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REFERENCE NO. 05/2015/0353

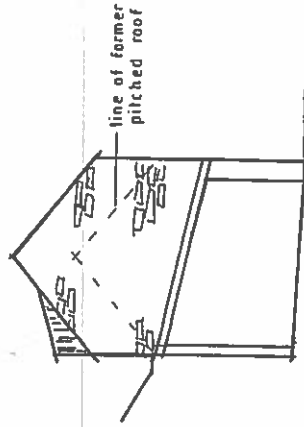
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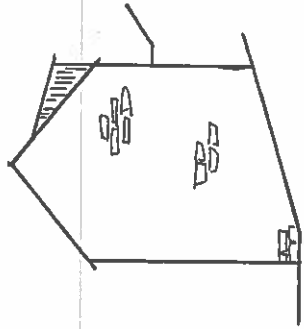


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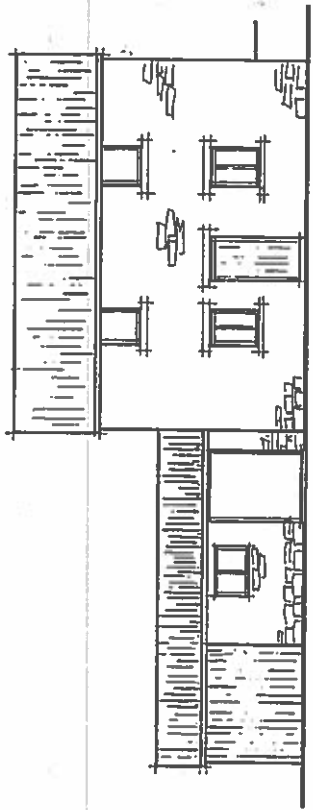
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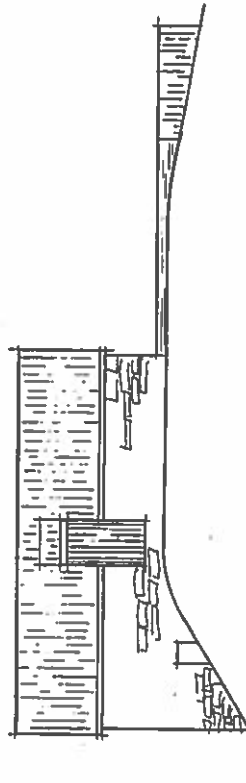
EAST



WEST



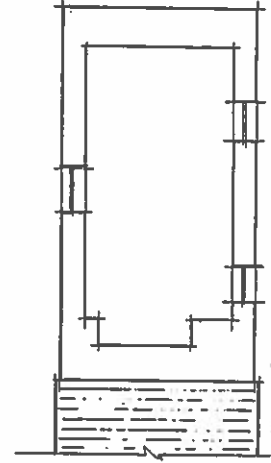
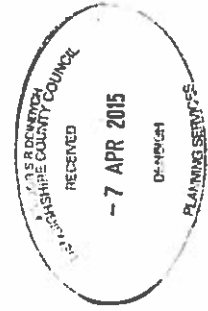
NORTH ELEVATION



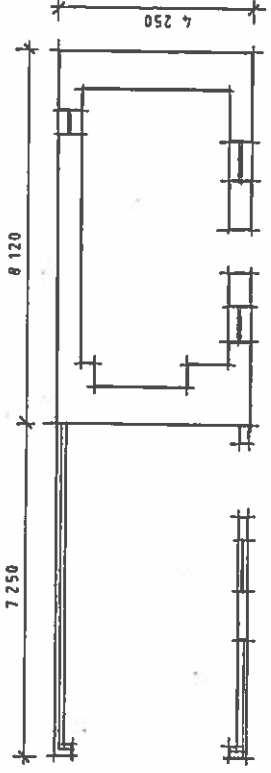
SOUTH

David B. Davies Building Consultant 2 Maes Glas Court Road Wretham LL13 7SN Tel: 01978 359882 Drawing No. BW/01/01 A	PROPOSED RESTORATION AND EXTENSIONS TO PEN Y GRAIG, GLYNDYFRDWWY, CORWEN. Existing Plans and Elevations
Scale: 1 : 100 Date: July 2014	Scale: 1 : 100 Date: July 2014

