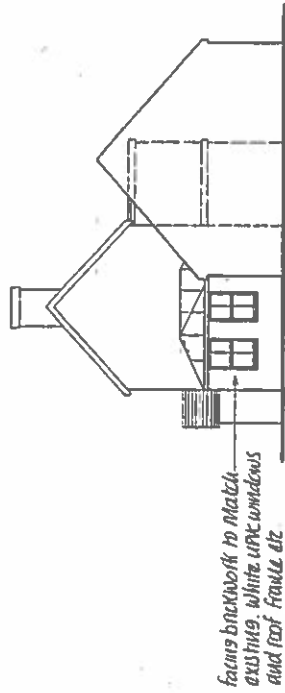
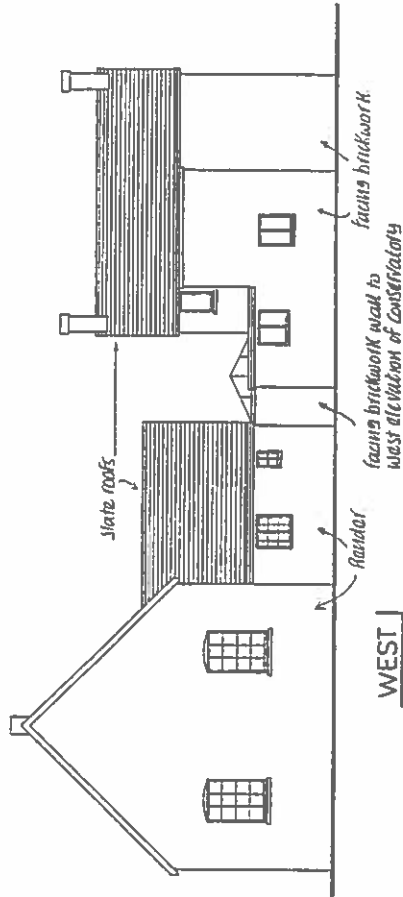
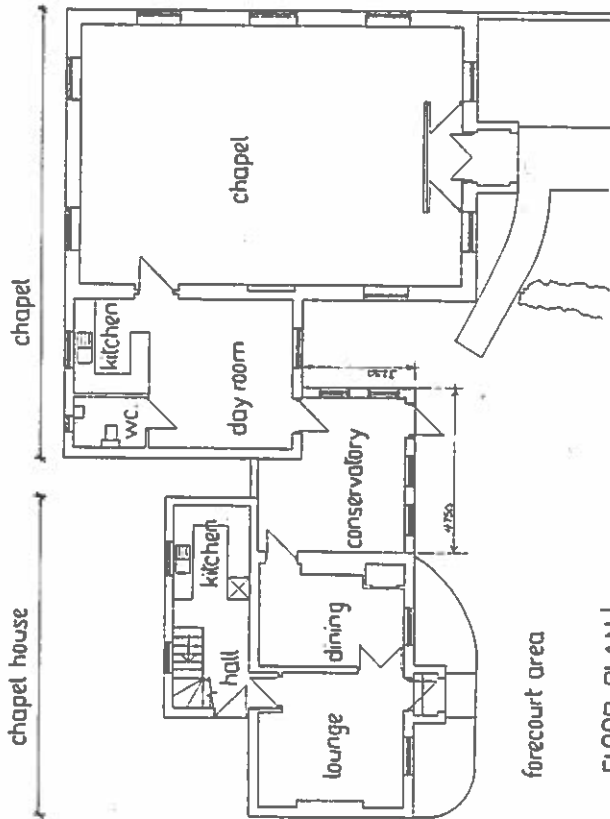
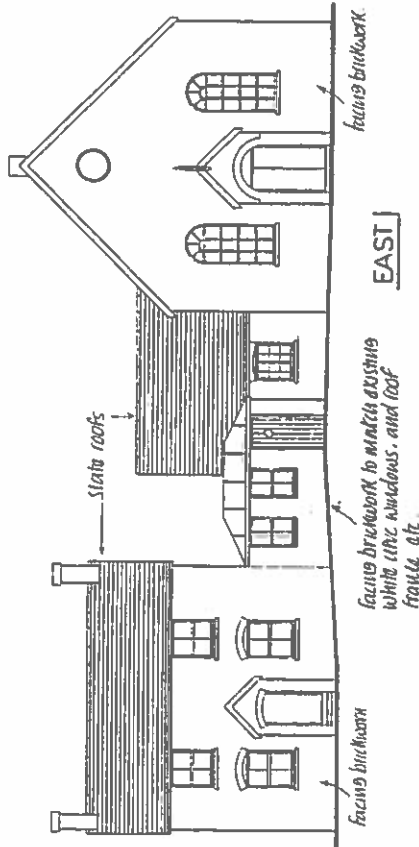


