

Heading:

REFERENCE NO. 01/2013/1599/PF & 01/2013/1601/LB
27-29 HIGH STREET
DENBIGH

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Application Site

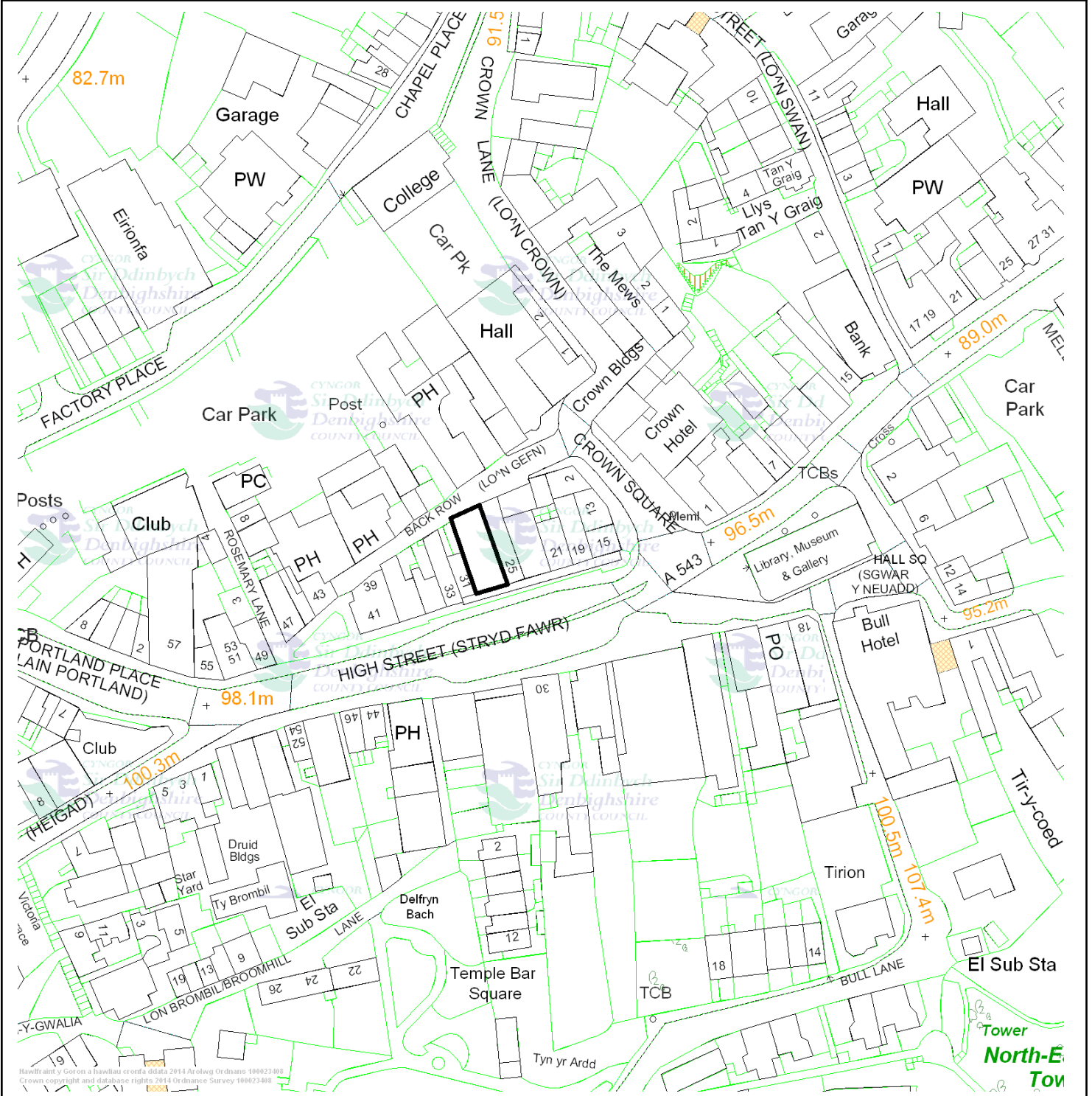


Date 26/11/2014

Scale 1/1250

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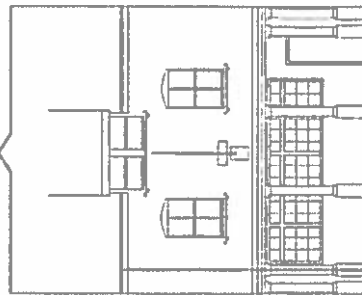
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