PLANS AS EXISTING



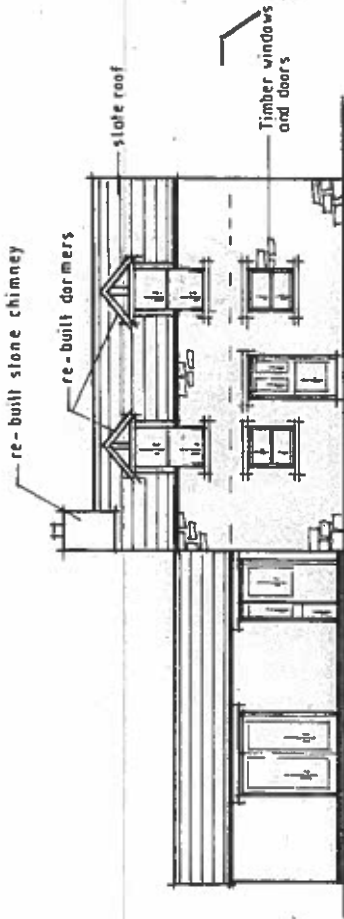
FIRST FLOOR



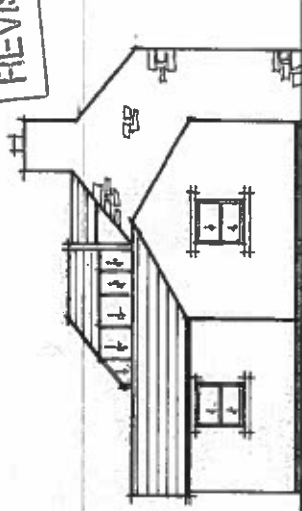
GROUND FLOOR

05 2015/0353/PF

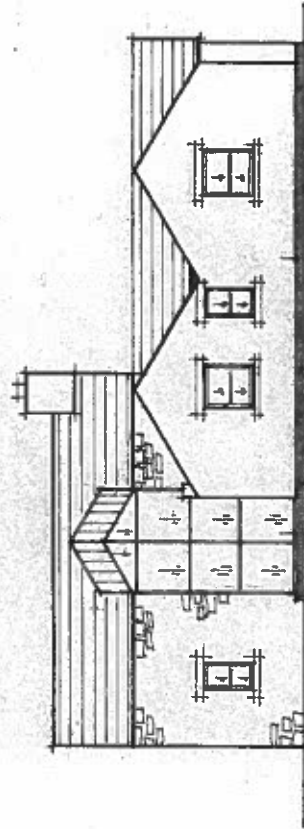
REVISED PLAN



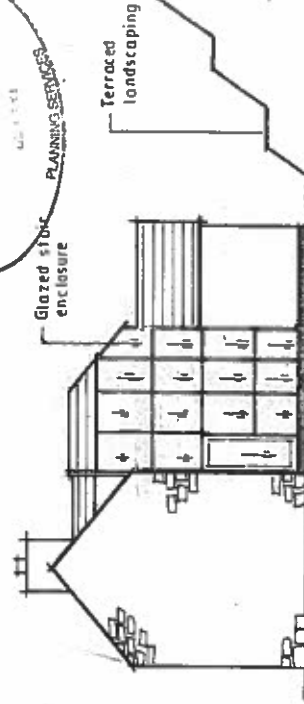
PROPOSED NORTH ELEVATION



EAST ELEVATION



PROPOSED SOUTH ELEVATION



WEST ELEVATION

06 AUG 2015
 PLANNING SERVICES

