

Heading:

REFERENCE NO. 45/2015/0386/PF

27 EDGBASTON ROAD

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

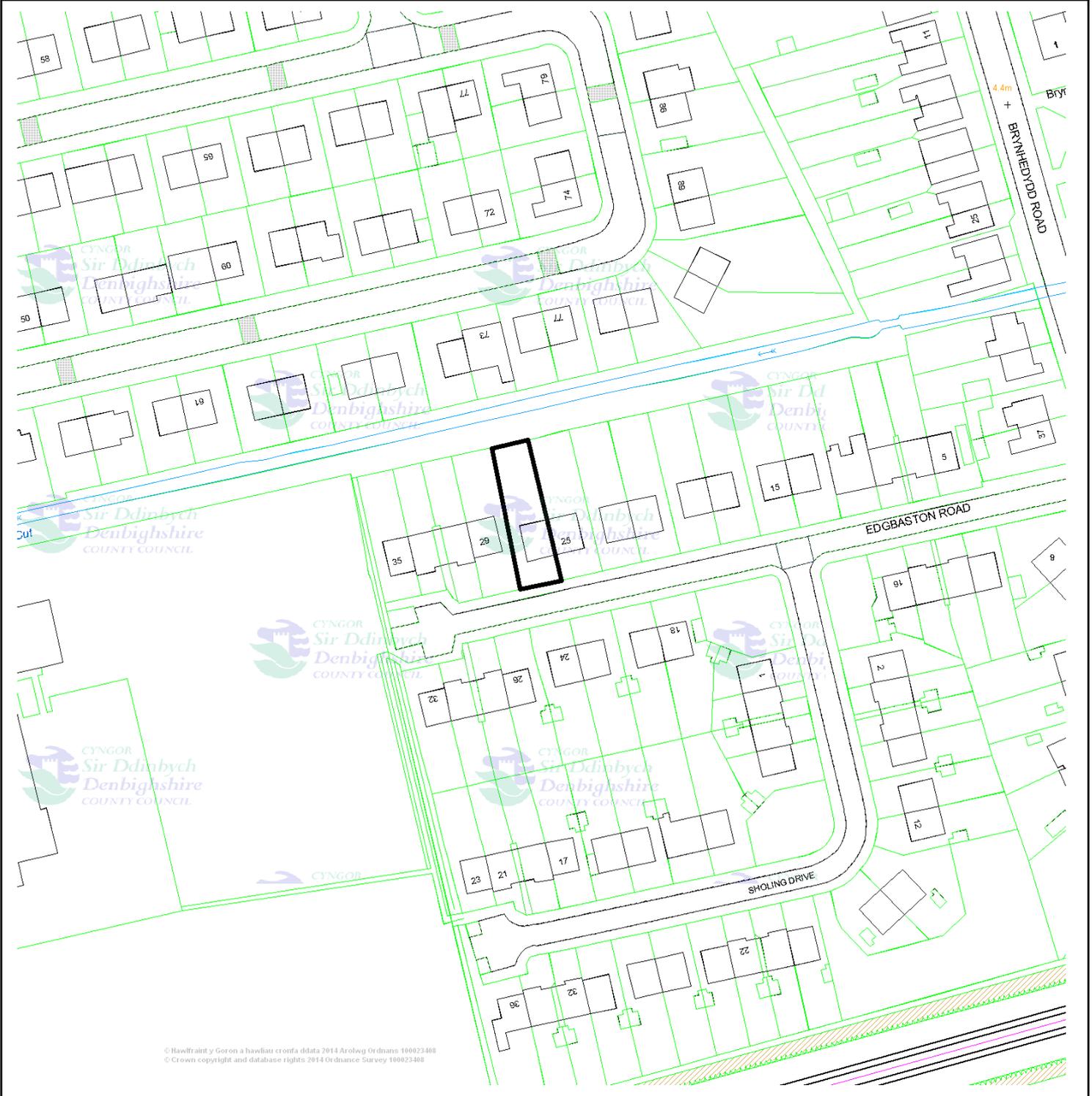


Date 28/5/2015

Scale 1/1250

Centre = 302501 E 382021 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 hawflau cronfa ddata 2014 Arolwg Ordname 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.