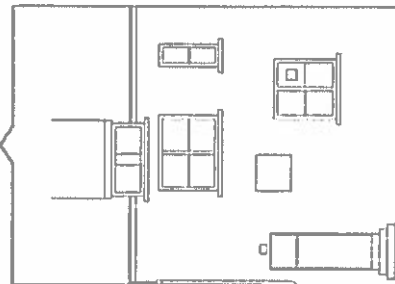
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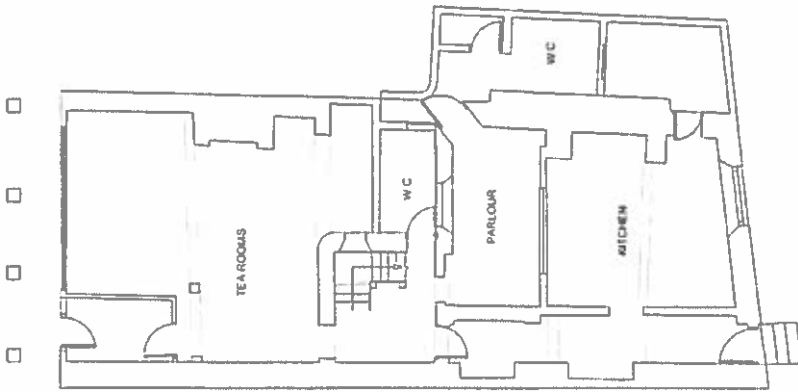
PLANS AS EXISTING



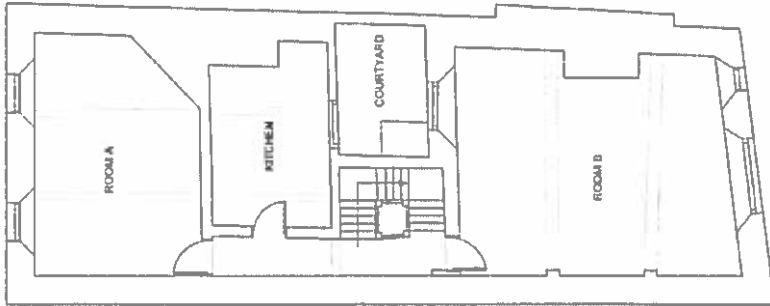
FRONT ELEVATION



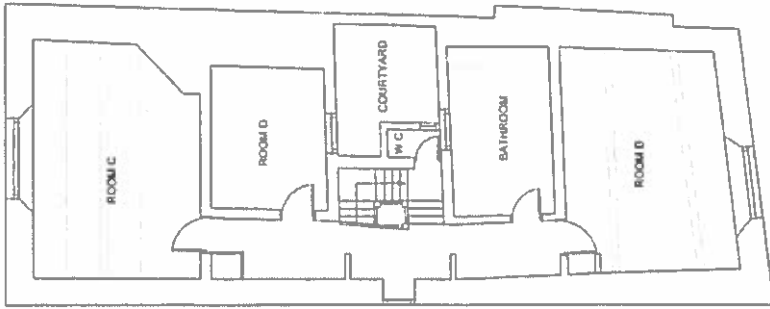
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Project
DENBIGH HIGH STREET

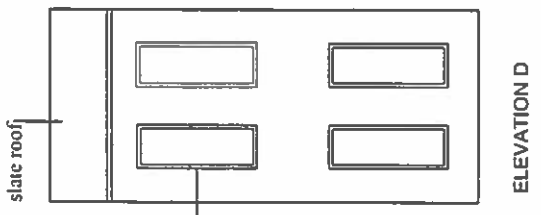
Drawing
SURVEY DRAWINGS

Job Number 411	Drawing Number 01	Revision
Scale 1:100-BA3	Date 03/12/2013	Drawn FN

