

Heading:

REFERENCE NO. 15/2014/0969/PF

LLYS ARMON

LLANARMON YN IAL

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



Date 28/10/2014

Scale 1/1250

Centre = 319015 E 356202 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.



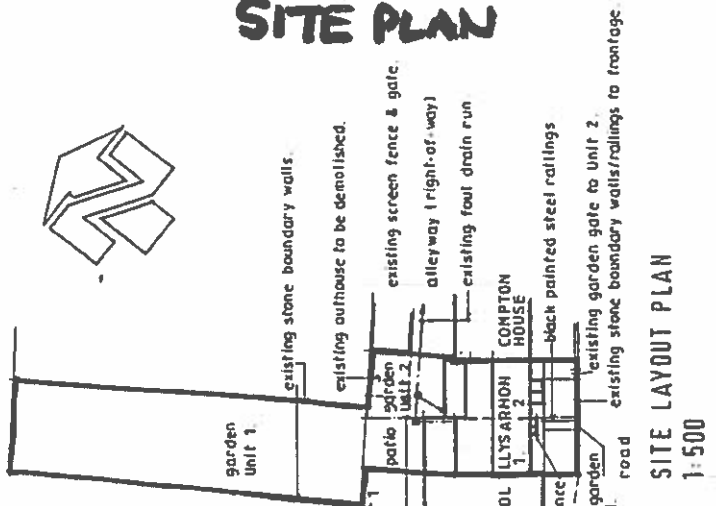
Hawlfraint y Goron a hawlfraint o safon ddata 2014 Ar olwg Ordnance Survey 100023408
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15 2074/0969/PF

SITE PLAN



SITE LAYOUT PLAN
1:500

PROPOSED FIRST FLOOR PLAN

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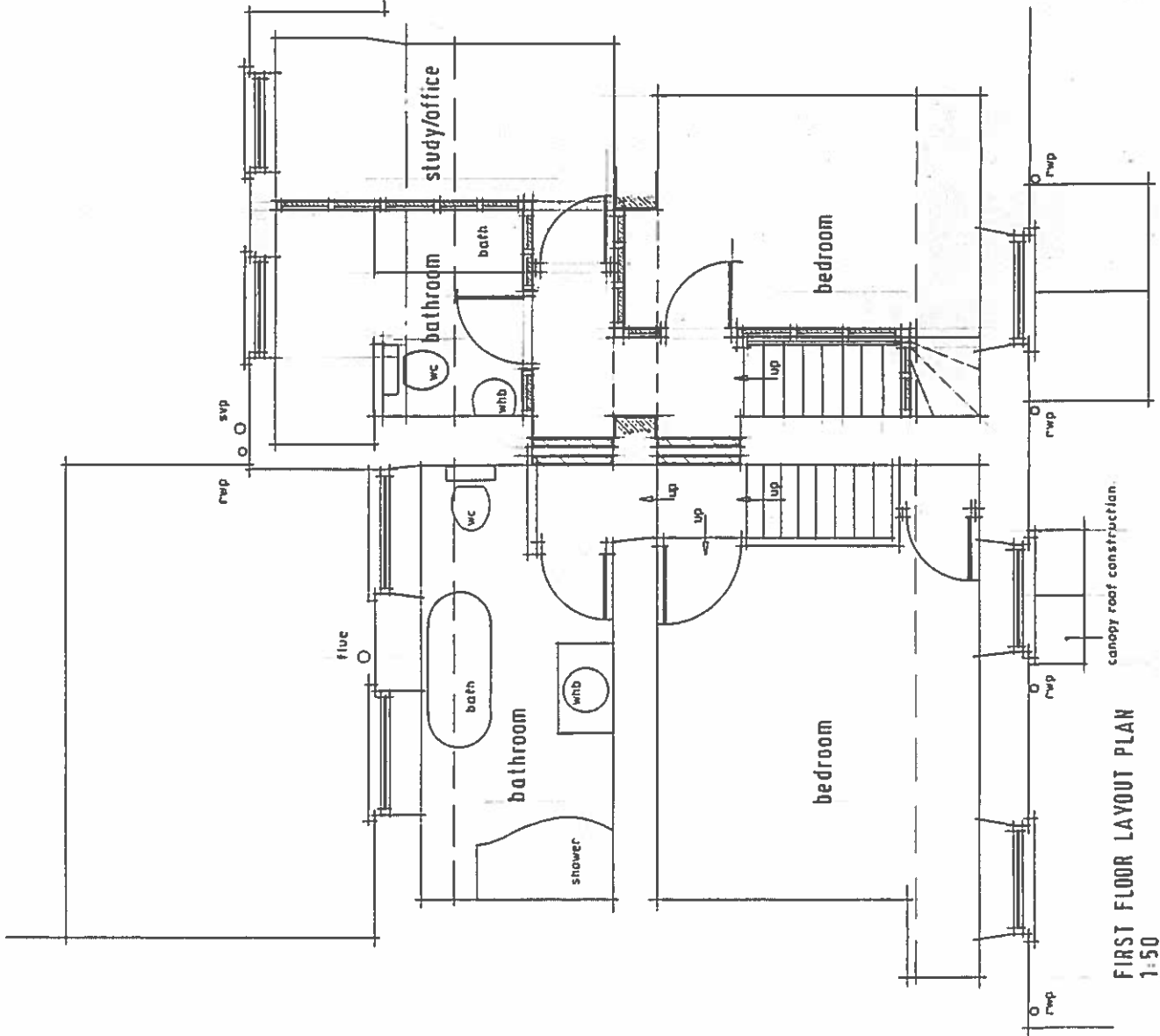
MATISCHOK & ROSS
architectural services

