

Heading:

REFERENCE NO. 03/2014/1067/PO

ADENHURST

ABBEY ROAD, LLANGOLLEN

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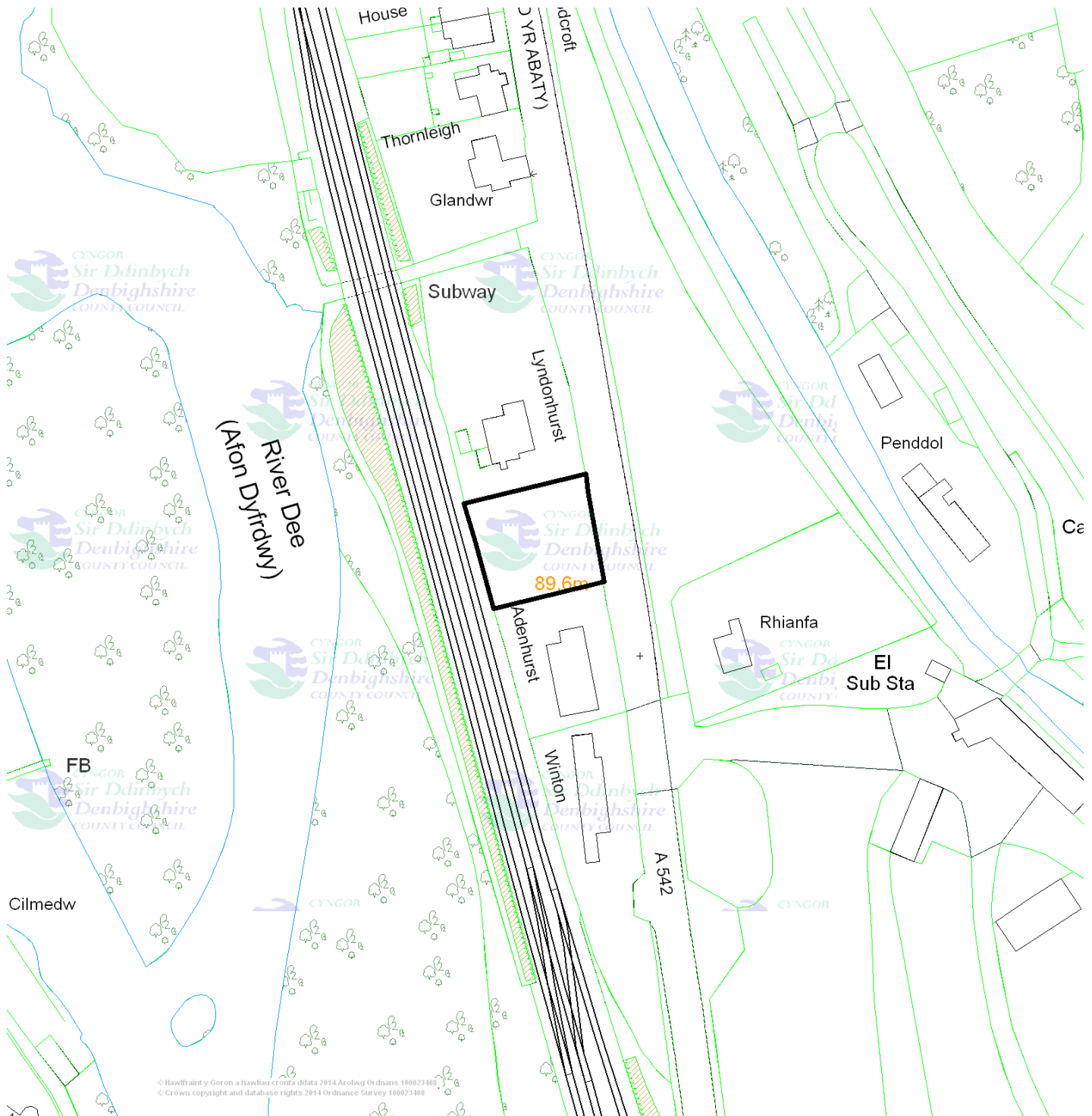


Date 5/1/2015

Scale 1/1250

Centre = 320978 E 342661 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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# SITE PLAN