PLANS AS PROPOSED

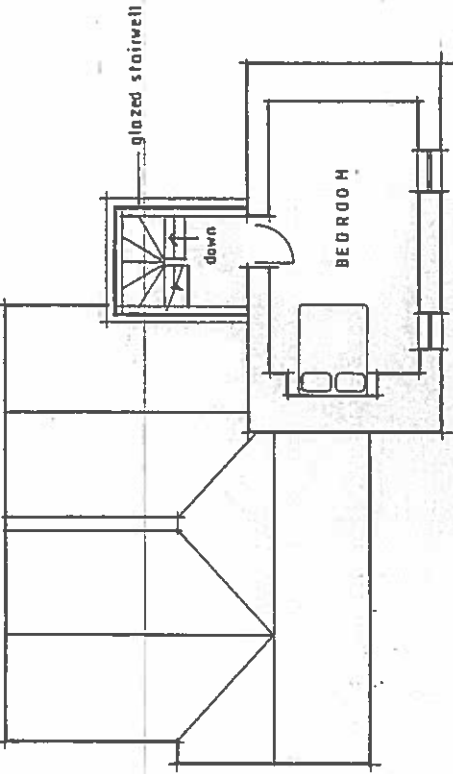
PROPOSED EXTENSIONS TO
PEN Y GRAIG, GLYNDYFRDŴY.
 Proposed Elevations
 (amended)

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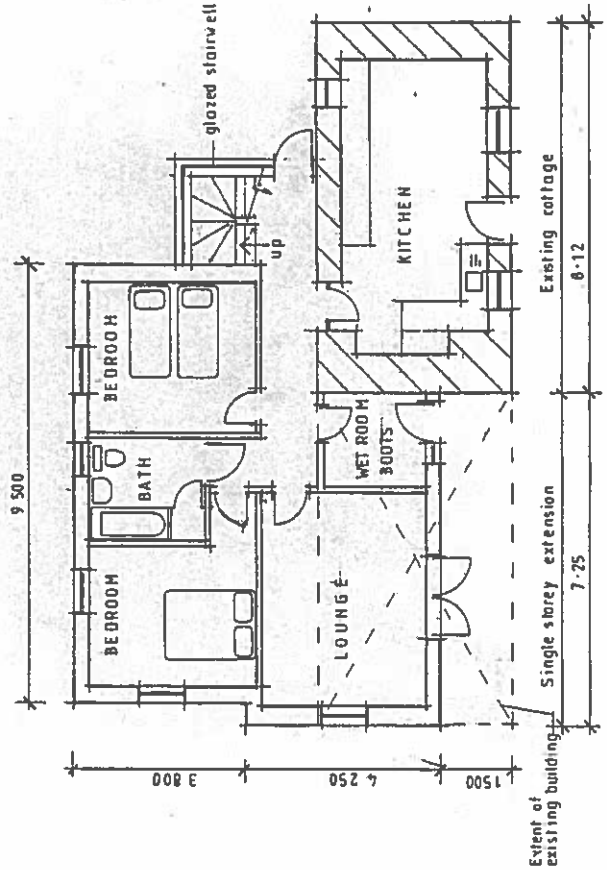
Scales: 1 : 100; Date: July 2015

Drawing No. BW/01/06

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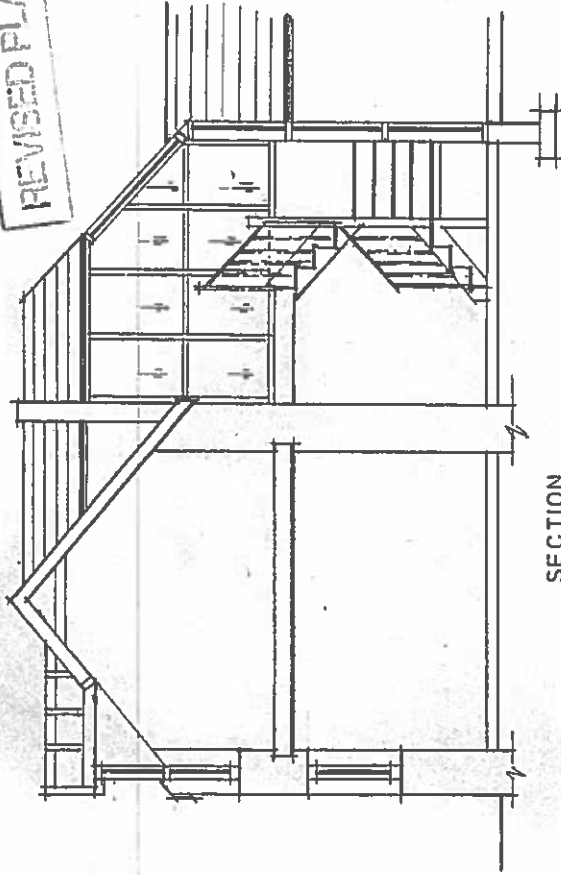