# ELEVATION & FLOOR PLANS



Elevation of Chapel House only  
Outline of day room incl. Kitchen of Chapel shown

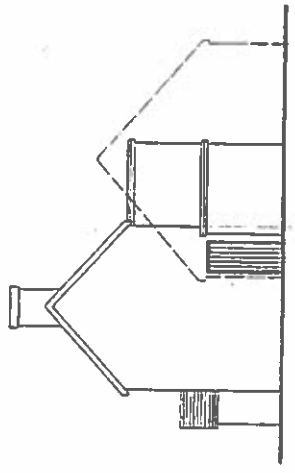
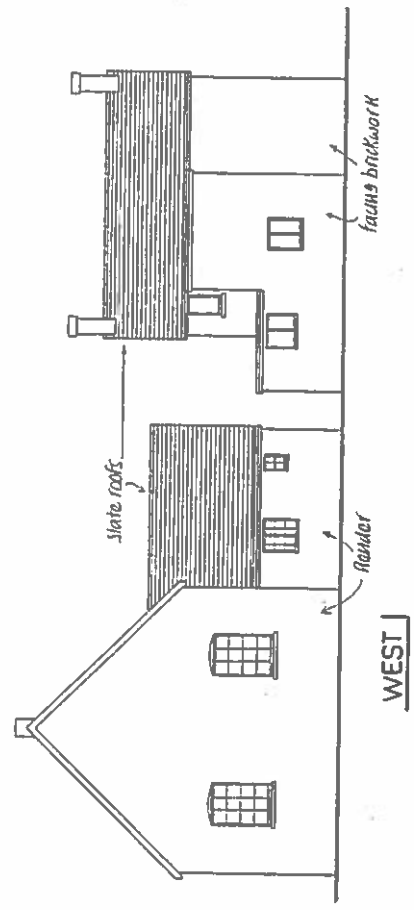


FLOOR PLAN

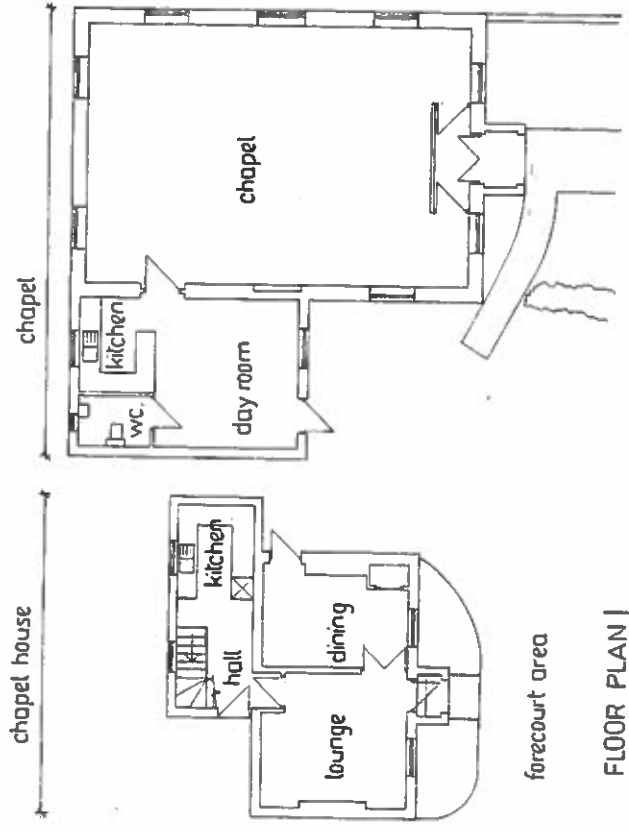
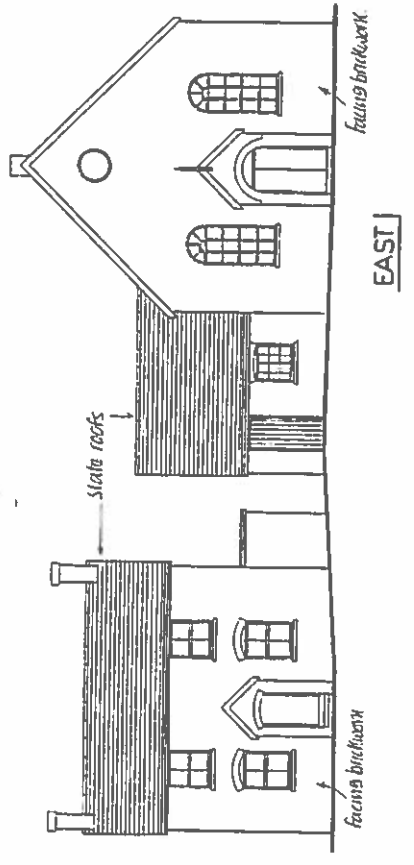
WAEN CHAPEL AND CHAPEL HOUSE - D66 - 1:100 @ A