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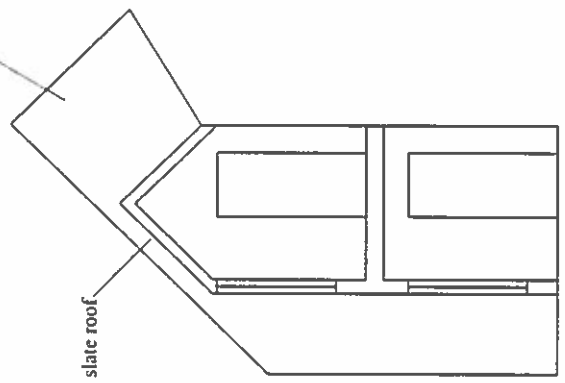
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PROPOSED ELEVATIONS



ELEVATION D

PAINTED BRICKWORK

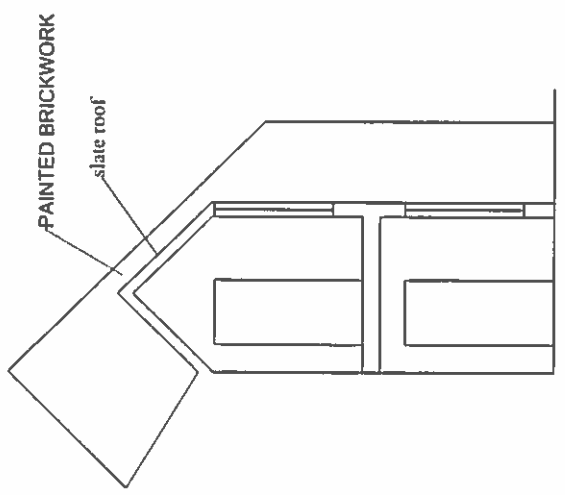


ELEVATION C

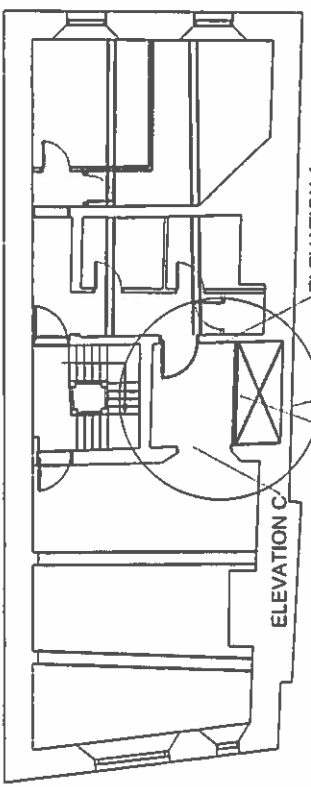
PAINTED BRICKWORK



ELEVATION B



ELEVATION A



REFERENCE PLAN (Scale: NTS)

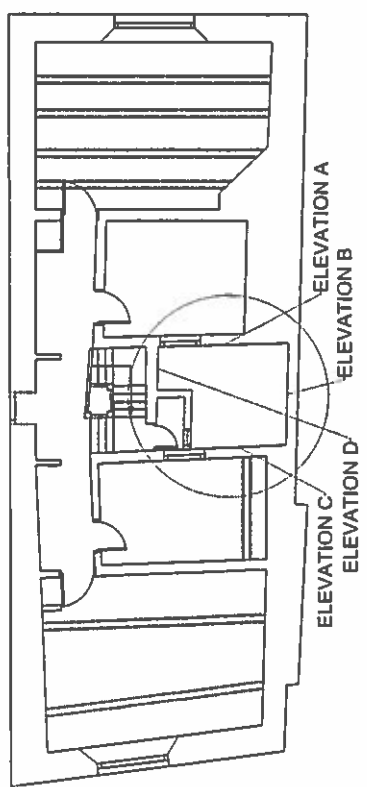
Scale: 1:100 @ A4	Date: 24/07/2016	Drawn By: FM	Project Status: Planning
411	004	Project: ATRIUM ELEVATIONS	
Client: MHC LIMITED			
Project: THE FORUM, DENBIGH			

