

Heading:

REFERENCE NO. 43/2014/0250/PF  
55 PENDRE AVENUE  
PRESTATYN

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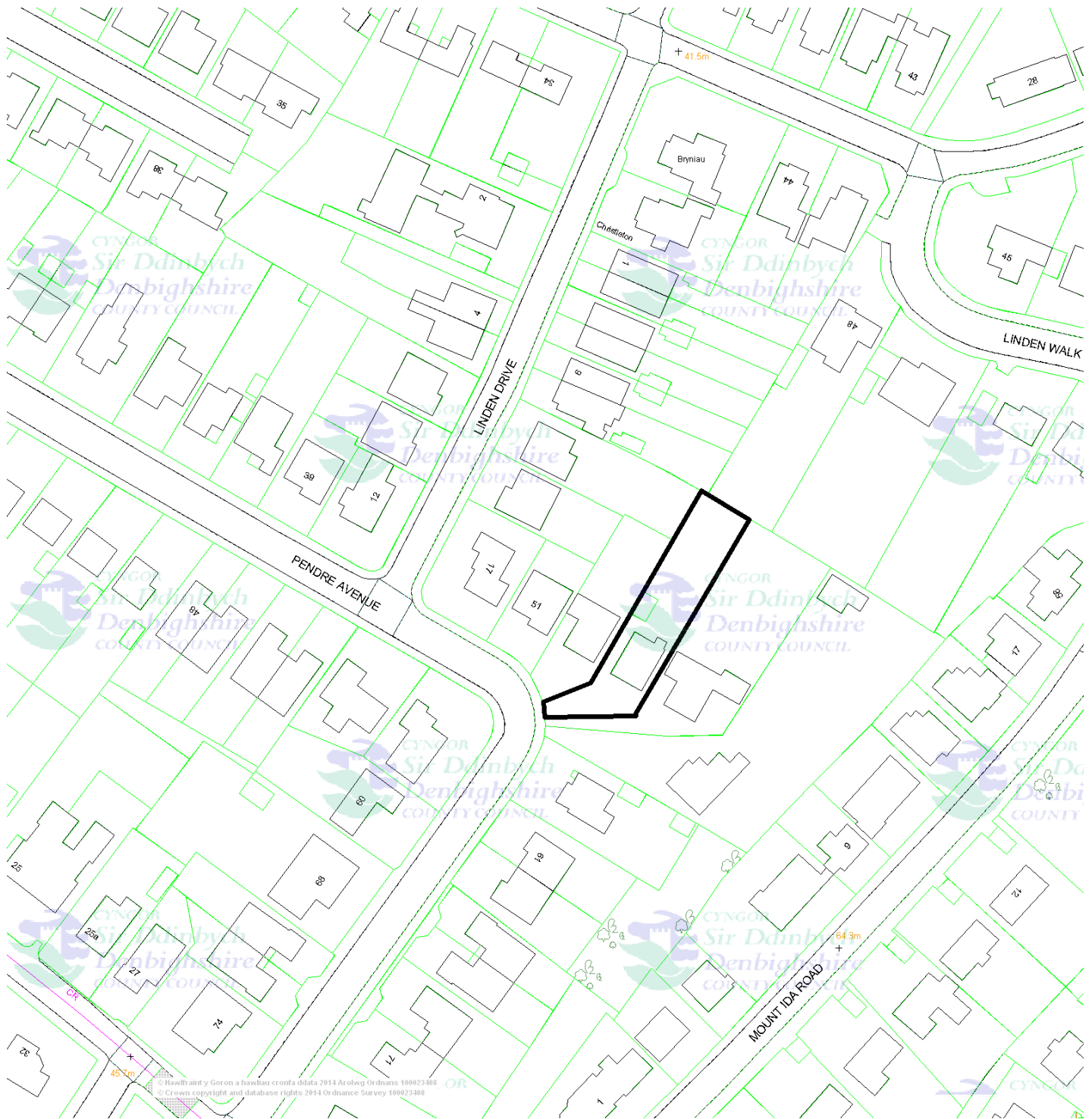
 Application Site



Date 27/8/2014  
Centre = 307211 E 382422 N

Scale 1/1250

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.

