

Heading:

REFERENCE NO. 45/2015/0316

23 LYNTON WALK

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

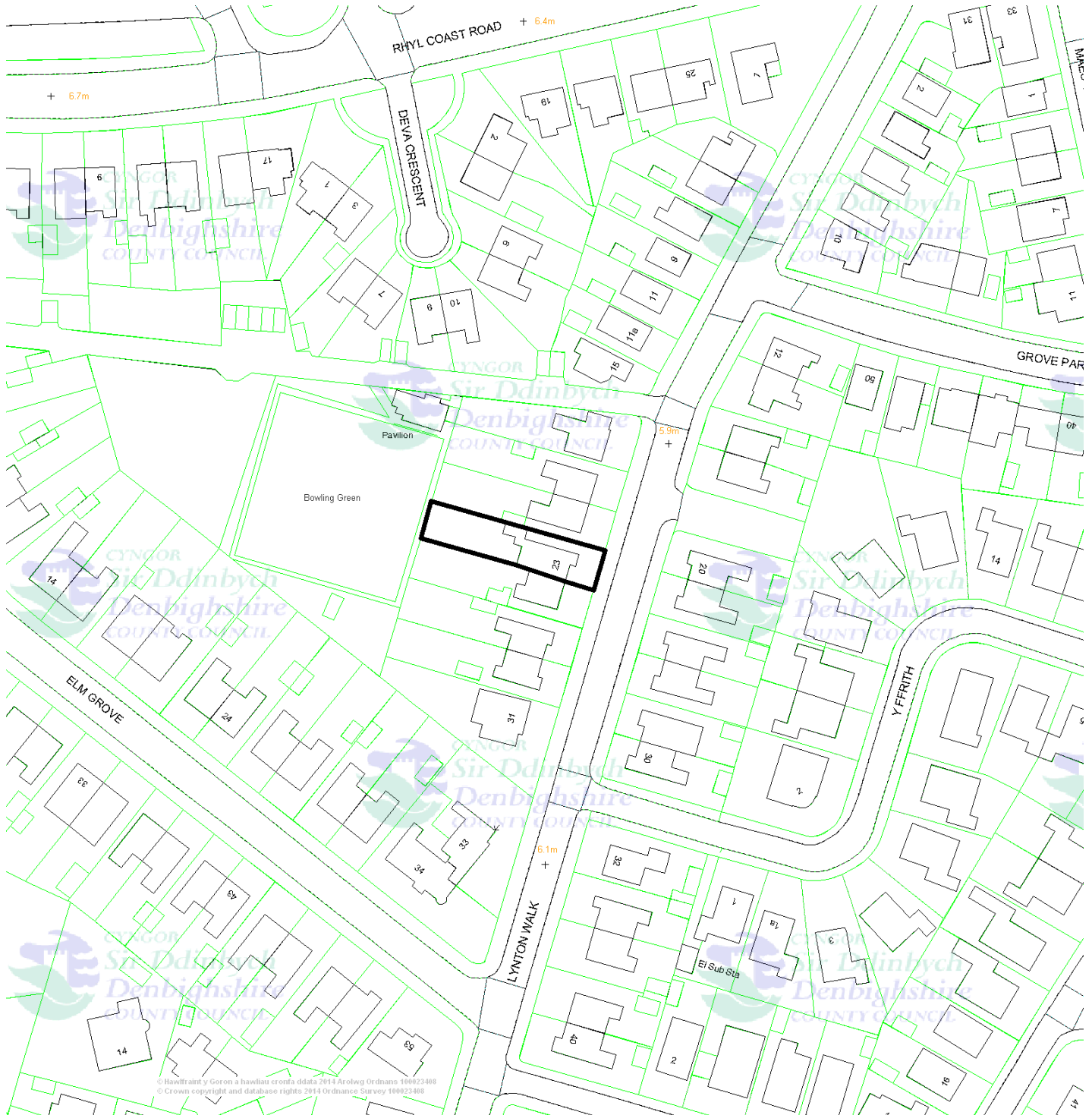


Date 27/4/2015

Scale 1/1250

Centre = 301816 E 381938 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 hawflai cronfa ddata 2014 Arolwg Ordnans 100023408  
© Crown copyright and database rights 2014 Ordnance Survey 100023408

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.

Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.



# PROPOSED PLANS

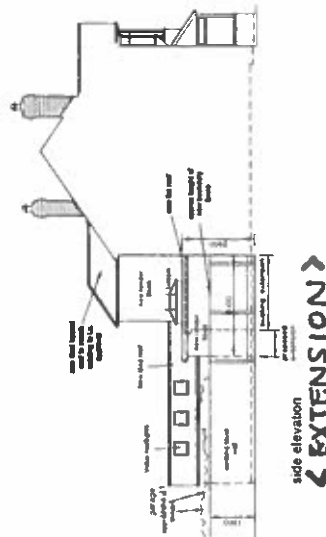
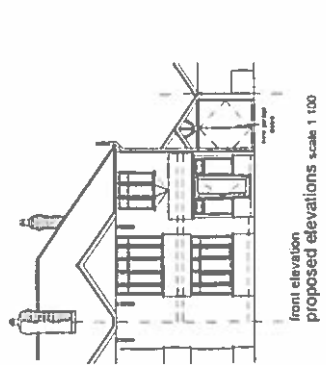
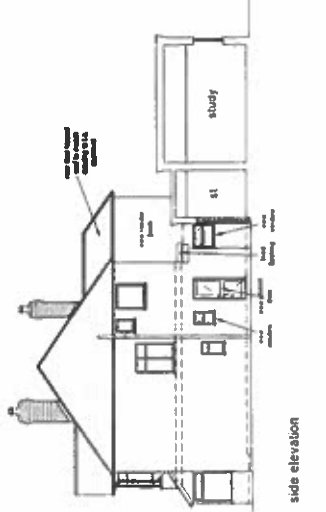
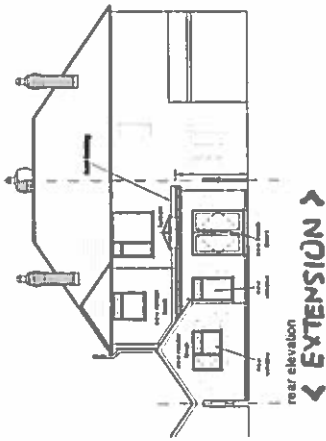
Client  
 Mr C. & Mrs. H. Bolen,  
 23 Lynton Walk,  
 Rhyl,  
 Denbighshire.

Project Ref  
 Proposed Single Storey and Two  
 Storey Extensions incorporating  
 associated work.

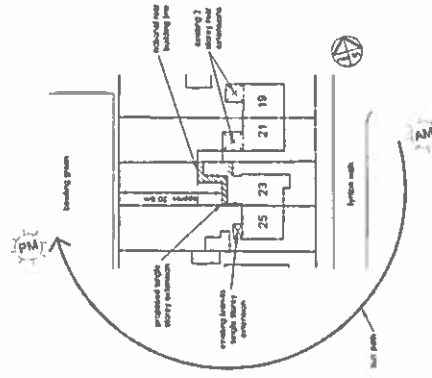
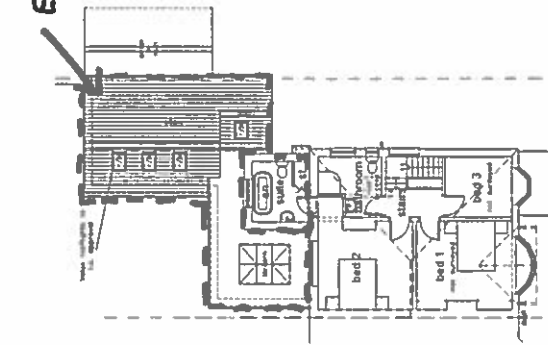
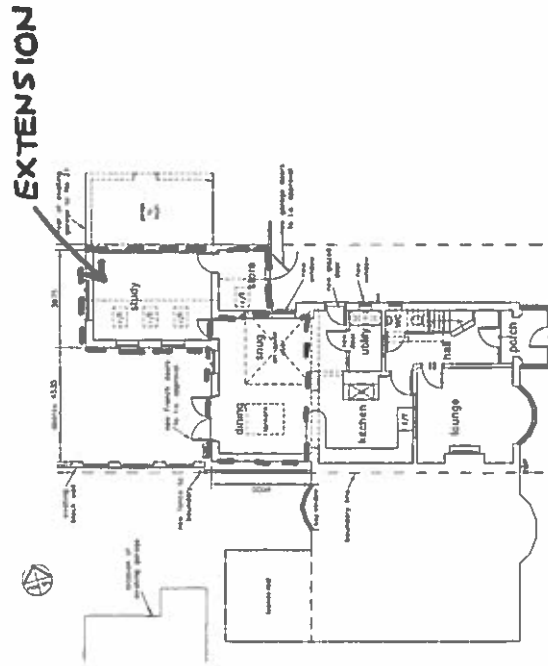
Proposed Plans and Elevations

