

50 m
100 ft

119.3m

124.7m

Groes-fawr
Fron
Gwynfa
Cottage
LB
The Smithy

115.3m

Co Const.

Path (um)

119.6m

Bryn-egwallt

Gwawell

Track

Path (um)

116.8m

Denbighshire Boundary



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18/2015/0501 - BRYN EGWALLT, LLANDYRNOG

Scale: 1:2500

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Rev: revision: date:

Existing Rear Elevation
Scale 1:100



Existing Front Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100

Planning Application

scheme title:
Proposed Re-modeling @ Bryn Egwalit, Nr. Llandymog

drawing ref:
Existing Elevations

scale: 1:100 @A3
drawn by: ral
checked by: moh

job: drawings ref: rev:
5185 A 03 -



Existing Side Elevation
Scale 1:100

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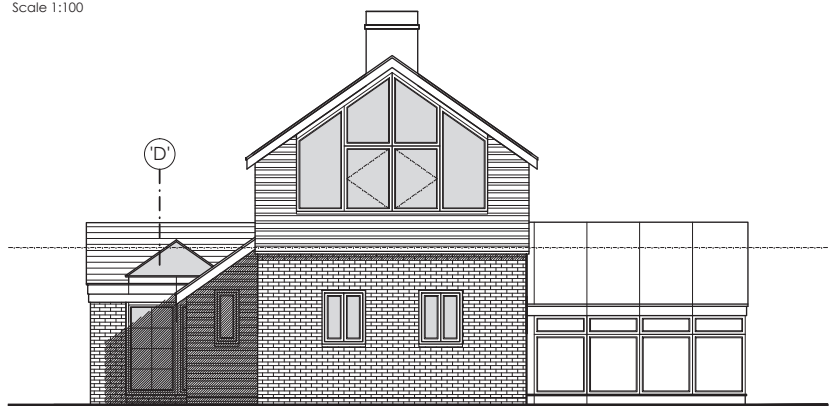


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Rev:	revision:	date:
A	Plan Changes	06.04.2015
B	Windows/Dormers	14.04.2015
C	Dormer/Workshop	26.04.2015
D	Workshop	29.04.2015
E	Dormers removed	26.05.2015

Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

Legend:

- (A) Glazing/Window
- (B) Larch Timber Cladding
- (C) Brick
- (D) Roof light
- (E) Tiles to match existing
- (F) Dormer

Planning Application

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Proposed Side Elevation
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WARD : Llandyrnog

WARD MEMBER(S): Cllr Mervyn Parry

APPLICATION NO: 18/2015/0501/ PF

PROPOSAL: Erection of single storey and two storey extensions

LOCATION: Bryn Egwallt Llandyrnog Denbigh

APPLICANT: Mr L Rice

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:

LLANDYRNOG COMMUNITY COUNCIL

"Having given considerable consideration and with SPG 1 in mind the Community Council are unable to support the application until further consideration is given to replacing the pitched full glass gable windows with something more appropriate to the area, removal of the glass atrium - glass atriums are not an indigenous architectural feature in the area - and whilst appreciating that the 'mass' of brickwork needs to be broken somehow does not feel that larch timber cladding is an indigenous material - should be broken up using lime plaster panels. One must also consider the effect on the landscape from the AONB".

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 20/7/15

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 a single storey side extension and a first floor extension to the front elevation at Bryn Egwallt, Llandyrnog.
- 1.1.2 The application proposes to extend the dwelling by way of a single storey extension to the side of the dwelling which would have a footprint of approximately 30 sq metres. It would be constructed of brick and feature a 'lantern' roof light. A first floor extension is also proposed to the front of the dwelling which would add a further 20 sq metres. This element would be constructed of block work clad in larch boarding, and would feature a large window facing north east.
- 1.1.3 The extensions would comprise of an additional day room/lounge, sunroom and two bedrooms.

1.1.4 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 detached dwelling is sited in open countryside with mature woodland surrounding.

1.2.2 The dwelling is constructed of red brick with a slate roof. It has a rear garden area bounded by mature soft landscaping. Parking and turning areas are located to the front.

1.2.3 The dwelling has previously been extended in the form of a conservatory to the rear.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located adjacent to the Clwydian and Dee Valley Area of Outstanding Natural Beauty, the boundary of which is on the opposite side of the public highway.

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

Policy VOE 2 – Area of Outstanding Natural Beauty

3.2 Supplementary Planning Guidance

SPG – Extensions to Dwellings

SPG – Residential Space Standards

SPG – Householder Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Note 12 – Design (2009)

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, including impact on AONB
- 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. Policy VOE 2 emphasises the need for development proposals to respect the character of the Area of Outstanding Natural Beauty.

The original dwelling footprint is approximately 160 sq metres. The application proposes to extend this by way of a single storey extension to the front of the dwelling which would have a footprint of approximately 30 sq metres. It would be constructed of brick and feature a 'lantern' roof light. A first floor extension to the side of the dwelling would add a further 20 sq metres. This element would be constructed of block work clad in larch boarding, and would feature a large window facing north east, towards the public highway and AONB boundary (which follows the line of the public highway).

In Officer's opinion, the extension would clearly be subordinate to the original dwelling. The proposal does not represent over development given that a substantial amount of garden area would remain. With respect to the comments of the Community Council regarding the atrium and lantern roof light, it is considered that this element would be set well into the site, would be small in scale and not overly dominate the appearance of the dwelling or locality. It is further considered that the use of larch cladding helps to separate the extension from the dwelling and is not considered to have an adverse impact upon the appearance of the dwelling, or adjacent AONB. It is considered that the proposal would comply with the tests of Policy RD 1 Policy RD 3 and VOE 2 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.

There is only one neighbouring dwelling within the vicinity of the site; Caldwell, located to the south of the dwelling. No concerns have been raised in respect of the proposals impact upon residential amenity.

Considering the siting of the extensions and the existing dwelling in relation to adjacent dwellings, it is not considered the extensions would result in an overbearing impact, loss of privacy or a loss of light for adjacent occupiers. There are no objections from the neighbouring properties to the application. 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 Community 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.

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.

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.