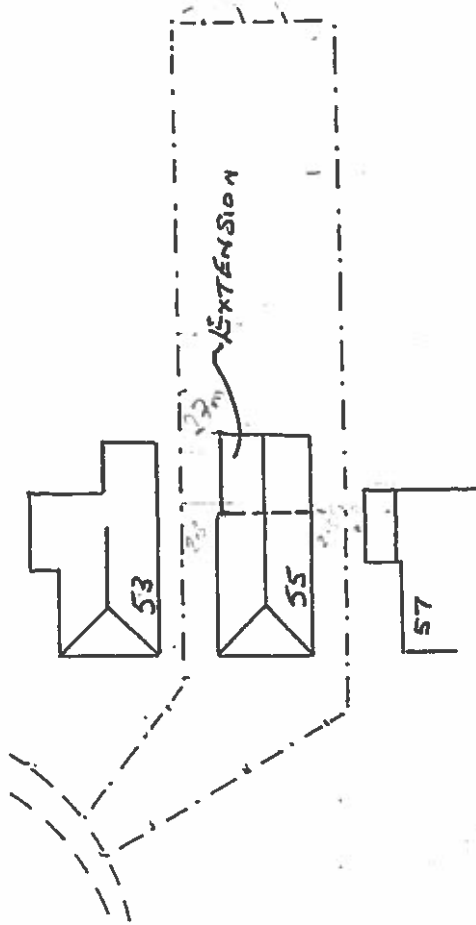
# PROPOSED SITE PLAN

55 TENDRE AVENUE,

PRESTATYN.