Rev	Date	Detail	Planning Amends	S.M.E.	Initial
A	11/14				

**Project:**  
Proposed dwelling adj to:  
Adenhurst,  
Abbey Road,  
Llangollen, LL20 8SS

**Title:** Scale: (A3)  
Planning: Site 1:500 &  
& Location Plan 1:1250

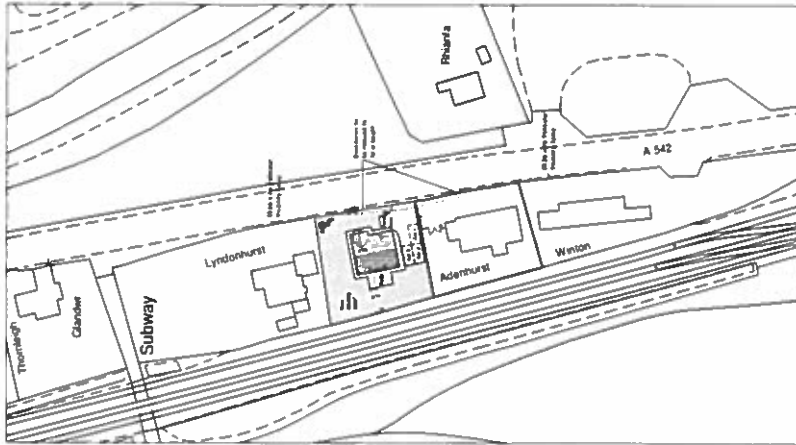
**Drawn By:** S M Eltham  
**Date:** Sep 2014

**Drawing No:** P076/002  
**Sheet:** 1 of 1

**blueprint**  
architectural services

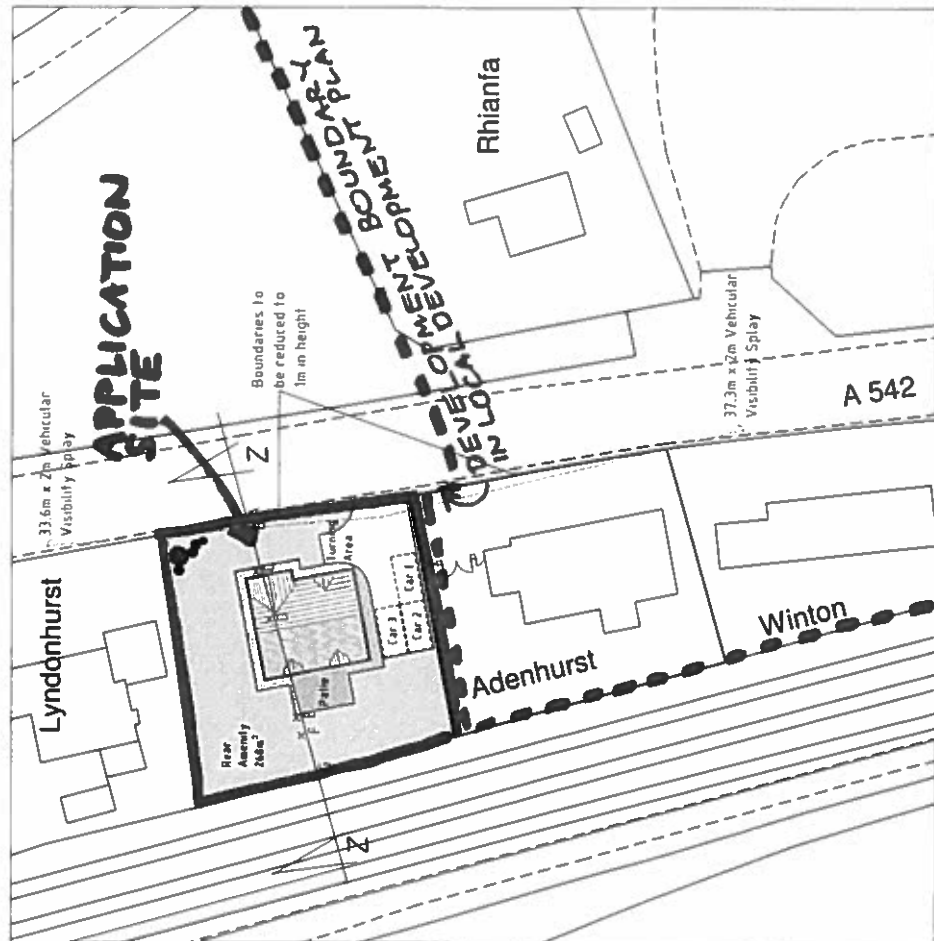
Redwither Business Centre,  
Redwither Business Park,  
Wrexham, LL13 9XR  
Tel: 01978 356500  
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**LABC**  
partner



Location Plan 1:1250

Position	Reduced Level
A	10.000
B	10.017
C	9.385
D (FFL)	9.464
E	9.153
F	8.296
G	7.185