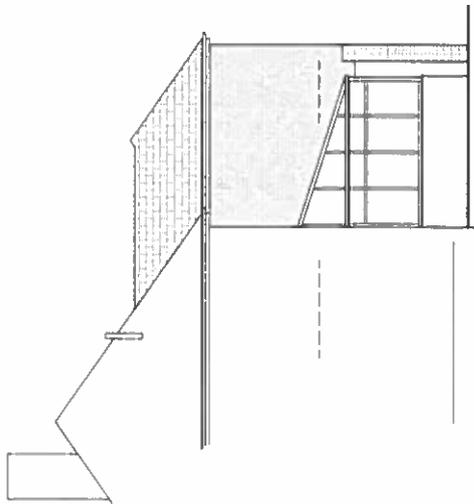
SITE PLAN



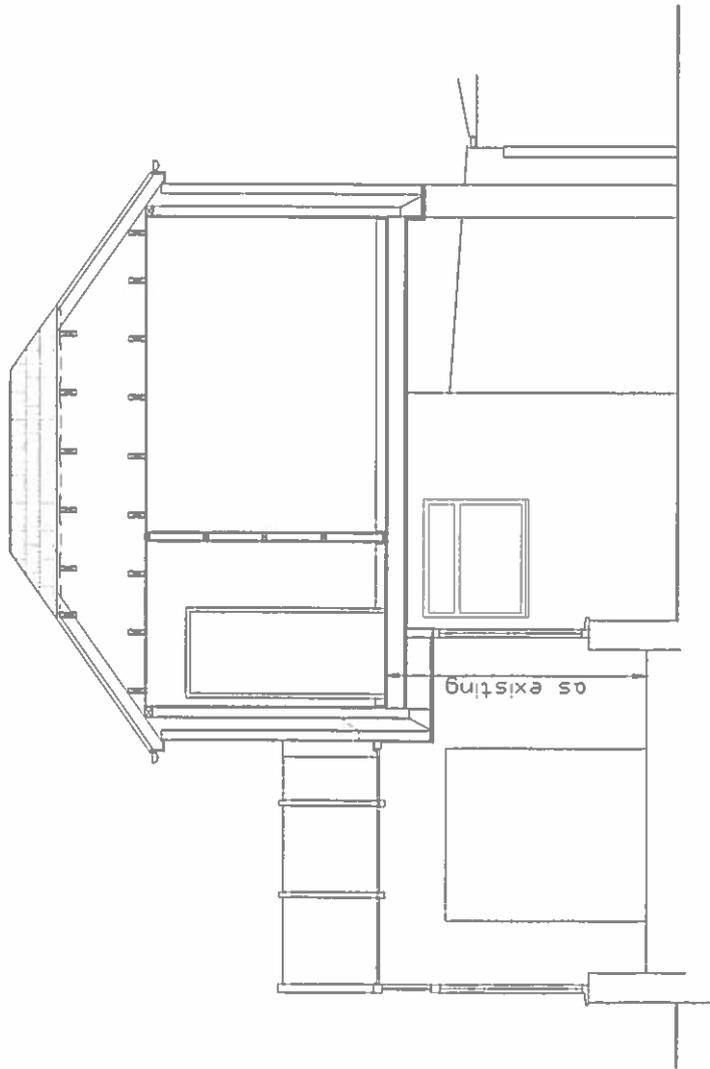
SITE LOCATION PLAN - Scale 1:2500



BLOCK PLAN - Scale 1:500



PROPOSED SIDE ELEVATION



SECTION

JIG Architects
RIBA Chartered Practice

Studio 16, Mold Business Park, Vrethun Rd, Mold CH7 1XP

T 01352 744889 F 01352 700769 E info@jigarchitects.com
The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to JIG before proceeding with the work. Where there are discrepancies between drawings and scales, the larger scale drawing is to take precedence. Do not scale drawings. Figured dimensions are to be observed in all cases.
This drawing is copyright © JIG architects