Project title
LLYS ARMON, MILL LANE, LLANARMON-YN-IAL

Proposed Floor Plan & Site Plan

project no.	0574	drawing no.	4	revision	
date	13-08-14	scale	1:50, 1:500	drawn by	PM

Arch House, Iken Lon Parcwr, Rulhin, Denbighshire, LL15 1NA
 e 01824 705 222 & 01824 707 171
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FIRST FLOOR LAYOUT PLAN
1:50

1967-1972

1967-1972
1967-1972
1967-1972

15 2014 / 0969 / PF

PROPOSED ELEVATION PLAN

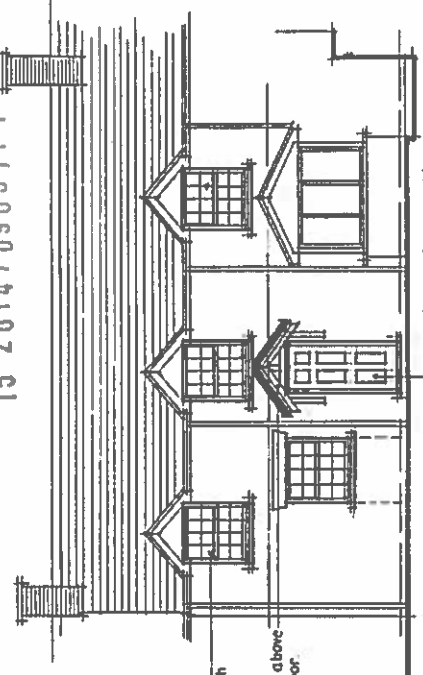
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Project title
LLYS ARMON, MILL LANE, LLANARMON-YN-IAL

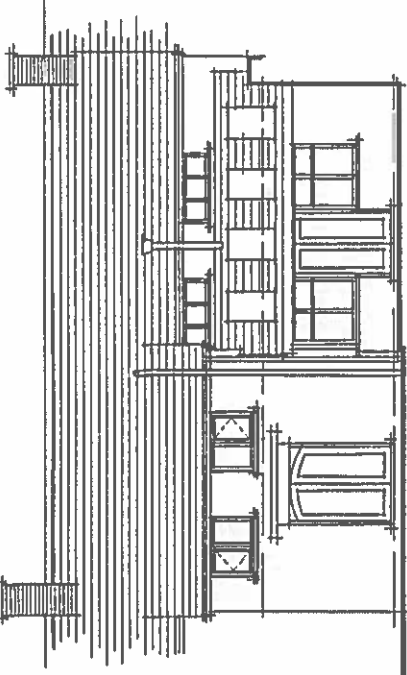
Proposed Floor Plan & Elevations

project no.	D574	drawing no.	3	scale	1:50, 1:100	drawn by	PM
date	13:08:14	revision					