Scale  
 1:100  
 1:50  
 1:500

0816 PL 05



materials: clay tile and ridge tiles to match existing to the base as shown in LA Planning approval.  
 the roof with clay ridge tiles to ground floor extension to garage in LA Planning approval.  
 flat roof extension to match existing in LA Planning approval.  
 pitched facade and large porch to match existing in LA Planning approval.  
 half round recessed gutters and circular downpipes to match existing in LA Planning approval.  
 windows to match existing in LA Planning approval.  
 white uPVC double glazed windows and doors to match existing in LA Planning approval.  
 white uPVC double glazed lantern to LA Planning approval.  
 lead flashings to substrate.









**WARD :** Rhyl East

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

**APPLICATION NO:** 45/2015/0316/ PF

**PROPOSAL:** Erection of single storey and two storey extensions to rear

**LOCATION:** 23 Lynton Walk Rhyl

**APPLICANT:** MrC & Mrs H Bollen

**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 Council objection

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL

"Object on the grounds of over intensification as per decision notice 45/2014/1071/PF"

**RESPONSE TO PUBLICITY:** None.

**EXPIRY DATE OF APPLICATION:** 17/05/2015

**REASONS FOR DELAY IN DECISION (where applicable):** N/A

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 Planning permission is sought for the erection of extensions at no. 23 Lynton Walk in Rhyl.

1.1.2 The application comprises of three linked elements, a rear flat roof extension, a rear two storey extension and a rear pitched roof extension.

1.1.3 The extensions would replace the existing single storey rear additions to the dwelling and a garage at the rear of the site.

1.1.4 The single storey section would project 4 metres from the rear of the dwelling on the southern side, and run along the depth of the dwelling. The pitched roof extension on the northern side would extend to a further 5 metres. The two storey rear extension is proposed on the middle section of the dwelling over the existing rear flat roof snug. The extension would comprise of a dining room, snug, store, study and an en suite on the first floor.

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

1.2 Description of site and surroundings

- 1.2.1 The two-storey semi-detached dwelling is sited within a road of similar properties, many of which have been subject to extensions and alterations to their rear and side elevations.
- 1.2.2 The dwelling is finished with pebble dashed walls with a tiled roof and has its rear garden area bounded by 2 metre fencing to each side, with a wall to the rear beyond which lies a Bowling Green.
- 1.2.3 The dwelling has had previous extensions in the form of a single-storey flat-roofed rear addition which has a depth of 3.0 metres and a height of 2.7 metres, linking to the former detached garage outbuilding in the rear garden adjacent to the northern boundary.
- 1.2.4 The adjoining property at no. 25 Lynton Walk has not been subject to any rear extensions and retains its original rear outbuilding.
- 1.2.5 The dwelling is located in a primarily residential area located to the east of Rhyl town centre.

### 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 Planning permission was refused previously in 2014 for two rear extensions to the dwelling. Both previous refusals related to extensions of at least 7 metres length to the rear of the dwelling, on grounds that the extent of projection would have an unacceptable impact on occupiers of no. 25 Lynton Walk.

### 1.5 Developments/changes since the original submission

- 1.5.1 None.

### 1.6 Other relevant background information

- 1.6.1 The application has been submitted to address the previous reasons for refusal. The level of projection to the rear has been reduced and a flat roof is proposed instead of the pitched roof on the southern side.