Project **Two storey extension**
Address **27 Edgbaston Road, Ryyl**

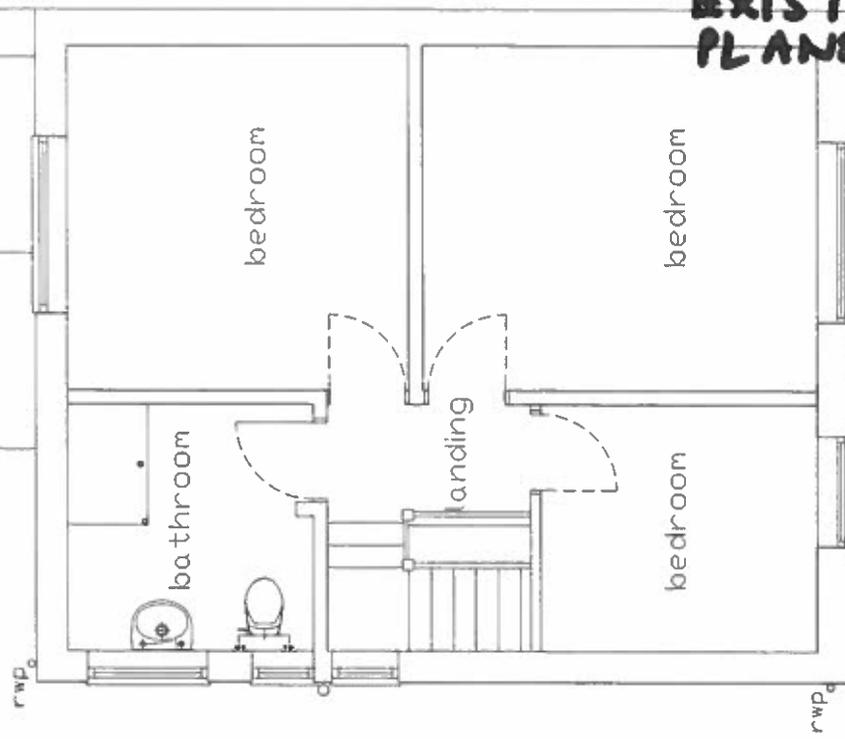
Client	Mr & Mrs Iobal Schofield MK201
Scale	1:50 (A3)
Drawn	JG
Date	Mar '15
Drawn No.	JIG1253/14
Sheet No.	-A03

Sections & Location Plan.

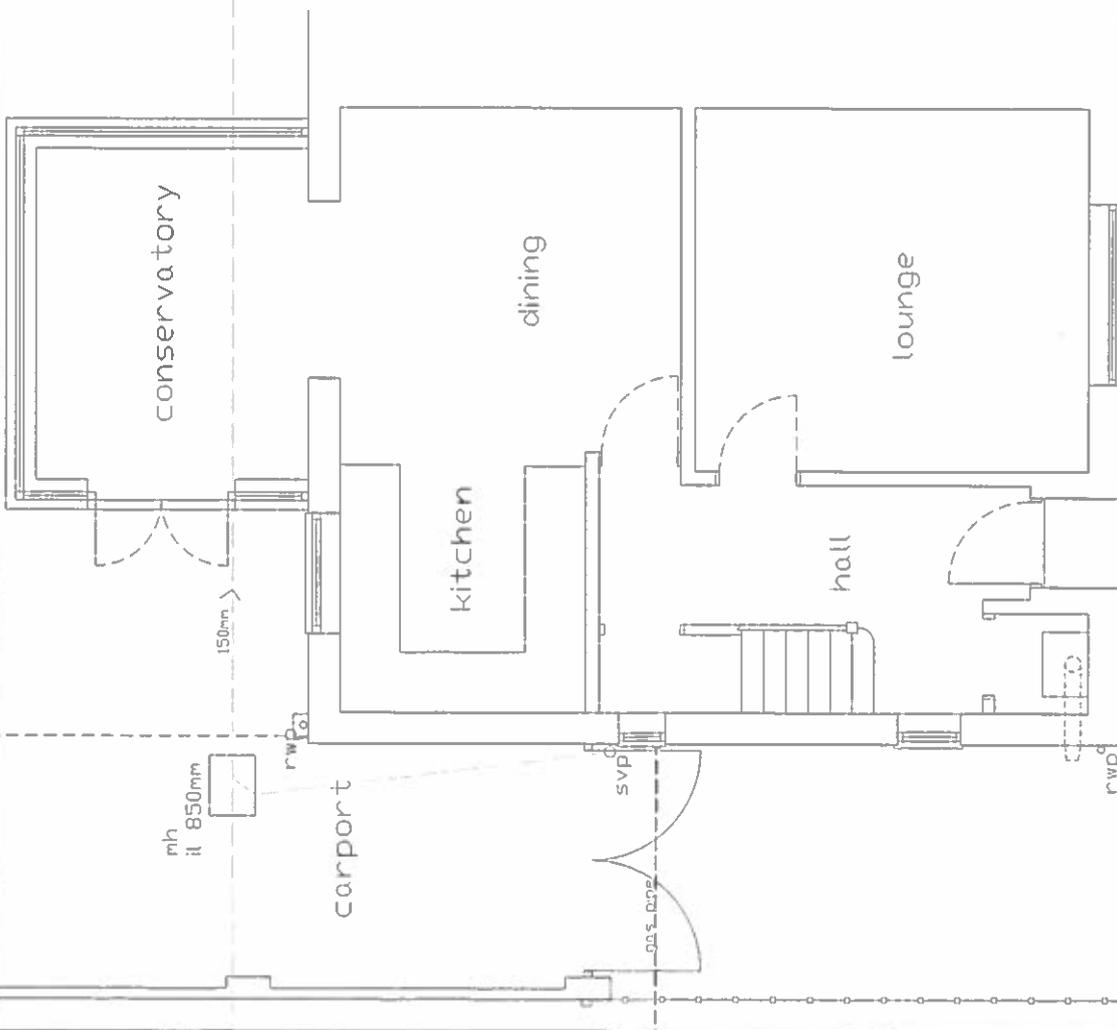
Drawings to be read in conjunction with specification and any structural engineers details.