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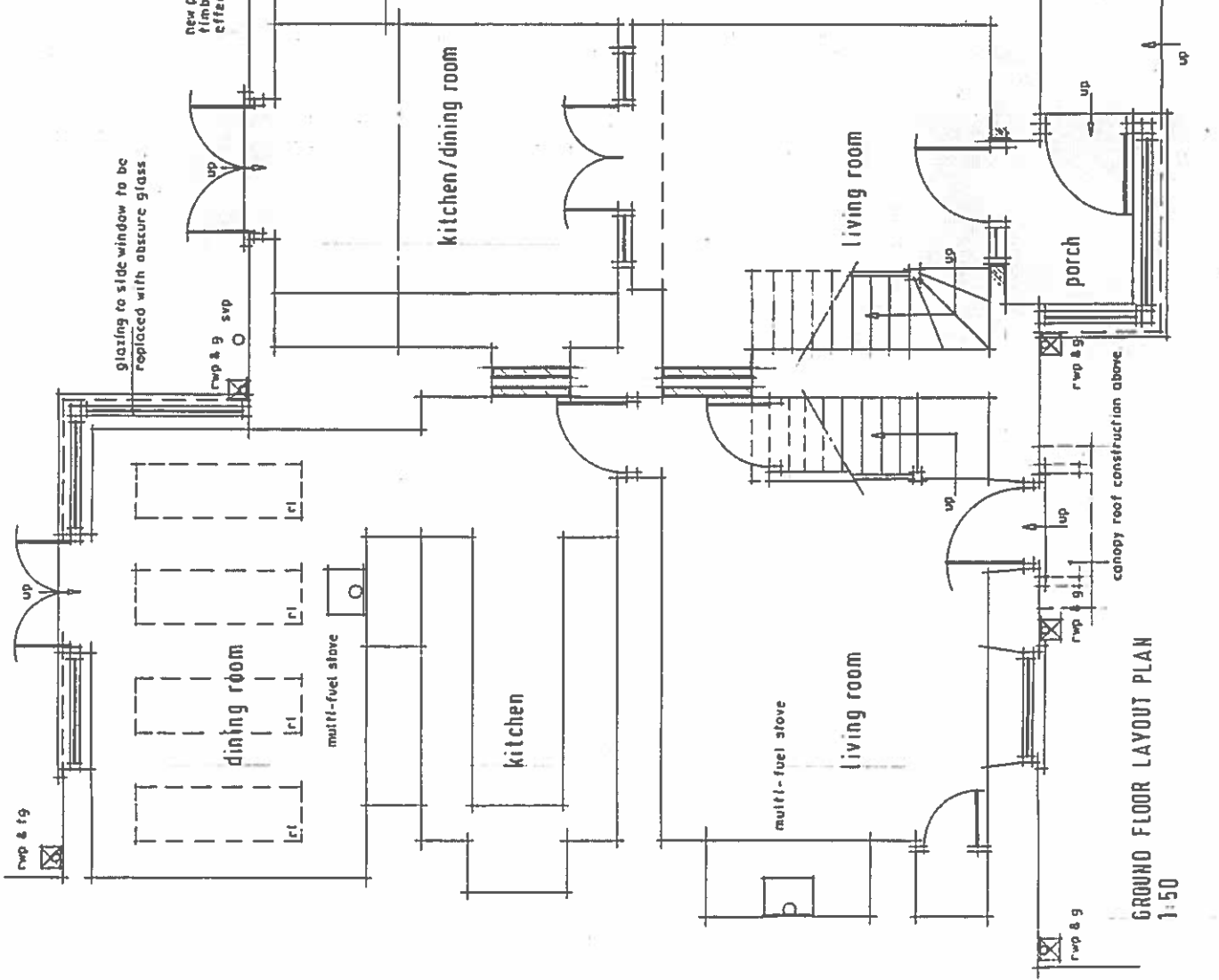


FRONT ELEVATION
1:100



REAR ELEVATION
1:100

PROPOSED GROUND FLOOR PLAN



GROUND FLOOR LAYOUT PLAN
1:50

RECEIVED
20 AUG 2014
CALLENTY

1947 11 11 11 11 11

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EXISTING ELEVATIONS

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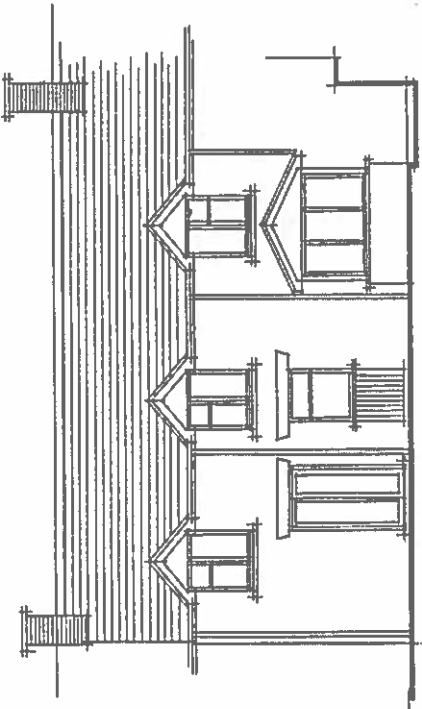
MATISCHOK & ROSS
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project USA
LLYS ARMON, MILL LANE, LLANARMON-YN-IAL