BLOCK PLAN - A PROPOSED

SCALE : 1 - 500

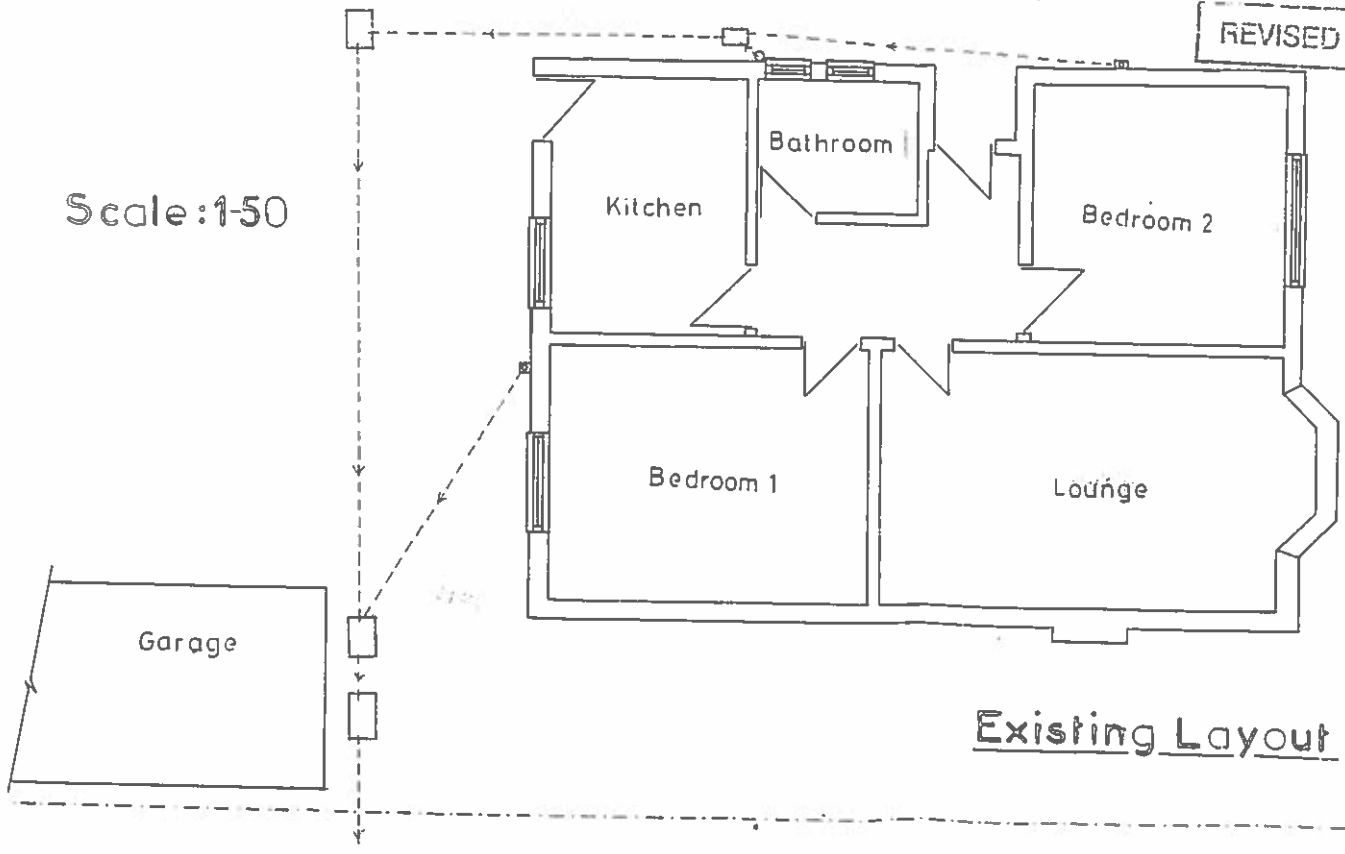


55 PENDRE AVENUE, PRESTATYN.

**EXISTING FLOOR PLAN**

REVISED PLAN

Scale: 1:50

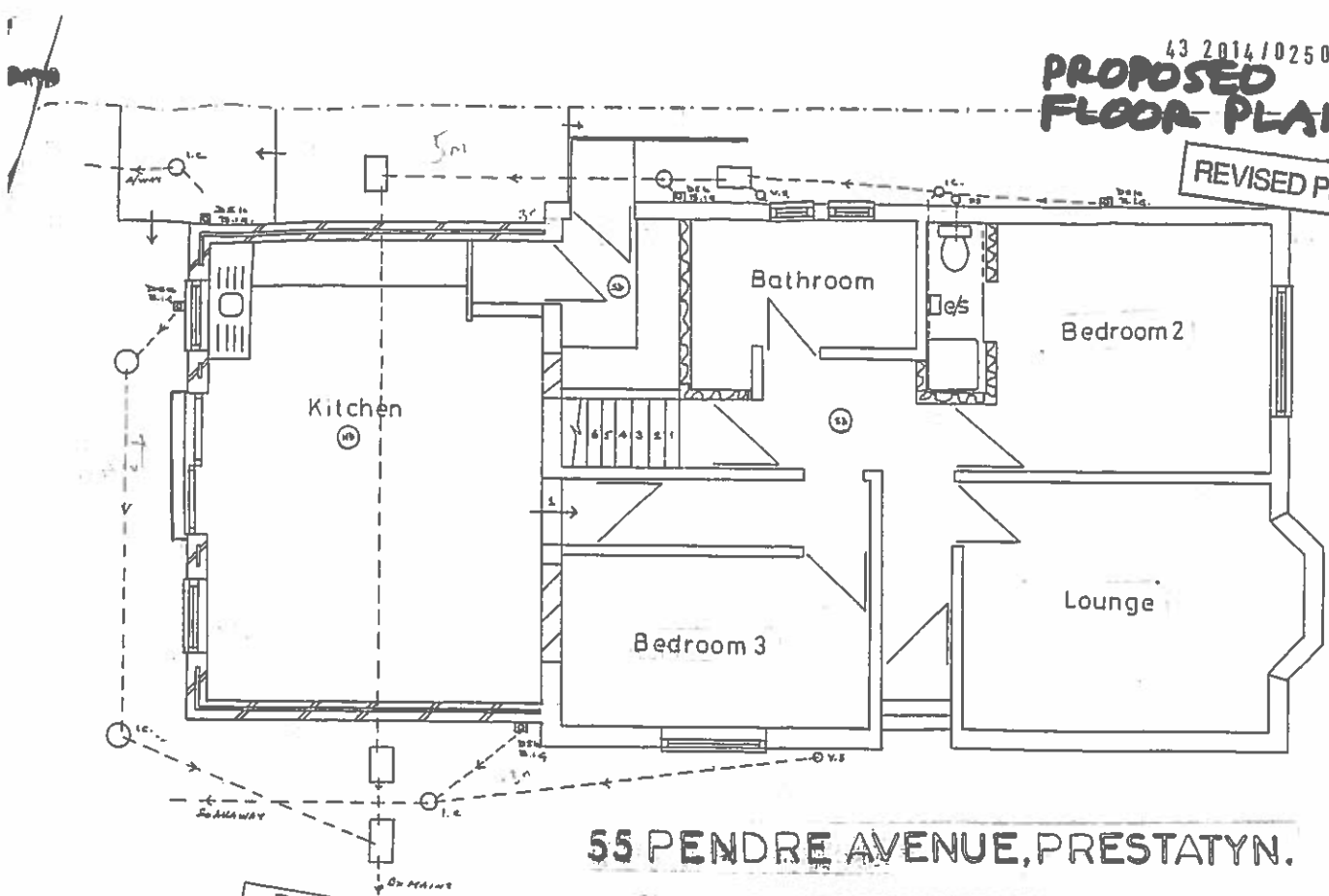


Existing Layout

43 2014/0250/PF

**PROPOSED FLOOR PLAN**

REVISED PLAN