EXISTING FLOOR PLANS

EXISTING FIRST FLOOR



EXISTING GROUND FLOOR



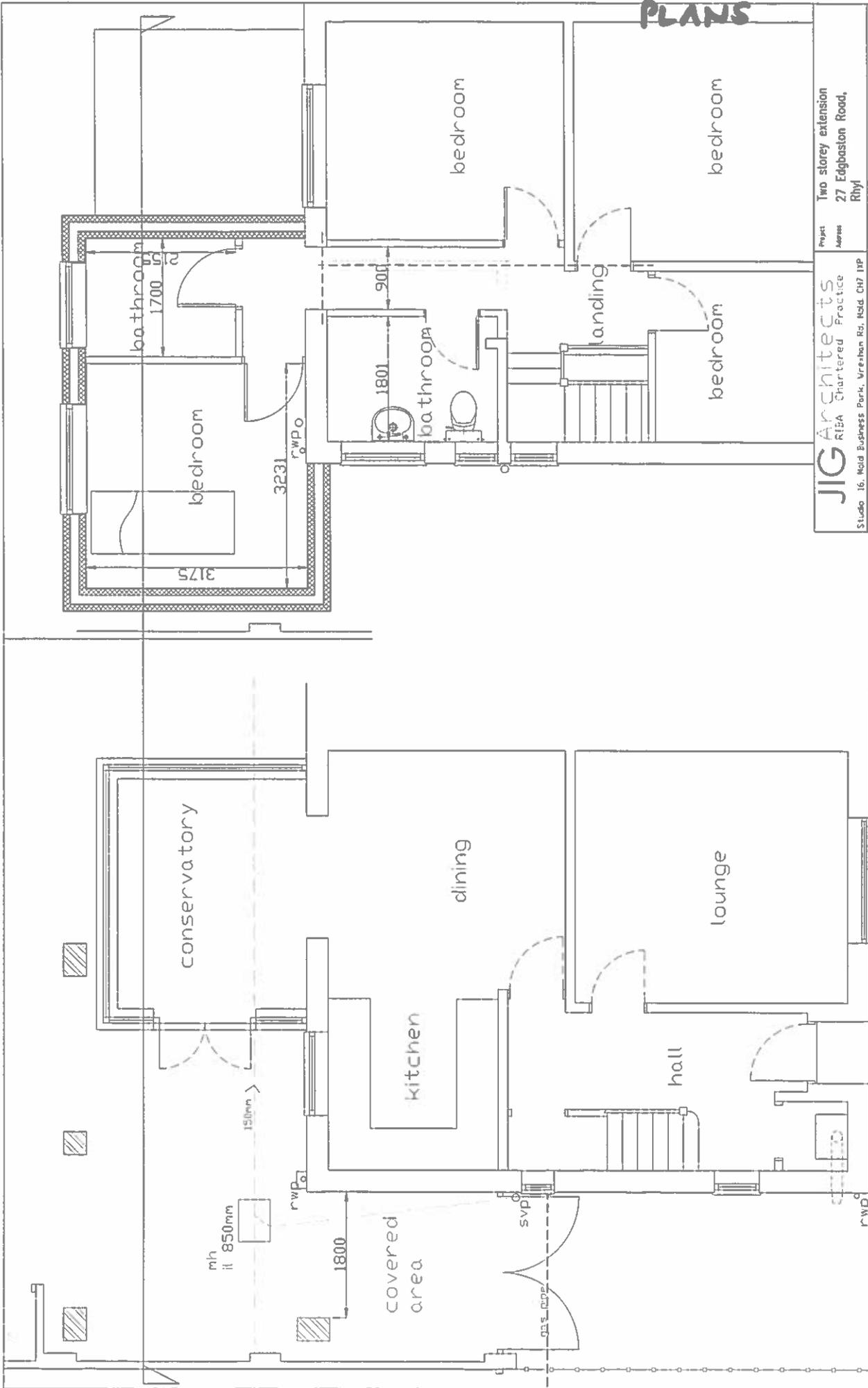
JIG Architects
 RIBA Chartered Practice
 Studio 16, Hold Business Park, Wrexham Rd, Mold CH7 1XP
 T 01252 748889 F 01252 700789 E enquiries@jigarchitects.co.uk

