

Heading:

REFERENCE NO. 45/2014/1125/PF

20 MARINE DRIVE

RHYL

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Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
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Tel: 01824 706800 Fax: 01824 706709



Application Site



Date 5/1/2015

Scale 1/1250

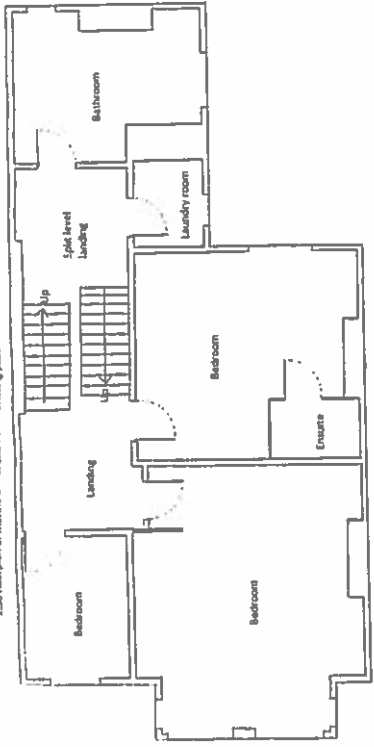
Centre = 301773 E 382259 N

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.



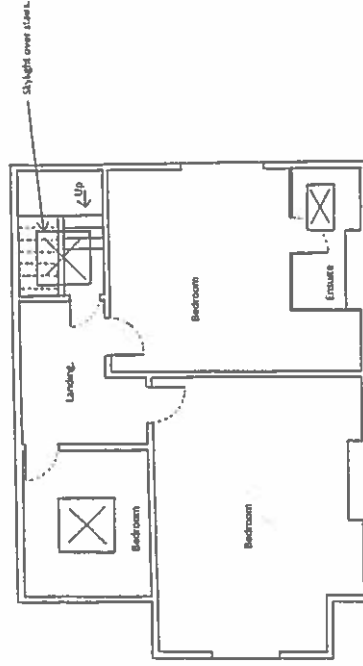
EXISTING FLOOR PLANS

1.50 floor plan of Marine Drive, 2nd floor. Existing plan.



Distance in metres.

1.50 floor plan of Marine Drive, 3rd floor. Existing plan.



Distance in metres.

Velux window.

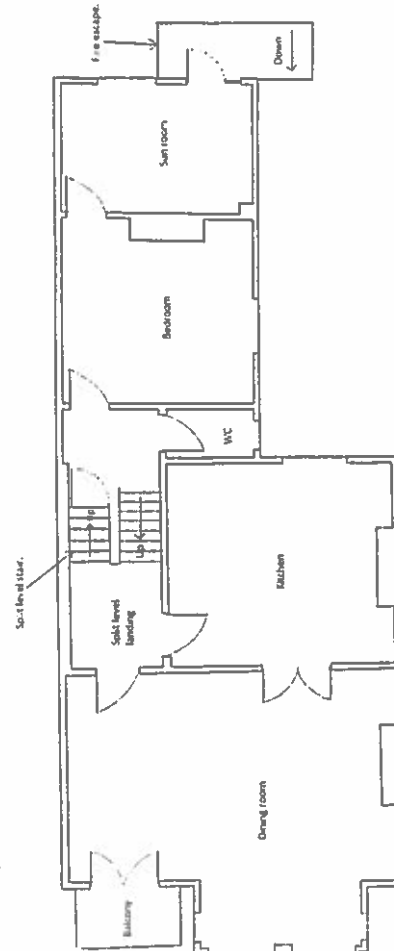


1.50 scale floor plan of 20 Marine Drive, Ground floor. Existing plan.



