

Heading:

REFERENCE NO. 45/2014/0875/PF

56 ST MARGARET'S DRIVE

RHYL

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

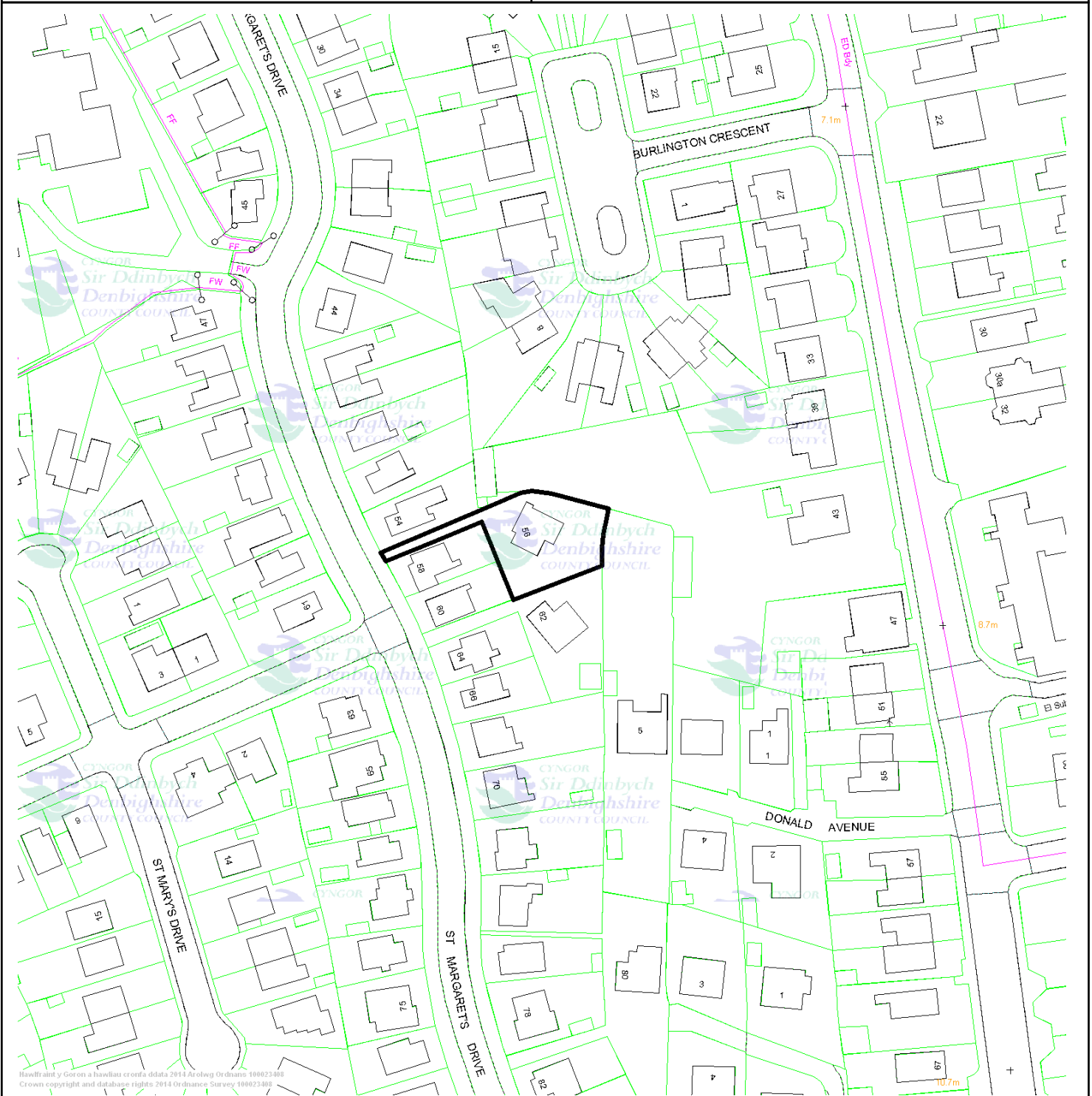


Date 26/11/2014

Scale 1/1250

Centre = 301895 E 380543 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.

