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21/2015/0562 - BRYN HYFRYD, MAESHAFN

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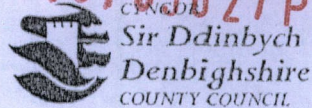
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Denbighshire Boundary




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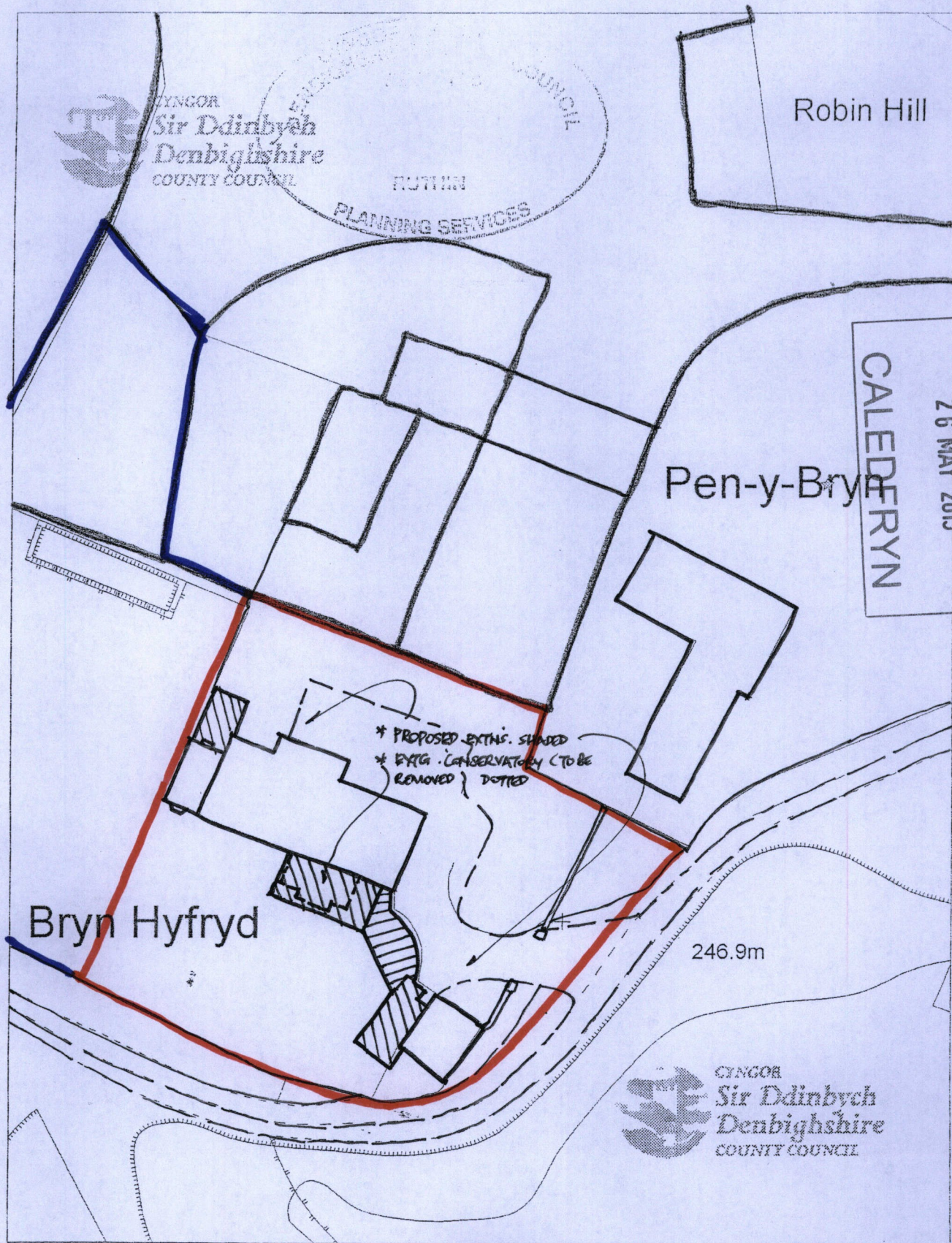


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Environment Directorate
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" AS EXISTING & AS PROPOSED "

WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER(S): Cllr Martyn Holland

APPLICATION NO: 21/2015/0562/PF

PROPOSAL: Erection of extensions to side and rear of existing dwelling

LOCATION: Bryn Hyfryd Maeshafn Mold

APPLICANT: Mr. Richard Shaw

CONSTRAINTS: AONB

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:

LLANFERRES COMMUNITY COUNCIL

"The Community Council has discussed the above mentioned and does not support the application. They offer the following objection and comments to the proposals:

- a) This proposal appears to be an overdevelopment of the site
- b) There is no design & access statement."

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 side and rear extension to an existing substantial dwelling at Brynhyfryd, Maeshafn.
- 1.1.2 The application proposes an 'L' shaped a single storey rear extension, projecting off the south-west side of the dwelling. One part would measure 9 metres in width by 4 metres in depth and would be attached by a curved link passageway to a second single storey section measuring 4 metres by 8 metres. It would have an overall height of 6.2 metres to the ridge. This extension would feature a flat roof with surrounding parapet wall, and be constructed of stone to match the existing dwelling.
- 1.1.3 A second extension is also proposed to the front elevation. This extension would be single storey and measure 6 metres by 4 metres and feature a pitched roof with a ridge height of 4 metres.
- 1.1.4 The extension at the front would comprise of an additional bedroom and the one at the rear would contain dining room, snug, utility link and artist studio.

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

1.2.2 The dwelling is finished with stone walls 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 had previous extensions in the form of a conservatory to the rear, which is to be removed as part of this application.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

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 1 – Extensions to Dwellings

SPG 7 – Residential Space Standards

SPG 24 – Householder Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

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, 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. Supplementary Planning Guidance offers 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 application proposes an extension to the rear of the dwelling which would have a footprint of approximately 55 sq metres, and a front extension of 20 sq metres. The original dwelling footprint is approximately 170 sq metres. There would be a garden area remaining in excess of 700 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. With respect to the comments of the Community Council, given there would be in excess of 700 sq metres of garden area remaining, it is not considered the development would in any way constitute over development. 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.

The nearest dwellings are Pen Y Bryn and Penderyn. Pen Y Bryn is located to the north east of Bryn Hyfryd, some 25 metres away from the nearest extension. There would be no windows facing towards Pen Y Bryn. Penderyn is located 30 metres from the proposed front extension. A doorway is proposed in the facing gable of this extension.

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.
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.

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.

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.