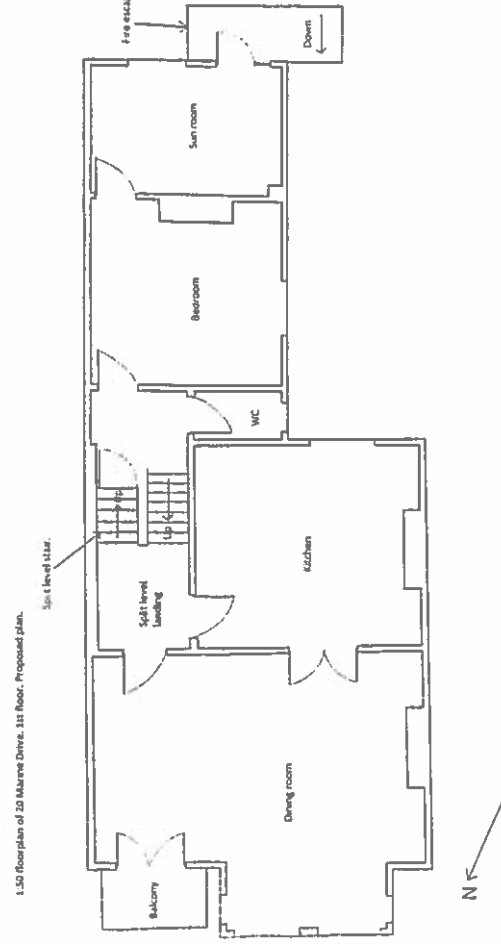
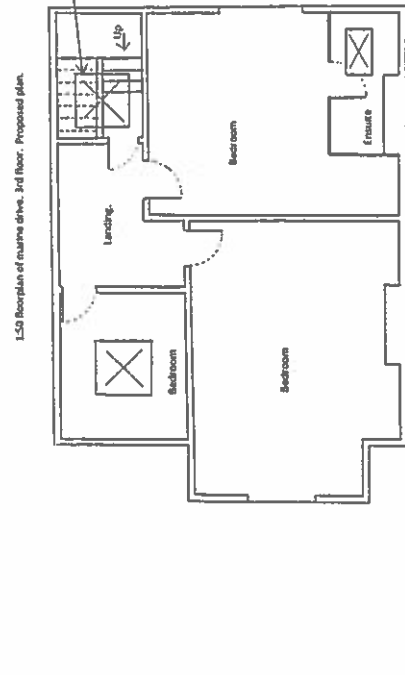
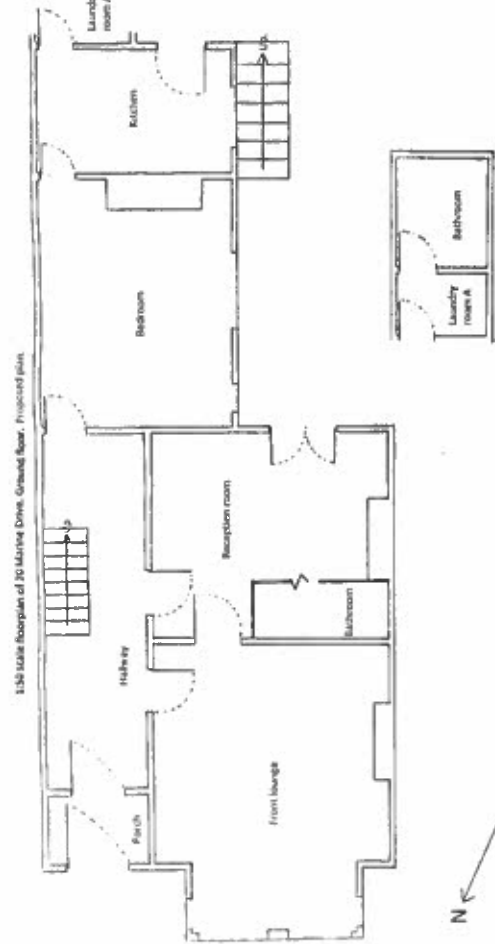
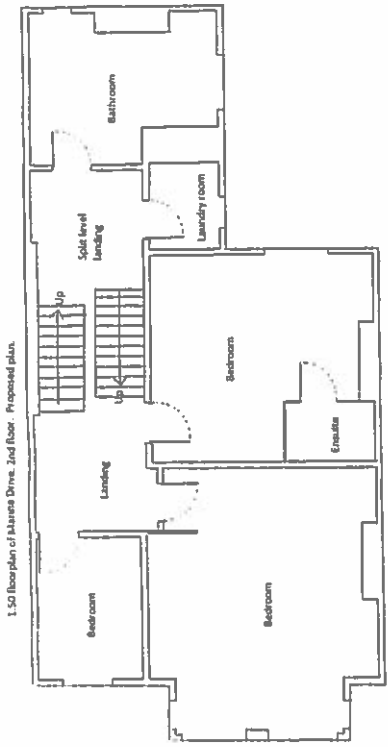
Distance in metres.

1.50 floor plan of 20 Marine Drive, 1st floor. Existing plan.