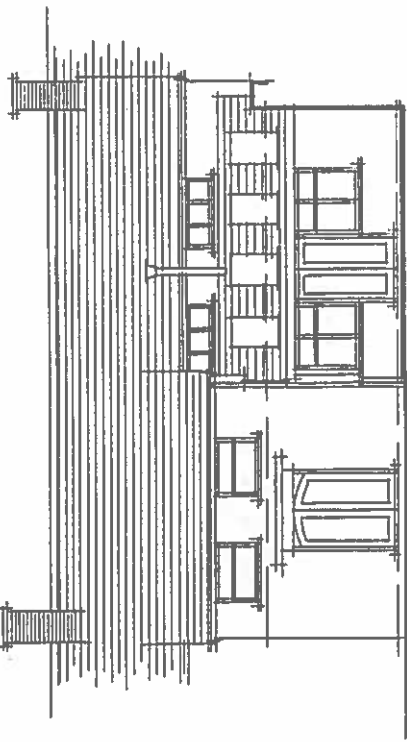
working title
Existing Floor Plan & Elevations.

project no.	0574	drawing no.	1	revision	
date	12-08-14	scale	1:50, 1:100	drawn by	PM

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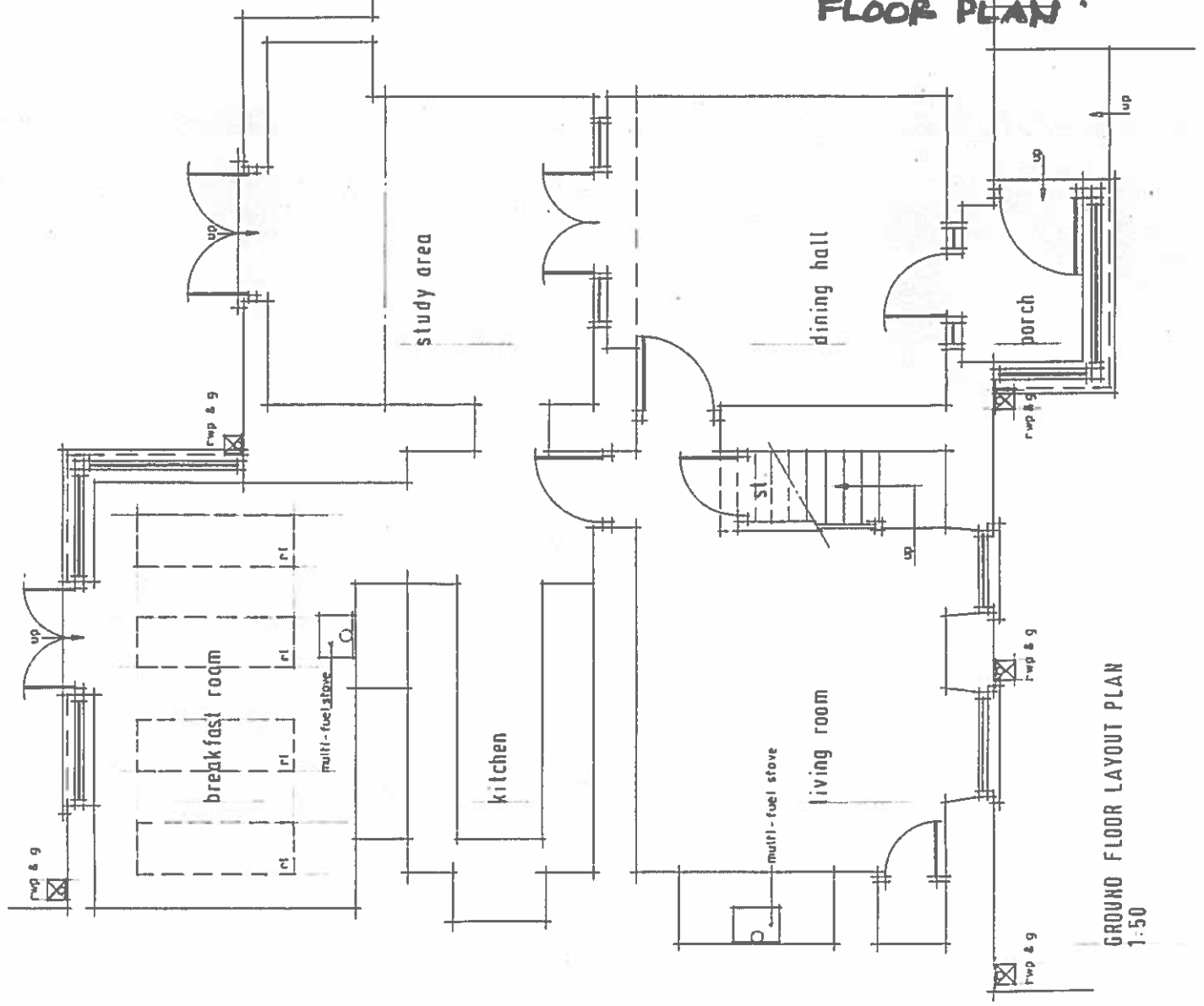
FRONT ELEVATION
1:100