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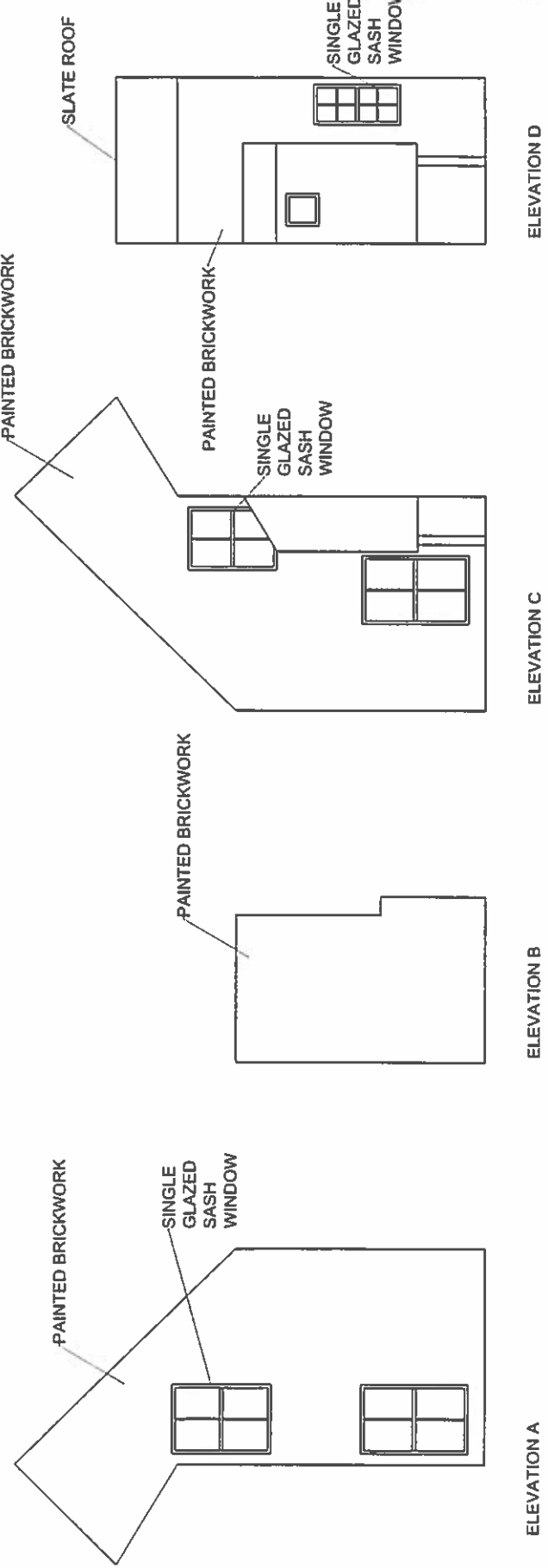
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