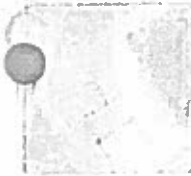


Hawffraint y Goron a hawlfau croeso ddata 2014 Arrolwg Ordnance 100023408  
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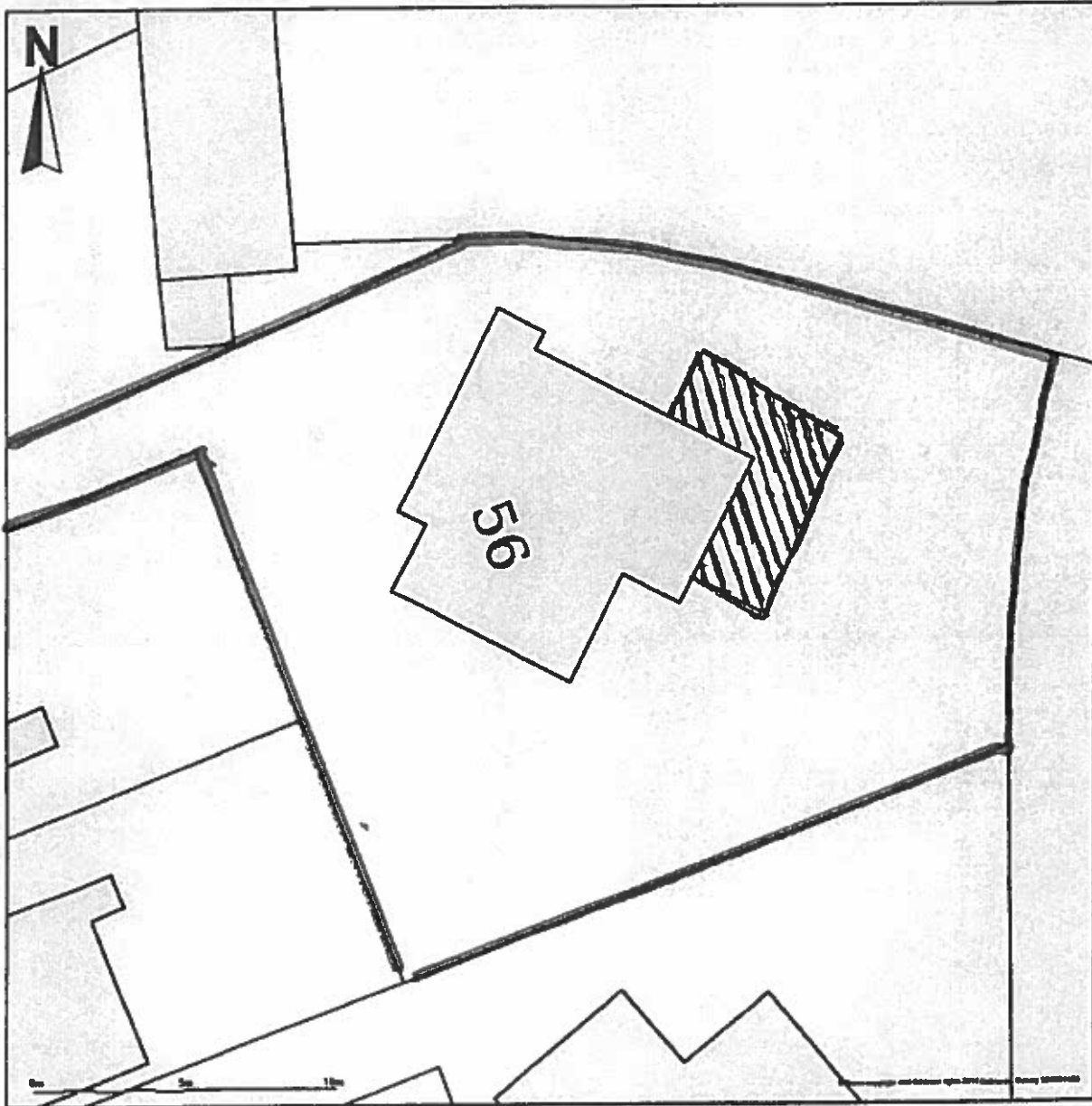


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**56 St. Margarets Drive, Rhyl, LL18 2HU**