Site Plan 1:500



**WARD :** Llangollen

**WARD MEMBER(S):** Cllr Stuart Davies  
Cllr Rhys Hughes

**APPLICATION NO:** 03/2014/1067/ PO

**PROPOSAL:** Development of 0.06ha of land by the erection of a dwelling  
(outline application – inc. access)

**LOCATION:** Land at (Part garden of) Adenhurst Abbey Road Llangollen

**APPLICANT:** Mrs Pearce

**CONSTRAINTS:** World Heritage Site Buffer  
AONB

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

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

- Referral by Head of Planning / Development Control Manager

**CONSULTATION RESPONSES:**

LLANGOLLEN TOWN COUNCIL – “no objections”

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE – “The JAC notes the revised plans and reaffirms its previous comments that, although just outside the LDP Development Boundary for Llangollen, this site is clearly an infill plot within a well-established continuously developed frontage. In this context, the JAC has no objection to the development in principle. To maintain the rural character of the locality the JAC would emphasise the need to retain the frontage hedgerow and any significant trees on the site.”

NATURAL RESOURCES WALES- no objections

DWR CYMRU / WELSH WATER – no objections

CADW (World Heritage Site) – no objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
Head of Highways and Infrastructure - Highways Officer: no objections

Conservation Architect – no objections

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 11/11/14**

**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
- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 Outline planning permission is sought for the development of a dwelling on part of the substantial garden area of Adenhurst, a detached bungalow on the west side of Abbey Road, in Llangollen. Details of access are included for consideration, but all other matters are reserved.
- 1.1.2 The proposal involves the use of part of the substantial garden area to create the plot, and the creation of a new access. These details are shown on the plans at the front of the report.
- 1.1.3 The indicative site layout plan suggests the proposed dwelling could have a footprint of some 90 square metres, with garden area in excess of 200 square metres, and parking for 3 vehicles.

#### 1.2 Description of site and surroundings

- 1.2.1 Adenhurst is a large detached dwelling in a substantial plot lying between Abbey Road (the A542) and Llangollen Railway, opposite the entrance to the Eisteddfod grounds entrance.
- 1.2.2 The plot forms part of the side garden of the dwelling and lies between Adenhurst and a string of dwellings running north out of the town on the west side of Abbey Road. This relationship can best be appreciated by looking at the location plan at the front of the report.
- 1.2.3 The site boundaries are formed by long established hedgerows.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The development boundary of Llangollen in the Local Development Plan is located 10 metres to the south of the application site (see the plan at the front of the report), so it is outside that boundary.
- 1.3.2 As is the case with most land in this area, the site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, the Buffer Zone of the Pontcysyllte Aqueduct and Llangollen Canal World heritage Site, a Special Area of Conservation, and a Site of Special Scientific Interest (the latter two being as a result of the proximity of the River Dee).

#### 1.4 Relevant planning history

- 1.4.1 None.

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

- 1.5.1 Initially the application was submitted as an outline application with all matters reserved. Following discussions with Officers, the application has been amended to include access.

#### 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 BSC1** – Growth Strategy for Denbighshire

**Policy BSC4** – Affordable Housing

**Policy BSC6** – Local connections affordable housing in hamlets

**Policy BSC8** – Rural exception sites

**Policy BSC9** – Local connections affordable housing within small groups or clusters

**Policy BSC11** – Recreation and open space

**Policy VOE2** – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

**Policy VOE3** – Pontcysyllte Aqueduct and Canal World Heritage Site

**Policy ASA3** – Parking standards

#### 3.1 Government Policy / Guidance

Planning Policy Wales Edition 7

### 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 and residential amenity

4.1.3 Drainage (including flooding)

4.1.4 Highways (including access and parking)

4.1.5 Affordable Housing

4.1.6 Open Space

4.1.7 Area of Outstanding Natural Beauty/World Heritage Site

4.2 In relation to the main planning considerations:

4.2.1 Principle

The location of the site outside the current development boundary and the planning history set an interesting context for consideration of the acceptability of the principle of this proposal.

The development of this plot throws up a curious void in the current range of current policy and guidance. This is as a consequence of the delineation of the development boundary approximately 10 metres to the south of the site, excluding the plot and a long string of residential development running north along Abbey Road, which are in all other respects part of Llangollen town.