REAR ELEVATION
1:100

RECEIVED
20 AUG 2014
CALEDONIAN SERVICES

EXISTING GROUND FLOOR PLAN



GROUND FLOOR LAYOUT PLAN
1:50

11/11/2023, 11:11:11 AM

David Roberts

WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER(S): Cllr Martyn Holland

APPLICATION NO: 15/2014/0969/ PF

PROPOSAL: Conversion of existing terraced house to form two separate one bedroom terraced houses and associated works

LOCATION: Llys Armon Llanarmon Yn Ial Mold

APPLICANT: Mrs Patti Colquhoun

CONSTRAINTS: Conservation Area
AONB

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 – Community Council objection

CONSULTATION RESPONSES:

LLANARMON YN IAL COMMUNITY COUNCIL

“This would cause parking issues in the centre of the village as there is no place for parking now. So increased houses will increase the shortage of parking issues.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Head of Highways and Infrastructure
Highways Officer

No objection. Maximum parking standards are the same for 2no. 1 bed units as 1no. 3 bed unit.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 14/10/2014

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 proposal is for the subdivision of an existing 3 bedroom terraced dwelling to 2no. 1 bedroom dwellings.

1.1.2 Some minor external physical alterations are proposed as part to assist with the facilitation of the subdivision. These include alterations to fenestration and doors.

1.2 Description of site and surroundings

1.2.1 The existing property is a terraced property located in the centre of the village of Llanarmon Yn Ial.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of the village of Llanarmon Yn Ial, The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and the Llanarmon Yn Ial Conservation Area.

1.4 Relevant planning history

1.4.1 None.

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 None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy VOE 1 – Key Areas of Importance

Policy VOE 2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy BSC11 – Recreation and open space

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

Residential Space Standards

Parking Requirement in New Developments

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

4. MAIN PLANNING CONSIDERATIONS:

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

4.1.5 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 1 - Sustainable development and good standard design steers development towards sites within development boundaries.

The site lies within the development boundary as defined by the Local Development Plan.

Having regard to the above it is considered that the proposals are 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. 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. Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

It is considered that the proposed alterations would have a minimal visual impact in relation to the building itself and the locality. It is therefore considered that the proposals would comply with the requirements of the policies listed above, and would have an acceptable impact on visual amenity.

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 the minimum floor space required for 3 bed units should be 80 m², 2 bed units it should be 65m² and for 1 bed units it should be 50m². SPG 7 also states that a minimum of 50 m² of external amenity space should be provided for flats with an additional 10 m² for each additional unit. Local Development.

The proposed development would comply with the space standards as set out in SPG 7.

As the development meets the required standards set out in SPG 7 it is considered that the proposed development would provide an acceptable level of amenity for proposed occupiers. Having regard to the policy considerations outlined above and to the character of uses in the locality and the nature of the existing use, it is not considered that the proposed development would have an unacceptable impact on the amenity standards of local residents, by way of unreasonable noise and disturbance. In respecting the concerns expressed, the property has been used previously as a residential home and offices, with associated levels of activity.

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 is for the subdivision of 1no. 3 bedroom unit to 2no. 1 bedroom units.

Having regard to the net loss of bedrooms associated with the development it is not considered reasonable in this instance to require a contribution to the provision of recreation and open space.

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 3 car spaces for 3 bed units, 2 car spaces per 2 bed units and 1.5 spaces per 1 bed unit. 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 advises that the proposals do not meet the maximum standards but raises no objection as the maximum parking standards for 2no. 1 bedroom units is 3 spaces and the maximum parking standards for 1no. 3 bedroom unit is also 3 spaces. The Community Council have raised concerns over the impact of the proposed development on parking in the village centre.

The concerns of the Community Council are duly noted, however as there is no change in the parking standards requirements associated with the proposed development, it is not considered that the proposals would be unacceptable in relation to the impact on the local highway network.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposed units of accommodation meet adopted space standards and although maximum parking standards are not met it is considered that this is acceptable having regard to the existing situation. The proposals are therefore 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.

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.

NOTES TO APPLICANT:

None