Map shows area bounded by: 301875.0,380529.0,301911.0,380565.0 (at a scale of 1:200) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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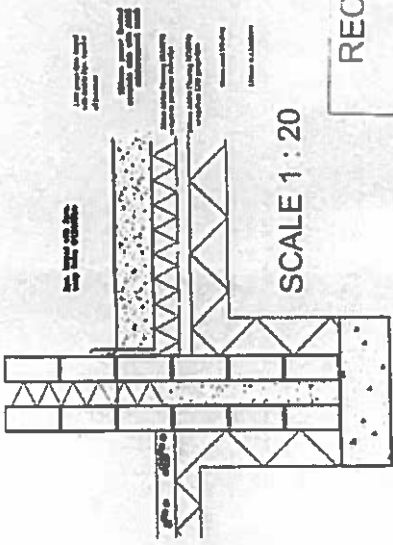


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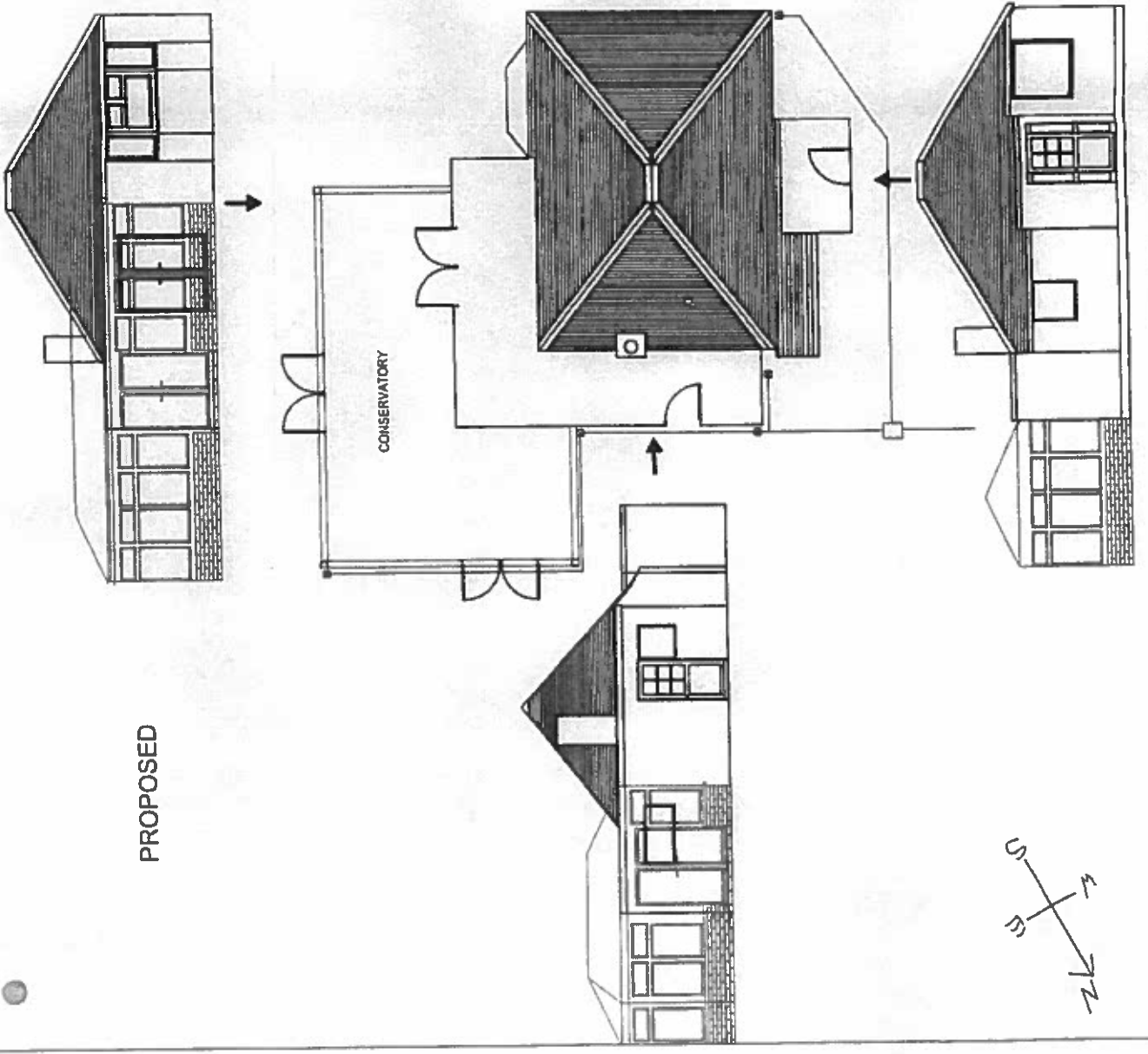
**AS PROPOSED**