Distance in metres.

PROPOSED FLOOR PLANS



Vibru window.



Distance in metres.



Distance in metres.

WARD : Rhyl East

WARD MEMBER(S): Cllr Barry Mellor
Cllr David Simmons

APPLICATION NO: 45/2014/1125/ PF

PROPOSAL: Change of use of dwelling and flat to self-catering holiday let unit

LOCATION: 20 Marine Drive Rhyl

APPLICANT: Mr Adam Wright

CONSTRAINTS: Article 4 Direction

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, The Council consider that the proposed occupation of the property by up to 18 persons would represent over intensification of the property to the detriment of neighbouring households and would create parking issues”.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection subject to conditions.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 06/01/2014

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 application proposes the change of use of 20 Marine Drive to a single self-catering holiday let unit. The existing use of the property is a single dwelling and flat.
- 1.1.2 No alterations are proposed to facilitate the change of use. The site layout and access arrangements would remain as existing.
- 1.1.3 The proposed holiday let would comprise of 8 bedrooms spread over four floors with living accommodation on the ground and first floors. There is an amenity area,

outbuilding and a parking area to the rear, accessed off the lane bounding the rear of the site.

1.2 Description of site and surroundings

1.2.1 The property fronts Marine Drive in Rhyl, and is opposite Marine Parade on the eastern end of the Promenade.

1.2.2 It is a four storey brick building, in a terrace of similar Victorian properties. It is understood the original use of the property was a hotel.

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 An additional plan was provided to show on-site parking on the request of the Highways Officer.

1.6 Other relevant background information

1.6.1 Referring to the nature or the use in the DAS, the Applicant states that the property is proposed to be operated as a 'high quality' holiday let which can be rented to groups of up to 18 people.

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 ASA3 – Parking standards

3.1 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 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria. These are explored under the relevant headings below.

The application proposes the reuse of a single dwelling and flat, to a holiday let, which is considered acceptable in principle as a use under policy RD1. The detailed impacts are set out below.

4.2.2 Visual amenity

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.

No physical alterations are proposed to the external appearance of the building, and no internal alterations to alter the layout are involved.

As no physical changes are proposed to the building, it is considered that there is no conflict with planning policy in terms of respecting the visual amenity of the area.

4.2.3 Residential amenity

Policy RD 1 contains general considerations to be given to the impacts of development. Among these considerations is the impact on the residential amenity of the area. There is a general requirement for development proposals to not result in a loss of amenity for neighbouring dwellings by virtue of overlooking, increased activity, and disturbance. Adequate standards of amenity for the proposed development itself should also be provided.

The proposal would involve the conversion of a dwelling and flat to a single holiday let. There would be no increase in the number of bedrooms, as there are 8 between the existing dwelling and flat and there would be 8 bedrooms in the holiday let. The window arrangements and external space would remain as existing. There are a mix of uses in the area including single and flat type residential uses, B&B's and nurseries. The Town Council have raised concerns over impact of the use on adjoining occupiers and potential for over intensification.

Owing to the existing use of the property and the nature of development in the area it is considered that the proposal would not impact significantly on the amenity of adjacent occupiers. Adequate space is provided within the proposed dwelling and the level of amenity space more than meets policy requirements. It is therefore suggested there would be no significant residential amenity conflicts.

4.2.4 Highways (including access and parking)

Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. 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).

Plans submitted with the application show there would be 5 parking spaces available for the proposal, one would be within the existing garage. The site is located close to

the town centre and 500 metres to the east of a public carpark and leisure facility. There are pedestrian and bicycle links on the coast side opposite the development. The Highways Officer has no objections to the proposal and there are no concerns in respect of the adequacy of the local highway network. The Town Council have objected on the basis that the use could result in parking issues.

There would be 8 bedrooms in the holiday let which is the same as the existing flat and dwelling. The Applicant has advised that at capacity the property could be occupied by up to 18 people. There is on site parking and public car parking in the area. As such it is considered that the application would be difficult to resist for this reason alone and raises no significant policy conflict in terms of highways safety or accessibility.

5. SUMMARY AND CONCLUSIONS:

5.1 With respect to the concerns of the Town Council it is the opinion of Officers that the proposal would allow for a re-use of a building which would not be dissimilar to the existing uses, complying with the general considerations of planning policy RD1. The application 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. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To provide for the loading/ unloading, 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

NOTES TO APPLICANT:

None