EXISTING

**PRE-EXTENSION  
ELEVATION &  
FLOOR PLANS**



**NORTH**  
Elevation of chapel house only  
Outline of steeple incl. Mithram of  
Chapel shown dotted.



**FLOOR PLAN**

WAEN CHAPEL AND CHAPEL HOUSE - DGS - 1100000

PRE EXISTING

Heading:

REFERENCE NO. 47/2014/0577/PC  
TY CAPEL, WAEN  
ST ASAPH

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

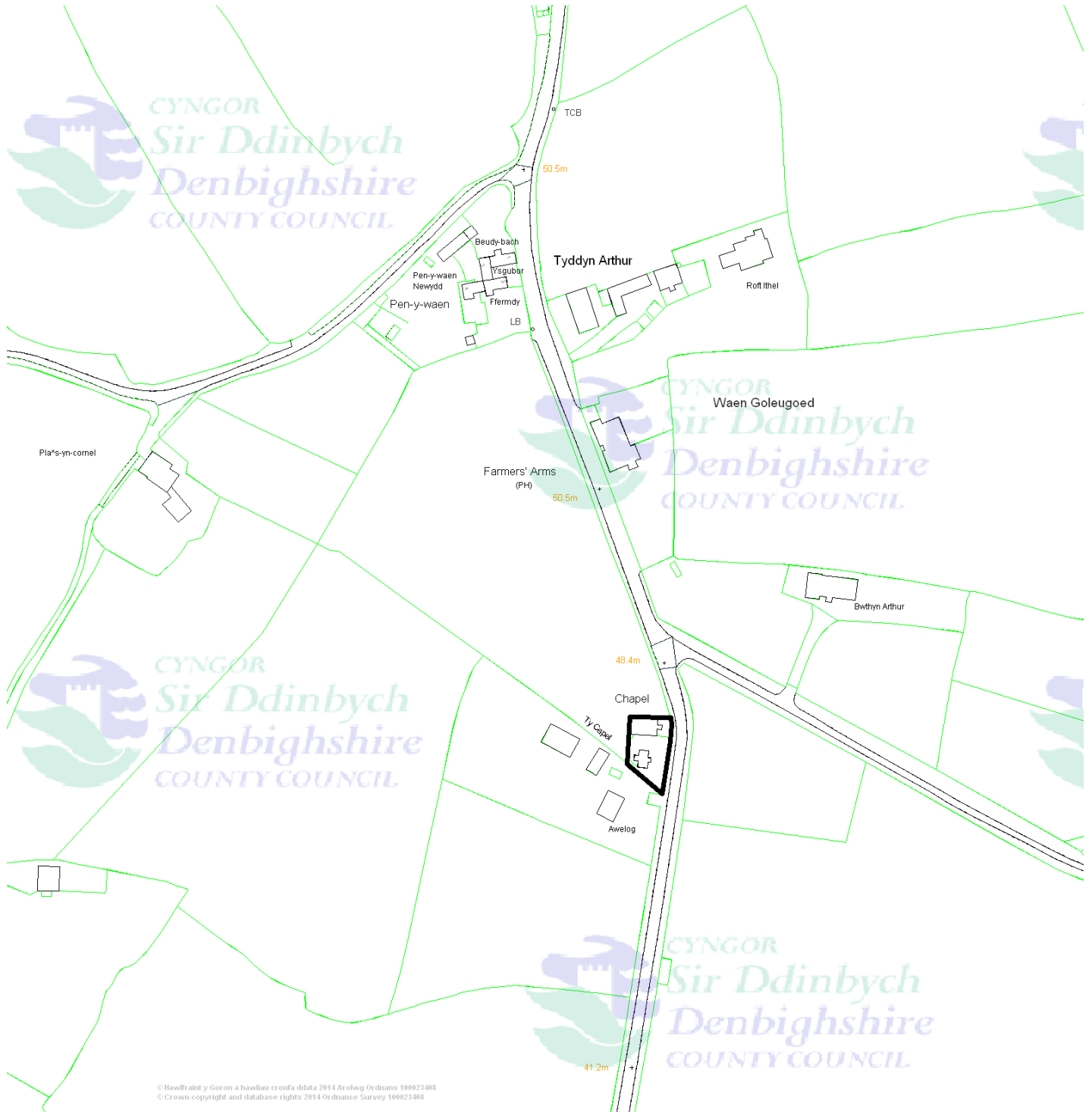


Date 14/7/2014

Scale 1/2500

Centre = 306133 E 373189 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  
© Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