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to JIG before proceeding with the work. The Contractor shall be responsible for ensuring that all scales, the larger scale drawing is to take precedence. Do not scale drawings. Figured dimensions are to be worked to in all cases. This drawing is copyright © JIG architects

Project	Two storey extension	Drawing No	Existing Floor Plans
Address	27 Edgbaston Road, Rhyd	Client	Mr & Mrs Tabol Schofield MK201
Scale	1:50 (A3)	Date	JIG1253/14
Drawn	JG	Issue No	-A04
Date	Jan '15		

Drawings to be read in conjunction with specification and any structural engineers details.

PROPOSED FLOOR PLANS



PROPOSED GROUND FLOOR

Project		Two storey extension	
Address		27 Edgobaston Road, Rhyi	
Drawing title		Proposed Floor Plans	
Client	Mr & Mrs Ieolab Schafeld	Wk. 201	
Scale	1:50 @ A3		
Drawn	JIG	JIG1253/14	
Date	Mar '15		-A01

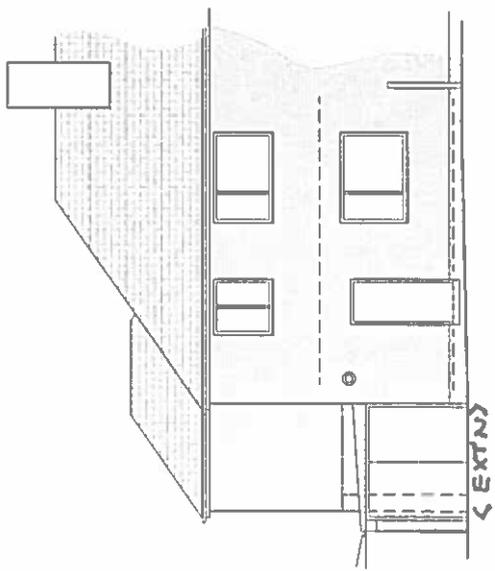
JIG Architects
 RIBA Chartered Practice
 Studio 16, Mold Business Park, Vrethon Rd, Mold CH7 1JF
 T 01352 744889 F 01352 700769 E info@jigarchitects.co.uk

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to JIG before proceeding with the work, where an item is covered by drawings to different scale. Do not scale drawings; figured dimensions are to be sorted to in all cases.
 This drawing is copyright © JIG architects