There are no policies in the Local Development Plan which apply directly to the development of what Officers would describe as a clear 'infill' plot within the built up area of a town. Infill would involve filling a small gap in a continuously developed

frontage of residential development, and it is suggested that this is the case at Adenhurst, as will be apparent from the location plan at the front of the report:

- BSC4 sets a requirement for affordable housing provision on developments of 3 or more residential units. The development is for a single dwelling.
- BSC6 relates to local connections affordable housing in hamlets. The site is physically part of Llangollen town and is not a hamlet.
- BSC8 relates to Rural Exception Sites and to affordable housing only developments on the fringes of settlements other than Bodelwyddan and designated 'lower growth' towns such as Llangollen, hence does not apply to the application site
- BSC9 relates to Local Connections Affordable Housing within small groups or clusters in countryside locations. Officers would not consider the site is in the countryside and does not fall for consideration under this policy.

Planning Policy Wales 7, 2014 provides general guidance on the principles of housing development, and in 9.3 suggests sensitive infilling of small gaps within small groups of houses may be acceptable, dependent on the character of the surroundings. This reflects a long established national approach to the acceptability of infill development.

Having due regard to the above, Officers opinion is that the development should be regarded as acceptable in principle as it considered not unreasonable to regard the proposal as a simple infill covered by Planning Policy Wales.

#### 4.2.2 Visual and residential amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to 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 impact of a development on visual and residential amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

In the absence of detailed plans a full assessment cannot be made on the impact on the amenity of adjacent occupiers, however on the basis of the indicative layout and site plan, it is considered that a dwelling could be accommodated on the site without significant harm to residential amenity given the separation distances which are possible. Whilst the size of the footprint is to be considered at the reserved matters stage, it is clear from the indicative plans which suggest a building footprint measuring 9metres by 10 metres, parking and turning for three vehicles and a garden area of approximately 260sqm, that a dwelling could be accommodated without resulting in an overdevelopment of the site.

In respect of the above, it is considered that the proposal to develop the site by way of one dwelling is unlikely to have a detrimental impact upon the amenity of the area and the proposal complies with relevant development control principles.

#### 4.2.3 Drainage (including flooding)

Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

There are no flooding issues raised by Natural Resources Wales. Dwr Cymru Welsh Water requires separate foul and surface water systems.

It is considered that the Dwr Cymru requirements can be met through a suitably worded planning condition.



4.2.4 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.

The Highways Officer has no objections subject to completion of the access arrangements including the parking and turning spaces in conjunction with the development.

Subject to the addition of the condition suggested by the Highways Officer, it is considered the access arrangements in connection with the development are acceptable.

4.2.5 Affordable Housing

Section 4.2.1 of the report outlines Officers' interpretation of the planning policy situation relating to the development on the plot, and suggests there is no basis for an affordable housing requirement given the background.

4.2.6 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 a single dwelling. Within close proximity to the site is an area designated as public open/recreation space.

It is considered that in this instance the provision of a commuted sum is preferable to the option of on site provision, given that the proposal is for a single dwelling. It is therefore considered that the proposal is in accordance with Policy BSC 3 and Policy BSC 11, subject to a condition to secure the mechanism by which the commuted sum would be secured.

4.2.7 Area of Outstanding Natural Beauty/ World Heritage site

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. Policy VOE3 of the Local Development Plan relates specifically to development which may impact on the Pontcysyllte Aqueduct and Canal World Heritage Site and its Outstanding Universal Value, and in particular the authenticity and integrity of the attributes which justified its designation. It indicates that development which would lead to harm to the attributes will not be permitted, and refers to the setting of the World Heritage Site as a key material consideration. SPG 26 – Pontcysyllte Aqueduct and Canal World Heritage Site provides guidance on the determination of applications that may affect the Site and its setting. Planning Policy Wales (Section 6.5.24) reiterates that the World Heritage Site is a material consideration in the determination of applications, and that impact on the site and its setting should be carefully considered.

There are no AONB or World Heritage Site concerns over the development from the AONB Committee or CADW.

In respect of the above, it is considered that the proposal to develop the site by way of one dwelling is unlikely to have a detrimental impact upon the character of the AONB or World Heritage Site Buffer Zone.

## 5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered to comply with adopted planning policy, and is in support of general development strategies.

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

1. Approval of the details of the building(s), landscaping, scale, layout and appearance of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
5. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.
6. **PRE-COMMENCEMENT CONDITION**  
No development shall be permitted to commence until the mechanism for securing a contribution towards the provision of recreational open space has been agreed in writing by the Local Planning Authority and such contribution has been made.
7. **PRE-COMMENCEMENT CONDITION**  
No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the building(s) is(are) first occupied.

The reason(s) for the condition(s) is(are):-

1. The application is for outline permission with details of means of access only.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. To ensure a satisfactory standard of development, in the interests of visual amenity.
5. To provide for the parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
6. In the interests of providing public open space.
7. To ensure satisfactory drainage of the site and to avoid flooding.

## NOTES TO APPLICANT:

None