55 PENDRE AVENUE, PRESTATYN.

Proposed G.F. Layout

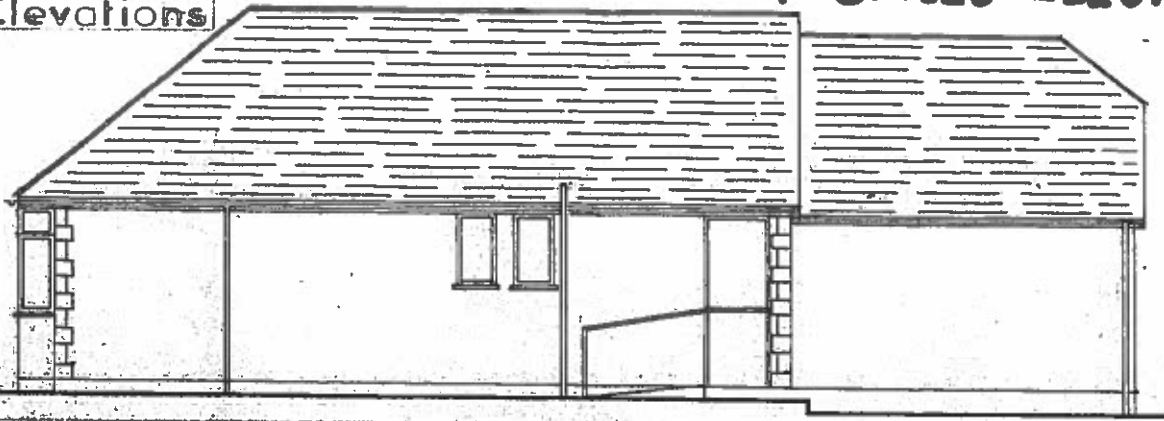
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14 JUL 2014  
CALEDFRYN

5067 114

Proposed  
Side Elevations

PROPOSED ELEVATIONS



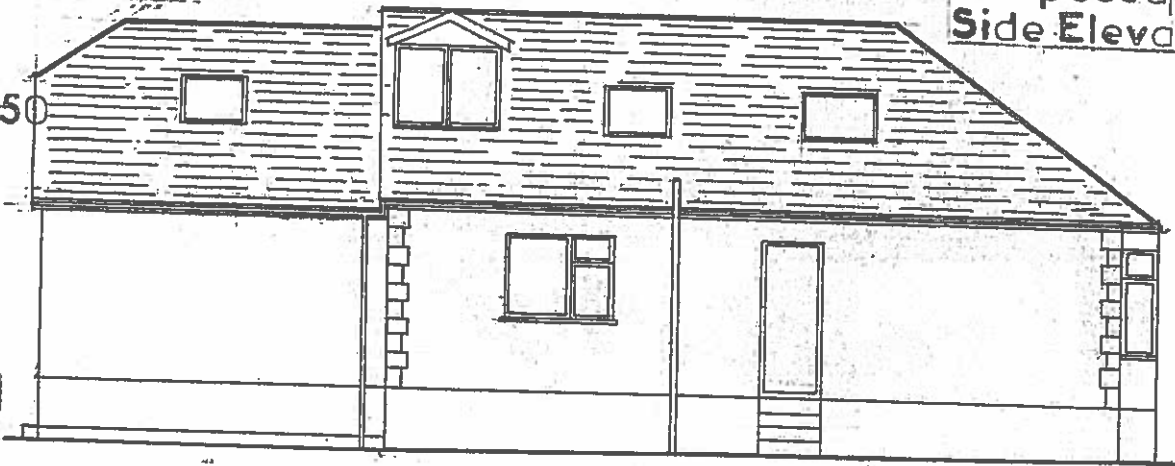
PENDRE AVENUE, PRESTATYN.