**ITEM NO:** 13  
**WARD NO:** Tremeirchion  
**WARD MEMBER(S):** Cllr Barbara Smith  
**APPLICATION NO:** 47/2014/0577/ PC  
**PROPOSAL:** Retention of conservatory extension  
**LOCATION:** Ty Capel Waen St Asaph  
**APPLICANT:** The Congregation  
**CONSTRAINTS:**  
**PUBLICITY**  
**UNDERTAKEN:** Site Notice – No  
Press Notice – No  
Neighbour letters - Yes

**CONSULTATION RESPONSES:**

TREMERCHION, CWM AND WAEN COMMUNITY COUNCIL  
"No objection"

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:  
Mr P. Day, Castell y Waen, St Asaph

Summary of planning based representations in objection:  
Retrospective application

Second extension connecting Waen Chapel to the Chapel House is unnecessary

In support

Representations received from:

Darren Millar AM

Summary of planning based representations in support:  
Support the Chapel's proposals.

**EXPIRY DATE OF APPLICATION:**

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

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 This full planning application seeks permission to retain an extension which links the front of the dwelling Ty Capel to what is referred to on the plans as a day room at the side of Waen Chapel.

1.1.2 The extension is described as a conservatory on the application forms. It has a floor area of approximately 15 square metres and is constructed of red /brown facing bricks, and it has a glazed roof. It has an external door and two windows on the

elevation facing out onto the parking area, and two windows facing towards the Chapel. Internally there are doors allowing access from Ty Capel and the Chapel day room.

- 1.1.3 The Planning, Design and Access Statement submitted with the application advises the extension serves a dual function, providing additional space for the domestic function of Ty Capel and as a day room in connection with outreach services undertaken from the chapel.

1.2 Description of site and surroundings

1.2.1 Waen Chapel and the Chapel House (Ty Capel) are located on the west side of a classified road which runs south from the A55 past the Farmers Arms public house towards Trefnant.

1.2.2 The two buildings are now physically linked to one another. The land in front of Ty Capel has been used as a parking area in connection with the chapel since early 2013. It is understood that Ty Capel has previously been occupied as the caretaker's dwelling in connection with the Chapel.

1.2.3 There is a separate dwelling Awelog, sited immediately to the south of Ty Capel. This is in separate ownership and has its own vehicular access onto the road some 15 metres to the south.

1.3 Relevant planning constraints/considerations

1.3.1 The site is in open countryside.

1.4 Relevant planning history

1.4.1 Planning permission was granted in October 2010 for a single storey extension at the side of the Chapel. This was referred to as a meeting room on the submitted plans, which show a door linking in to the Chapel and an external door on the front. This extension has been constructed and is in use in connection with the chapel.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 The application has been submitted in order to regularise the situation at the site as the extension is development requiring planning permission.

**2. DETAILS OF PLANNING HISTORY:**

2.1 47/2010/1107/PF

Erection of single storey pitched roof extension at side of chapel.  
GRANTED under Officers delegated powers, 05/10/2010.

**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 RD3** – Extensions and alterations to existing dwellings

**Policy RD4** –Supplementary Planning Guidance

3.1 Supplementary Planning Guidance

SPG 1 – Extensions to dwellings

SPG 7 – Residential space standards

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

4.2 In relation to the main planning considerations:

4.2.1 Principle

The idea of modest extensions to rural properties is considered acceptable in general principle subject to acceptable detailing and impacts. Policy RD 3 of the LDP relates to extensions to dwellings and permits these subject to meeting tests. SPG 1 and SPG24 provide basic guidance on the approach to designing extensions. Whilst the situation here is somewhat unusual in that the extension is capable of use in connection with the dwelling and the Chapel / Outreach use, Officers' opinion is that the principle of adding a small extension capable of serving two uses does not raise any unacceptable planning issues of planning principle. The detailed impacts are addressed in the following sections.

4.2.2 Visual amenity

Planning Policy Wales 3.1.4 establishes that the impact of a development on visual amenity is a relevant consideration on planning applications.

The appearance of the extension is considered to be in keeping with the character of Ty Capel and Waen Chapel. Its scale and mass are modest, and its design shows respect to the detailing of the buildings it links into.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 also confirms that residential amenity is a relevant test on planning applications.

The conservatory is located between Ty Capel and Waen Chapel, and is not considered to have any amenity impacts on the nearest dwelling, Awelog, which is to the south of Ty Capel.

Other matters

With respect to the comments of the objector, there is no requirement in current planning policies to establish need for an extension to a Chapel / dwelling. The fact that this is a retrospective application should have no bearing on consideration of the merits of the application.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The detailing of the extension is considered acceptable in terms of policy and local impacts and is recommended for grant of permission.

**RECOMMENDATION: GRANT**

There are no conditions.