## **2. DETAILS OF PLANNING HISTORY:**

- 2.1 Planning Ref 2/RYL/0046/88/P - Kitchen and dining room extension: Granted 19/04/1988.
- 2.2 Planning Ref 45/2014/0195/PF - Erection of single-storey pitched-roof extension and first-floor pitched-roof extension over existing flat roof at rear of dwelling. Refused 31/03/2014 under delegated powers for the following reason: "It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its projection in close proximity to the side boundary of the adjoining property, have an unacceptable impact on the residential amenity and privacy of the occupiers of the adjacent dwelling at 25 Lynton Walk, therefore contrary to Criteria i) and vi) of Policy RD 1 of the Denbighshire Local Development Plan and the Council's adopted Supplementary Planning Guidance Note No. 1 "Extensions to Dwellings".
- 2.3 Planning Ref 45/2014/1071/ PF - Erection of single-storey pitched-roof extension and first-floor pitched-roof extension over existing flat roof at rear of dwelling. Refused 14/11/2014 under delegated powers for the following reason: "It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its projection and height, in close proximity to the side boundary of the adjoining property, have an unacceptable impact on the residential amenity of occupiers of the adjacent dwelling at 25 Lynton Walk due to an overbearing relationship, and is therefore contrary to Criteria i) and vi) of Policy RD 1 of the Denbighshire Local Development Plan and the Council's adopted Supplementary Planning Guidance Note No. 1 Extensions to Dwellings".



### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

#### 3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

- Policy RD 1 – Sustainable Development and Good Standard of Design
- Policy RD 3 – Extensions and alterations to dwellings

#### 3.2 Supplementary Planning Guidance

- SPG 1 – Extensions to Dwellings
- SPG 7 – Residential Space Standards
- SPG 24 – Householder Development Design Guide

#### 3.3 Government Policy / Guidance

- Planning Policy Wales Edition 5 November 2012
- Technical Advice Note 12 – Design (2009)

#### 3.4 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, 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.

##### 4.2.2 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 the scale and form of the proposed extension or alteration is 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 a proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

The application proposes extensions to the rear of the dwelling which would have a footprint of approximately 40 sq metres. The original dwelling footprint is 60 sq metres. The majority of the extensions would be single storey, the two storey section would be set down from the original roof line by 1.8 metres. The plans show a new boundary fence to be erected on the southern side of the site. There would be a garden depth of 15 metres remaining if the extensions are permitted, with a total area of 120 sq metres.

In Officers opinion the extension would clearly be subordinate to the original dwelling and the scale and massing takes into account its design and form, reflecting its features and materials. The recommended garden depth of 6 metres would be achieved if the extension is permitted, and the garden size would be substantially over the minimum standard. For these reasons and with respect to the Town Councils concerns, it is not considered that the proposal would result in an over intensification of development on the site. It is considered that the proposal would comply with the tests of Policy RD1 and Policy RD 3 and advice within the supplementary planning guidance.

#### 4.2.3 Residential 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 touch on the potential for impact on residential amenity; 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.

The side of the extension would be set 0.4 metres off the boundary of the dwelling to the south, and it would project 4 metres to the rear and would have an overall height of 2.9 metres. There is also a new 2 metre boundary fence proposed between the dwelling and the attached dwelling. Rear windows are proposed in the ground and first floor. The study area of the extension would replace the existing garage.

Previous applications have been resisted on the basis of the impact on the attached dwelling to the south, although it is noted that there is a rear extension on the existing dwelling which is 1 metre smaller than the proposed extension and a 2 metre high boundary fence. Considering the scale of the proposed extension which would only project 1 metre further to the rear on the southern boundary, and the proposed boundary treatment in relation to neighbouring dwellings, it is not considered the extensions would result in an overbearing impact or a loss of light for adjacent occupiers. There are no objections from the neighbouring properties to the application. There is adequate spacing to the boundary and a garage in the rear curtilage of the dwelling to the north which would limit amenity impacts. The proposal is therefore considered to comply with test iii) of Policy RD 3.

## 5. SUMMARY AND CONCLUSIONS:

5.1 It is the opinion of Officers that the proposal complies with the relevant planning policies and with respect to the comments of the Town Council, Officers do not consider there are grounds to justify a refusal of permission in this instance.

**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. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the extension hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

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 interests of visual amenity.
3. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity

**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.