Scale:150

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14 JUL 2014  
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Proposed  
Side Elevation

Scale:150



NW

Proposed Rear Elevation



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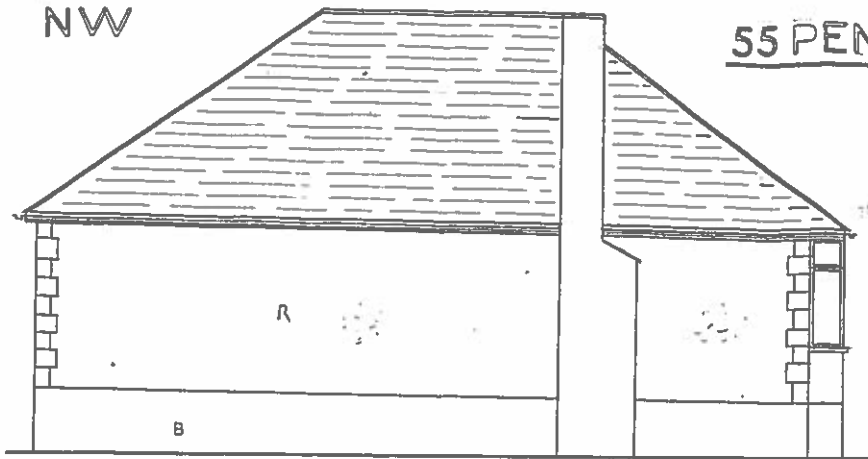
# EXISTING ELEVATIONS

NW

43 / 2014 / 0250 / P F .

