town centre as a consequence. Cladding of external staircase is strongly supported in relation to ongoing work to promote improvements to the external appearance of properties in the locality.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mrs A. W Mack - The Cottage , 6 Bollinwood Chase, Wilmslow, SK9 2DF

Summary of planning based representations in objection:

Access - Poor pedestrian access

**EXPIRY DATE OF APPLICATION: 09/12/2013**

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the conversion of 2 upper floors of a property on Prestatyn High Street into 3no. self contained flats. The proposal also includes the erection of an external staircase and alterations to existing fenestration.
- 1.1.2 The proposal would create 3no. 1 bed units. The internal floor space of Flat 1 would be 51sqm, Flat 2 would be 93.5sqm and Flat 3 would be 51sqm. The flats would be accessed via a partially enclosed rear fire escape which would give access to a lobby area on the first floor. An internal staircase would provide access to the upper floor. A narrow passage to the rear is proposed to give access to the rear yard.
- 1.1.3 External bin and bike storage would be located in a rear yard which would be shared with the commercial premises on the ground floor.

#### 1.2 Description of site and surroundings

- 1.2.1 The site comprises of a ground floor retail premises. Upper floors have previously been used in conjunction with the ground floor use.
- 1.2.2 The site is located in the town centre of Prestatyn. The locality is characterised by a wide range of uses, including some existing residential uses.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary, Prestatyn Conservation Area and designated Town Centre.

#### 1.4 Relevant planning history

- 1.4.1 A previous application for 4no. self-contained flats was refused under delegated powers for the following reason;

“It is the opinion of the Local Planning Authority that the proposed change of use to 4no. separate units of self contained residential accommodation would fail to provide adequate standards of amenity by virtue of failing to meet minimum adopted standards. The adverse impact on amenity would be further compounded by the reliance on an external staircase to provide access to the units of accommodation. The proposals are therefore unacceptable in relation to Criteria iv) of Policy RD 1 and Criteria i) and ii) of Policy BSC 7 of the Denbighshire Local Development Plan and advice contained within Supplementary Planning Guidance Note 7.”

This application has been amended to include 3no. units that meet the minimum floor standards of SPG7. The external staircase was previously an open structure that provided access to the first and second floors. The proposed staircase of this application would provide access to the first floor and an internal staircase would provide access from first to second floor. The external staircase would also now be partially enclosed by a timber structure with a flat roof.

#### 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 43/2013/1234 - Change of use to 4no. flats and erection of external staircase REFUSED under delegated powers 25/11/2014

## 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 BSC7** – Houses in multiple occupation and self contained flats

**Policy BSC11** – Recreation and open space

**Policy PSE8** – Development within town centres  
**Policy ASA3** – Parking standards

3.1 Supplementary Planning Guidance  
SPG7 – Residential Space Standards

3.2 Government Policy / Guidance  
Planning Policy Wales Edition 5 November 2012

#### **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 Open Space
- 4.1.5 Highways (including access and parking)
- 4.1.6 Affordable Housing

4.2 In relation to the main planning considerations:

- 4.2.1 Principle  
Policy BSC 7 is the detailed policy relating to Houses in Multiple Occupation & Self-Contained Flats. The policy states that the sub-division of existing premises to self contained flats will be permitted subject to the assessment of detailed criteria.

The proposals are for the creation of self contained flats and are therefore considered acceptable in principle.

- 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 (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) 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. 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.

Having regard to the above it is considered that the proposals would have an acceptable visual impact and would not detract from the character or appearance of the conservation area. The proposals are therefore in accordance with the policy requirements set out above.

#### 4.2.3 Residential amenity

Local Development Plan Policy RD 1 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 states that 50m<sup>2</sup> will be the minimum required floor space for a 1 bed residential unit. SPG 7 also states that a minimum of 50 m<sup>2</sup> of external amenity space should be provided for flats with an additional 10 m<sup>2</sup> for each additional unit.

Policy BSC 7 states that proposals for conversion to self contained flats will be acceptable provided that the property is suitable for conversion to the number and type of flats proposed without unacceptably affecting the character, appearance and amenity standards of the locality (including cumulative effects of such proposals and the proposal conforms to the Council's approved space and amenity standards. The reasoned justification in relation to this policy states that self-contained flats can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. Whilst the creation of such flats helps to meet housing need, in some instances their provision can be detrimental to the amenity of existing residential areas. In addition, areas with high levels of flats are often associated with low levels of owner occupation, which in some instances can lead to lower standards of maintenance and associated environmental degradation issues. It is therefore important that the development of such dwellings is strictly controlled.

The Town Council have raised concerns in relation to the over intensification of the use on the site. All of the proposed flats meet the internal floor space standards set out in SPG 7. An existing yard would provide an area for bin storage and clothes drying. This yard area is shared with the existing commercial unit at ground floor and measures approximately 27m<sup>2</sup>. 3no. flats would be required to provide 70m<sup>2</sup> of amenity space to meet the required standard. A partially enclosed rear staircase would provide access to the first floor.

The concerns of the Town Council in relation to the over intensification of the use of the site are duly noted. Although the flats would fail to meet the external amenity space requirement, it is not considered that this would be unacceptable having regard to the town centre location and access to recreational facilities in the locality.

#### 4.2.4 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 3no. new residential units.

It is considered that the proposals 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.

#### 4.2.5 Highways (including access and parking)

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations 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. The acceptability of means of access is therefore a standard test on most planning applications. 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. SPG 21 sets a maximum requirement for parking to be 1.5 spaces per 1 bed dwelling. This is a maximum requirement and mitigating circumstances such as access to off site parking and provision of public transport will be taken into account.

The Highways Officer has raised no objection.

As the site is in a town centre location with good access to public transport and access to on street parking and car parks, it is considered acceptable that no on site parking would be provided.

#### 4.2.6 Affordable Housing

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4. Policy BSC4 relates specifically to affordable housing, and requires that all developments of three or more residential units provide a minimum of 10% affordable housing either onsite on developments of 10 or more units, or by way of a financial contribution on developments of less than 10 units.

The proposal is for the creation of 3no. residential units, which would generate the need for an affordable housing contribution in accordance with Policy BSC 4.

Having regard to the above it is considered that the proposals would be acceptable in relation to affordable housing contribution subject to the requisite contributions being secured. It is considered that this could be done through an appropriately worded condition.

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

The proposed units of accommodation would meet adopted minimum internal space standards and although external amenity space standards can not be met, having regard to the location of the proposed development, this is not considered to be unacceptable and the proposals are therefore recommended for grant.

**RECOMMENDATION: 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. **PRE-COMMENCEMENT**  
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
3. The development shall not begin until arrangements for the provision of Affordable Housing 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 - in the interest of compliance with adopted affordable housing policies

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 interest of compliance with adopted open space policies.
3. In the interest of compliance with adopted affordable housing policies.