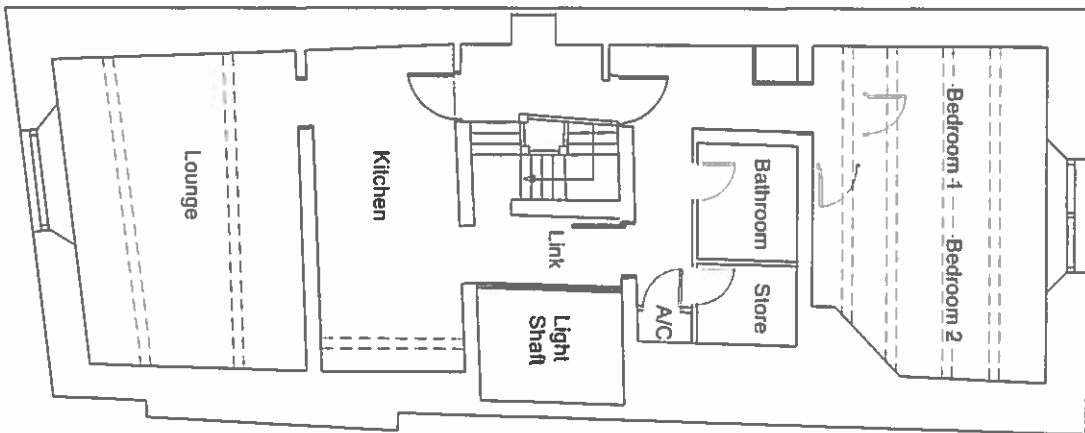
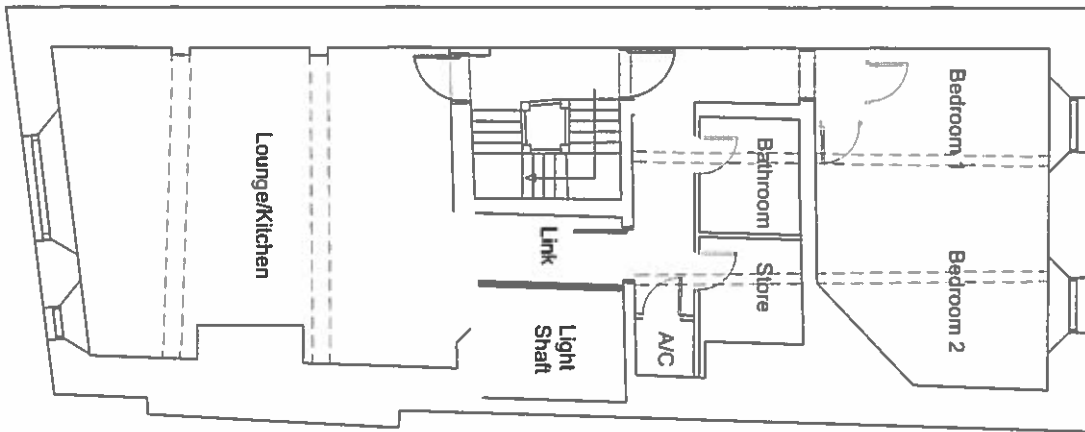
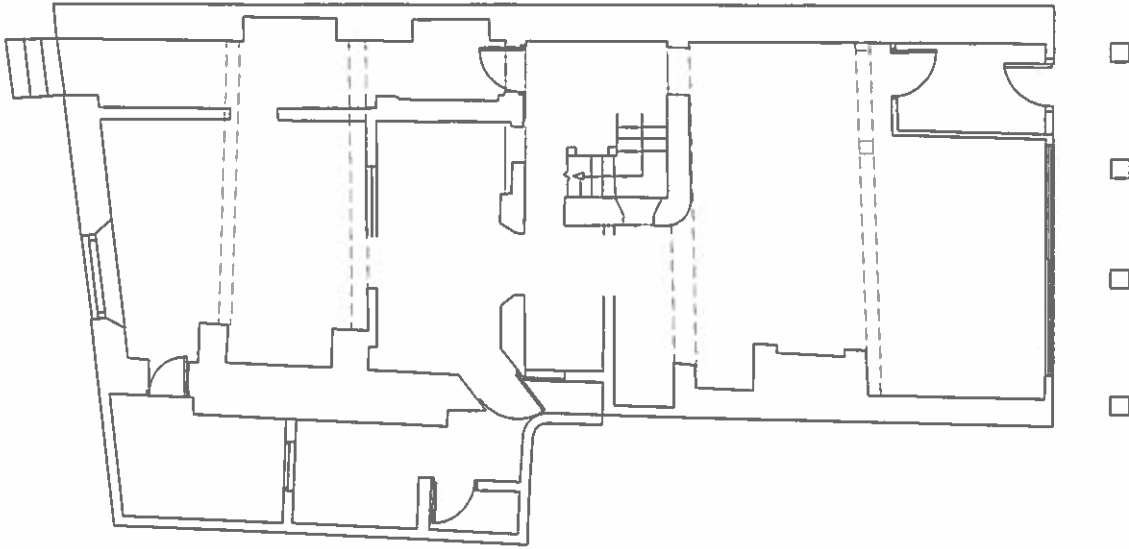
EXISTING ELEVATIONS