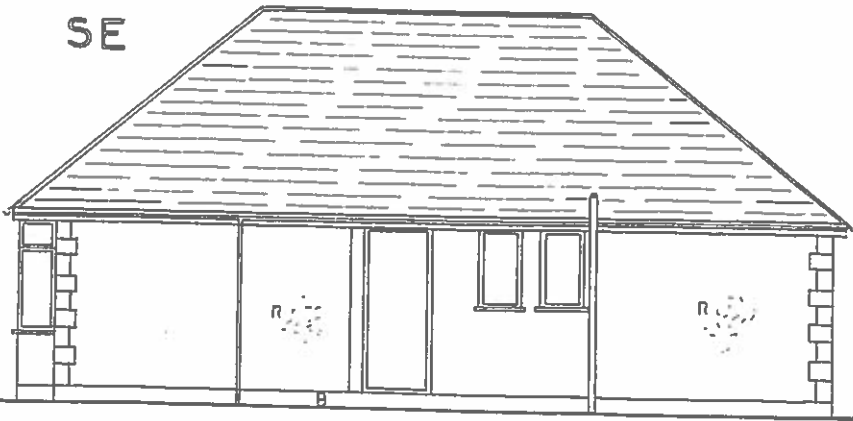
55 PENDRE AVENUE

PRESTATYN

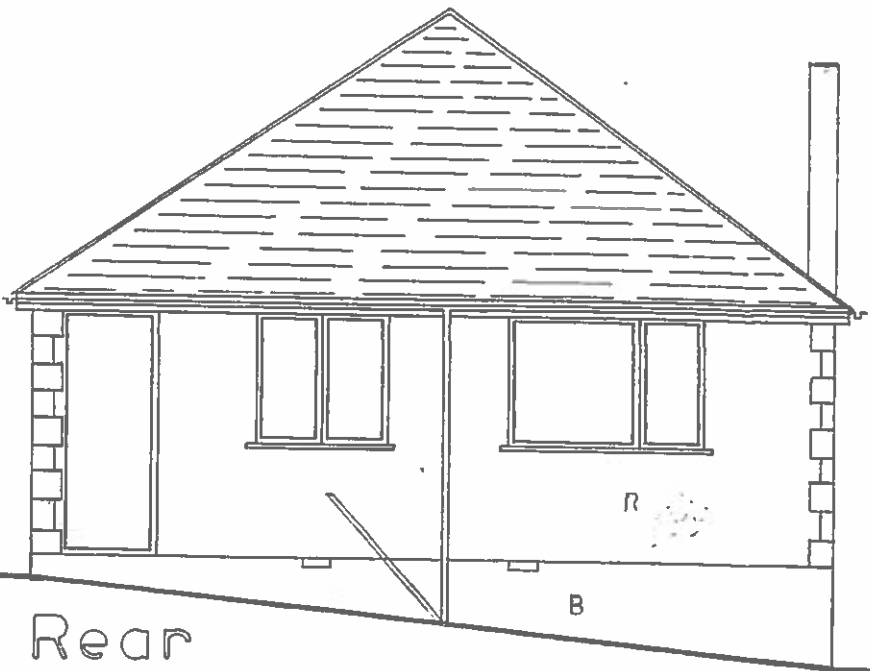


SE

Existing  
Side Elevations



Scale: 1-50



Rear

**ITEM NO:** 4

**WARD NO:** Prestatyn East

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

**APPLICATION NO:** 43/2014/0250/ PF

**PROPOSAL:** Erection of a single-storey extension to rear of dwelling with alterations to roof and dormer window to side elevation to provide accommodation in roofspace

**LOCATION:** 55 Pendre Avenue Prestatyn

**APPLICANT:** MrGeoff Wray

**CONSTRAINTS:** None

**PUBLICITY UNDERTAKEN:** Site Notice – No  
Press Notice – No  
Neighbour letters - Yes

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

- Recommendation to grant – Town Council objection
- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**

PRESTATYN TOWN COUNCIL

“Proposed roof height exceeds existing build height. Privacy of adjoining neighbours seriously affected”.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mrs Michelle Adams, 57 Pendre Avenue, Prestatyn

Mr & Mrs P Jones, 57a Pendre Avenue, Prestatyn

Mrs L Wistow-Hughes, 48 Linden Walk, Prestatyn

Mrs B Gee, 15 Linden Drive, Prestatyn

Summary of planning based representations in objection:

Visual amenity- Overdevelopment, extension out of scale with dwelling

Residential amenity- Overlooking would result in loss of privacy for adjacent occupiers

In support:

Amanda Dallimore, 53 Pendre Avenue

Summary of planning based representations in support:

No objection. neighbours looking forward to dwelling being occupied.

**EXPIRY DATE OF APPLICATION: 07/09/2014**

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

- awaiting consideration by Committee

## PLANNING ASSESSMENT:

### 1. THE PROPOSAL:

#### 1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of extensions at 55 Pendre Avenue in Prestatyn. The application comprises of an extension to the rear, and alterations to the existing roof in the form of a gable to the rear and a roof light to the side.
- 1.1.2 The pitched roof rear extension would project 5 metres to the rear and measure 7 metres in width, it would be set off each side boundary by 0.3 metres. The overall height would be 5.9 metres. Windows are proposed on the rear of the extension on the ground and first floor. The extension would comprise of a kitchen extension on the ground floor, with a bedroom in the first floor/loft space.
- 1.1.3 The roof alterations are proposed to accommodate the loft conversion, and link to the extension. The dormer is proposed on the western roof plane with three rooflights.
- 1.1.4 The proposals are illustrated on the plans at the front of the report.

#### 1.2 Description of site and surroundings

- 1.2.1 No. 55 Pendre Avenue is a detached residential bungalow located in a residential area of Prestatyn.
- 1.2.2 The site slopes down from east to west with the neighbouring property at no. 57 being set at a higher level and the property at no. 53 being set at a lower level. There is an existing single storey extension to the rear of no. 53. The site also slopes down from front to rear.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary of Prestatyn as defined by the Local Development Plan.

#### 1.4 Relevant planning history

- 1.4.1 There is some planning history on the site, in July 2013 Planning permission was refused for a single storey extension contrary to Officers' recommendation. The reason for refusal issued was as follows;  
*'In the opinion of the Local Planning Authority, the proposed extension would have an unacceptable impact on the residential amenities of the occupiers of adjacent dwellings at 57 Pendre Avenue and 53 Pendre Avenue by virtue of its projection and scale, which would appear overpowering, and contrary to Policy RD1 (i) of the Denbighshire Local Development Plan and guidance in Supplementary Guidance Note No. 1 relating to the detailing of extensions.'*  
This decision was the subject of a planning appeal which was allowed in December 2013.
- 1.4.2 A subsequent planning application was made in October 2013 for a single storey extension. This was granted Planning permission by Committee in December 2013.