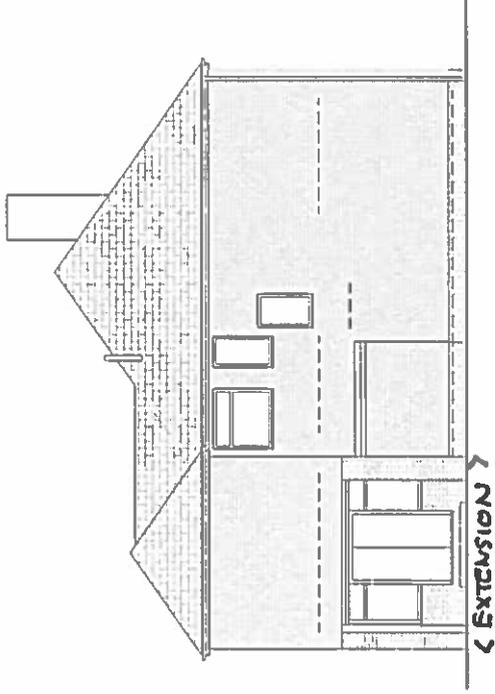
Working to be read in conjunction with specification and any structural engineers details.

PROPOSED

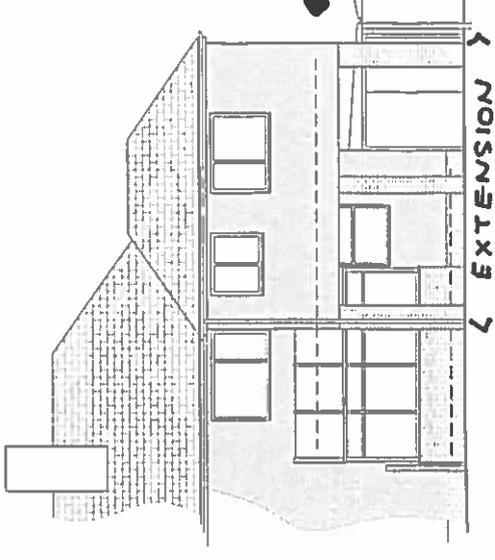
EXISTING ELEVATIONS



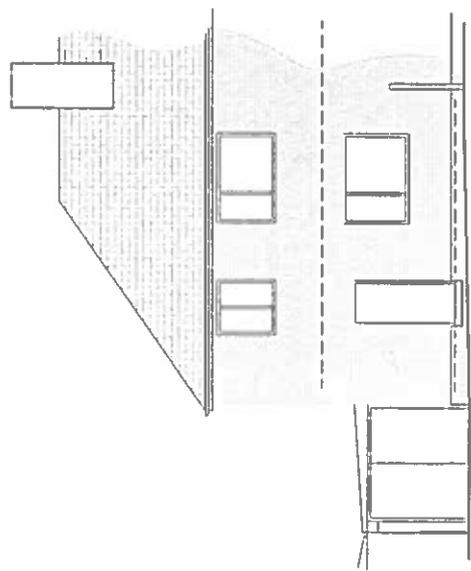
PROPOSED FRONT ELEVATION



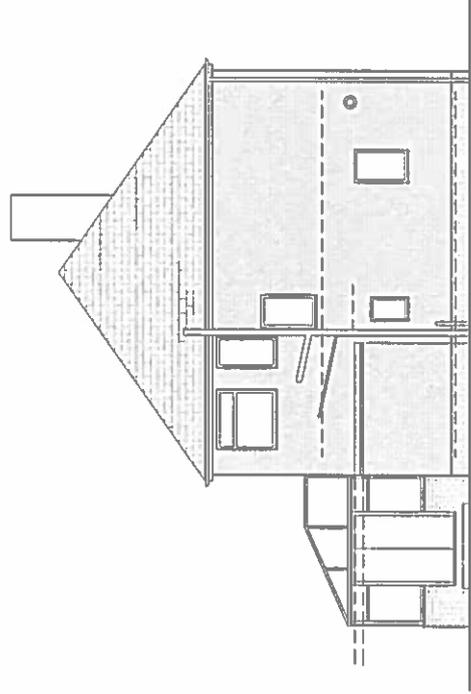
PROPOSED SIDE ELEVATION



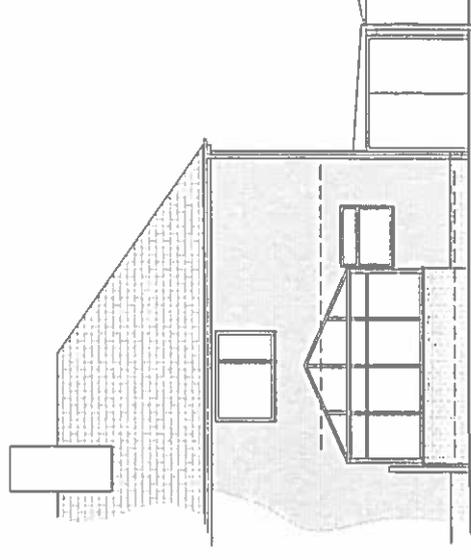
PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

JIG Architects RIBA Chartered Practice		Project: Two storey extension	
Studio 16, Mold Business Park, Wrexham Rd, Mold, CH7 1NP		Address: 27 Eggobston Road, Rhyll	
Tel: 01352 744899	F: 01352 700769	Drawn: JIG	Client: Mr & Mrs Tabal Schofield WK201
The contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is the contractor's responsibility. Where a discrepancy is noted, the contractor is to take precedence. Do not scale drawings, figured dimensions are to be worked to in all cases. This drawing is copyright © JIG architects		Scale: 1:100 @ A3	Date: Jun 15
		Drawn: JIG	Drawn No: JIG1253/14
		Drawn: JIG	Drawn No: -A02

drawing to be read in conjunction with specification and any structural engineers details

WARD : Rhyl East

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

APPLICATION NO: 45/2015/0386/ PF

PROPOSAL: Erection of 2-storey extension to rear of dwelling

LOCATION: 27 Edgbaston Road Rhyl

APPLICANT: Mr & Mrs Stuart Talbot Schofield

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 Council objection

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL

"The Town Council is concerned that the application would result in an overdevelopment of the site to the detriment of the residential amenities of adjoining property occupiers."

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 11/06/15

REASONS FOR DELAY IN DECISION (where applicable): Awaiting Committee determination.

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of an extension at 27 Edgbaston Road in Rhyl.
- 1.1.2 The application comprises of a two storey rear extension, projecting off the north-west side of the dwelling. It would measure 5.45 metres in width by 3.35 metres in length. It would have an overall height of 6.2 metres to the ridge.
- 1.1.3 An existing car-port on the side elevation would be retained and access to the rear garden would remain, as the ground floor of the extension would have an open undercroft area. The conservatory to the rear would also be retained.