REFERENCE PLAN (Scale: NTS)



FLOOR PLANS



Job Reference: 411	Drawing Reference: 006	Revised:
Scale: 1:100@a3	Issue Date: 01/08/2014	Drawn By: FH
Project Status: Planning		

Drawing:
FLOOR PLANS FOR PLANNING

Project:
THE FORUM, HIGH STREET, DENBIGH

Client:
MHC LIMITED

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11 • Old Barn
59 Mount Cole Road
Waltham Chase BLD

WARD: Denbigh Central

WARD MEMBER(S): Cllr Gwyneth Kensler

APPLICATION NO: 01/2013/1599/ PF

PROPOSAL: Conversion of first and second floors to form 2 no. self-contained flats

LOCATION: The Forum 27-29 High Street Denbigh

APPLICANT: Mr John Felton The Old Palace (Chester) Ltd.

CONSTRAINTS: Article 4 Direction
Town Heritage Area
Listed Building
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:

DENBIGH TOWN COUNCIL

"I am instructed to inform you that the council would wish to object to the application.

The objection is based on concerns on the viability of use of the ground floor area for café/restaurant/commercial use following conversion of the first and second floors to self-contained flats.

I would be grateful if you would bring the above objection to the notice of the planning committee."

CLWYD POWYS ARCHAEOLOGICAL TRUST

Suggest photographic survey prior to works being undertaken

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

Highways Officer

No objection

Conservation Architect

No objection following submission of amended scheme and submission of additional justification of alterations.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 04/03/2014

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- protracted negotiations resulting in amended plans

- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the conversion of the upper floors of an existing property to form 2 self-contained flats.
- 1.1.2 A 4m x 2.5m infill two storey extension is proposed to provide a link corridor for both flats.
- 1.1.3 Both units would be 2 bedroom flats. Both flats would have approximately 95m² of internal floorspace.
- 1.1.4 Various internal alterations are proposed to facilitate the conversions including blocking up of existing openings, forming new door openings and hanging new doors within existing openings.

1.2 Description of site and surroundings

- 1.2.1 The application property is a three storey building located on the High Street of Denbigh. The ground floor has most recently been used as a tearoom and is currently vacant.
- 1.2.2 The second floor of the flat has previously been used as a residential flat.

1.3 Relevant planning constraints/considerations

- 1.3.1 The application property is a grade II listed building.
- 1.3.2 The site is located within the town centre and development boundary of Denbigh as defined in the Local Development Plan.
- 1.3.3 The site is within the Denbigh Conservation Area.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 The scheme has been altered from 4no. self contained flats to 2no. self contained flats.
- 1.5.2 The link corridor was added to the proposals to facilitate the change from 4 units to 2 units.
- 1.5.3 Additional justification for physical alterations has been submitted following discussions with the conservation officer.

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 BSC7 – Houses in multiple occupation and self contained flats

Policy BSC11 – Recreation and open space

Policy PSE8 – Development within town centres

Policy VOE1 – Key areas of importance
Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance
SPG7 – Residential Space Standards

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, July 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)
- 4.1.6 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 Town Council have raised concerns over the impact of the proposals on the viability of the commercial use of the ground floor.

The concerns of the Town Council are duly noted; however it is not considered that the potential impact on the commercial use of the ground floor would be a sufficient reason to resist the proposals. The proposals are therefore not considered to be unacceptable 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 and the detailing of the scheme, 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 65m² will be the minimum required floor space for 2 bed residential units.

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.

Both of the proposed flats exceed the internal floor space standards set out in SPG 7.

Having regard to the nature of development in the area and the policy issues above it is considered that the proposed flats would be acceptable in relation to the residential amenity of future occupiers, and would not give rise to an over intensification of such development.

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 would lead to the net gain of 1 residential unit.

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 can be provided.

4.2.6 Other Matters

The detailed impact of the proposals on the character and appearance of the listed building are subject of a separate application for listed building consent (01/2013/1601/LB).

5. SUMMARY AND CONCLUSIONS:

It is considered that the proposals would be acceptable in relation to the relevant policy tests and 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.
2. None of the flats hereby approved shall be occupied until the written approval of the Local Planning Authority has been obtained to the arrangements for compliance with the Council's policies and Supplementary Planning Guidance in relation to the provision of Open Space

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.

NOTES TO APPLICANT:

None