45/2014/0875

Title / The PROPOSED  
 56 ST. MARGARETS DRIVE  
 (Landscape) Drawn By  
 MIKE JONES  
 Date / Date  
 SEPT 2014  
 Sheets / Scale  
 1 : 100



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45/2014/0875/PF

AS EXISTING

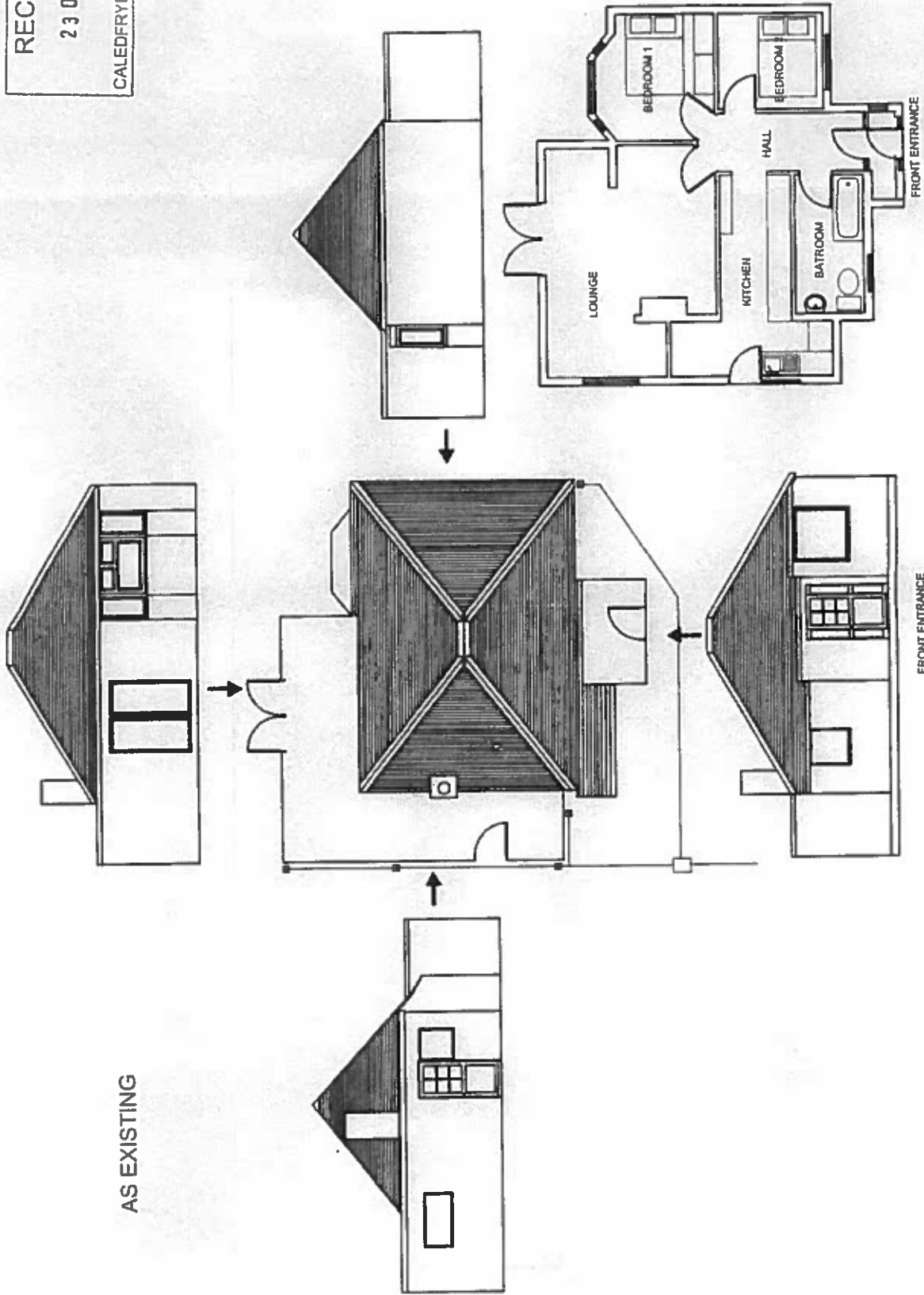
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23 OCT 2014