- 1.1.4 The extension would comprise of an additional bedroom and bathroom on the first floor and an open covered area on the ground floor. There would be two first floor windows facing to the rear garden.
- 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 an area of similar properties, which are staggered various distances from the Edgbaston Road frontage.
- 1.2.2 The dwelling is finished with render walls with a tiled roof and has its rear garden area bounded by fencing and soft landscaping. To the north the site is bounded by 'Rhyl Cut'.
- 1.2.3 The dwelling has had previous extensions in the form of a conservatory to the rear.
- 1.2.4 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 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:

3.1 Denbighshire Local Development Plan (adopted 4th 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 an extension to the rear of the dwelling which would have a footprint of approximately 18 sq metres. The original dwelling footprint is 45 sq metres. The roof would be set down from the original roof line by 1.8 metres. There would be a garden depth of 14 metres remaining if the extensions are permitted, with a total area of over 100 sq metres.

In Officer's 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 Council's concerns, it is not considered that the proposal would result in over development of 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 0.3 metres off the boundary of the dwelling to the west, and it would project 3.35 metres to the rear and would have an overall height of 6.4 metres. There is 2 metre high boundary fencing between the dwelling and adjacent properties. Rear windows are proposed in the first floor facing into the rear garden. As the extension would be sited on the western side of the dwelling there would be 3 metres from its side elevation to the boundary with the attached dwelling. The dwelling to the west it set back in the site from the frontage so although there

would be only 2.5 metres between it and the extension, the line of the back wall of the rear elevations would be almost the same.

Considering the siting of the extension and the existing dwelling in relation to adjacent 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 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. 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.