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

- 1.5.1 The original application has been amended slightly on the advice of Officers. The height of the ridgeline has been reduced, and the extension has been set off the boundaries.

#### 1.6 Other relevant background information

1.6.1 None.

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

2.1 Planning Ref 43/2013/0203 Erection of single storey extension to rear of dwelling REFUSED at Planning Committee 24/07/2013. ALLOWED on appeal 12/2013.

2.2 Planning Ref 43/2013/1353 43/2013/0203 Erection of single storey extension to rear of dwelling. GRANTED at Planning Committee 11/12/2013.

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)  
Policy RD 1 - Sustainable Development and Good Standard of Design  
Policy RD 3 – Extensions and alterations to dwellings

3.2 Supplementary Planning Guidance  
SPG 1 – Extensions to Dwellings  
SPG 7 – Residential Space Standards  
SPG 24 – Householder Development Design Guide

3.3 Government Policy / Guidance  
Planning Policy Wales Edition 7

3.4 Other material considerations  
None.

## **4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7 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

4.2 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

Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made. Criteria ii) of Policy RD 3 requires that proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

The application proposes an extension to the rear of the dwelling which would project out 5 metres and have a footprint of approximately 35 sq metres. The existing dwelling has a footprint of over 75 sq metres. The sides of the extension would be set back from the sides of the original dwelling by 0.3 metres. The ridgeline of the extension would be set down from the main ridge height of the dwelling by 0.3 metres. There is a mix of dwelling types in the area, including brick bungalows, and dormer style and two storey dwellings. Concerns have been raised by the Town Council and in representations over the scale of the extension.

The proposed extension is located to the rear of the property and would not be visible from most public viewpoints. In Officers opinion the extension would be subordinate to the original dwelling and the scale and massing takes into account the design and form of the dwelling, reflecting its features and materials. There is a mix of development in the vicinity of the site where some dwellings have had rear extensions, including an extension at no. 53 Pendre Avenue which projects some 4.8 metres to the rear of the dwelling. Hence it is considered that the proposal would comply with tests i) and ii) of Policy RD 3 and advice within the supplementary planning guidance.

#### 4.2.3 Residential amenity

Test vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself. Test iii) of Policy RD 3 seeks to ensure that proposals to extend dwellings do not harm the amenity of the dwelling by way of overdevelopment of the site. Planning Policy Wales 3.1.4 refers to the impact on the neighbourhood as a material consideration, the impact of a development on residential amenity is therefore a relevant test on planning applications.

Over 250 sq metres of amenity space would remain if the extension was permitted. The sides of the extension would be set back 0.3 metres from the side elevations of the dwelling and the ridgeline is set down 0.3 metres from the existing dwelling. Windows are proposed to serve the kitchen at ground floor level and the bedroom at first floor level at the rear, and the side dormer would serve a hallway between the bedroom and wc on the first floor. Owing to the sloping nature of land, the dwelling to the west is at a lower level and the dwelling to the east is at a higher level. No. 55 has a garden depth of approximately 27 metres. Concerns have been raised in representations that there would be overlooking and loss of privacy as a result of the extensions.

It is noted that there would be over the recommended 40 sq metres amenity space remaining for the proposed occupiers of the dwelling should the extension be permitted. Considering the distances to the dwellings to the north on Linden Avenue and the design of the extension in relation to neighbouring gardens to the east and west, the extension would not result in a loss of light or privacy for adjacent occupiers. This level of 'back to back' separation more than meets the recommended back to side separation distances of 21 metres set out in supplementary planning guidance. Whilst there is a side dormer window proposed in the western side elevation, the

dormer serves a hall. The proposal is therefore considered to comply with test iii) of Policy RD 3 and separation distance advice within supplementary planning guidance.

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

5.1 The dwelling has had planning permission for substantial extensions in 2013 which were considered by Planning Committee and the Planning Inspectorate. The main difference between this proposal and previously approved extensions is the roof alteration. With respect to the comments of the Town Council and the representations, Officers do not consider there are grounds to justify a refusal of permission in this instance. Hence it is the opinion of Officers that the proposal is acceptable and is recommended for grant.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of five years beginning with 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. Notwithstanding the provisions 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 windows additional to those shown on the approved plans shall be inserted at any time in the extension hereby permitted, 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 visual amenity.
3. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity

## **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.