CALEDFRYN RECEPTION

1 of 1 The AS EXISTING  
56 St. MARGARETS DRIVE  
REYD  
Drawn and Checked by  
MIKE JONES  
Date: SEPT 2014  
Drawing / Scale: 1 : 100







**WARD :** Rhyl South

**WARD MEMBER(S):** Cllr Jeanette Chamberlain-Jones  
Cllr Cheryl Williams

**APPLICATION NO:** 45/2014/0875/ PF

**PROPOSAL:** Erection of conservatory to side of dwelling

**LOCATION:** 56 St Margarets Drive Rhyl

**APPLICANT:** Mrs.Amy Lyons

**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 / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL

“Objection on the grounds that if permitted the development would represent over intensification of the site contrary to Policy RD 3 of the adopted Local Development Plan”.

**RESPONSE TO PUBLICITY:**

None at time of writing report

**EXPIRY DATE OF APPLICATION: 17/12/2014**

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 Planning permission is sought for the erection of a conservatory extension at 56 St Margarets Drive in Rhyl. The application comprises of a conservatory proposed to the rear side of the property, to be wrapped around the existing living room.

1.1.2 The proposed conservatory comprises a dwarf brick wall with a UPVC frame with pitched roof. The footprint of the proposed conservatory would be approx. 38square metres with a maximum height of 3.4m.

1.1.3 The proposals are illustrated on the plans at the front of the report.

1.2 Description of site and surroundings

1.2.1 No. 56 St Margaret’s Drive is a detached residential bungalow located in a residential area of Rhyl.

1.2.2 The site is located within an area dominated by single storey development. The application site, along with no 62 St Margarets Drive, is set back behind the main road of St Margarets Drive behind other bungalows, with its access located in between no. 54 and 58.

1.2.3 The property occupies a relatively large plot. The existing property has a floor area of approx.65sq m within a plot size of approx. 480sqm (excluding the access road).

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Rhyl.

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 4<sup>th</sup> June 2013)  
**Policy RD1** – Sustainable development and good standard design  
**Policy RD3** – Extensions and alterations to existing dwellings

3.1 Supplementary Planning Guidance  
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 7

3.3 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, 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

4.2 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.

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 a conservatory extension to the rear side of the dwelling which would project out 3.1m metres from the side and 3.1m from the rear, wrapping around the corner of the property to add approximately 38 sq metres of floorspace to the property. The existing dwelling has a footprint of approx. 65 sq metres. The ridgeline of the proposed conservatory would be set down from the main ridge height of the dwelling by 1.5m metres.

The proposed extension is located to the rear side of the property and would not be visible from most public viewpoints given the secluded location of the property set back from the main road. In Officers opinion the conservatory extension would be subordinate to the original dwelling and the scale and massing takes into account the design and form 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.

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.

Concerns have been raised by the Town Council that the proposal represents over intensification of the site. At the time of writing this report, no representations had been received from local residents raising any amenity concerns.

The proposed conservatory would add approx. 38 sq m of floor space to a dwelling with a floorspace of 65sq m, making a total of 103 sqm. The proposal would result in built development of 103 sq m within a plot of 480 sqm which equates to just over

20% of the plot being occupied by buildings and over 370 sq metres of amenity space remaining if the conservatory extension was permitted.

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 boundaries and siting of other properties and to the design of the conservatory in relation to neighbouring properties it is not considered that the proposal would result in a loss of light or privacy for adjacent occupiers. 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 proposal is considered acceptable with no adverse impact on visual or residential amenity.

**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 for the condition is:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

## **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.