PROPOSED FIRST FLOOR PLAN

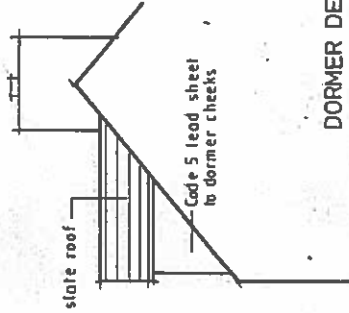


PROPOSED GROUND FLOOR PLAN

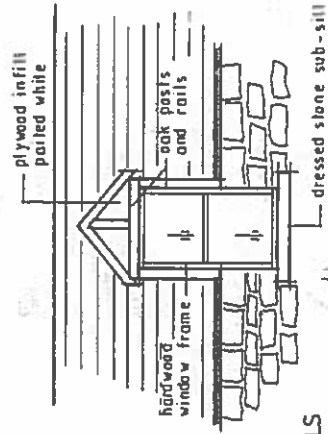
REVISED PLAN



SECTION



DORMER DETAILS



FLOOR PLANS

PROPOSED EXTENSIONS TO
PEN Y GRAIG, GLYNDYFRDWWY.

Proposed Plans (amended)

Scale: 1:100 Date: July 2015

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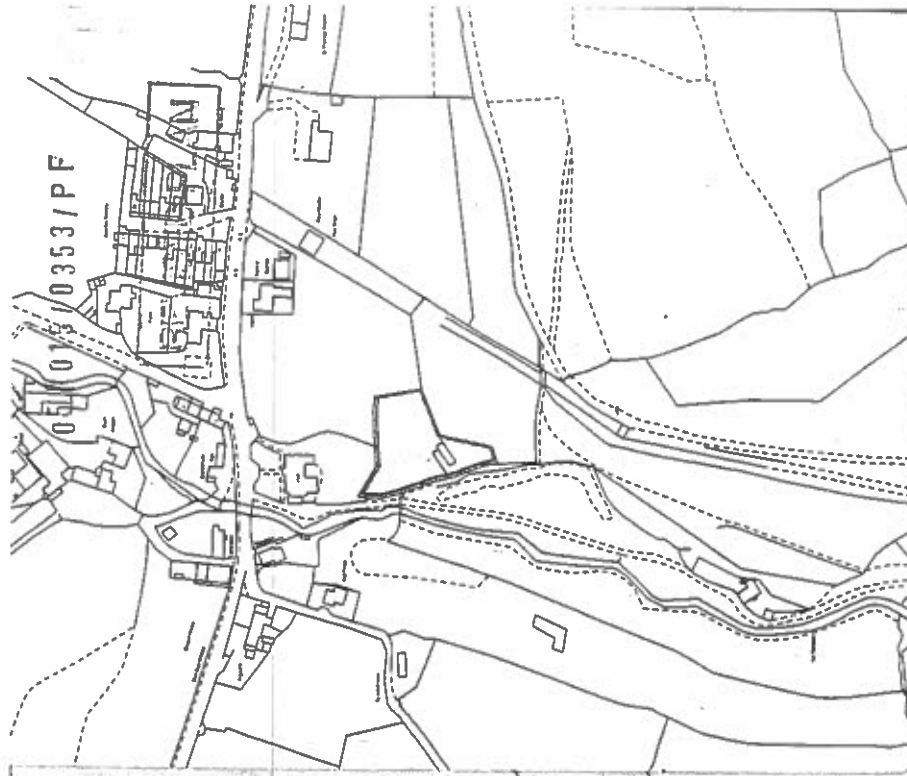
Drawing No. BW/01/04 B

SYMONDS DESIGN
PLANNING & ARCHITECTURE
RECEIVED
SYMONDS DESIGN
PLANNING & ARCHITECTURE

06 AUG 2015

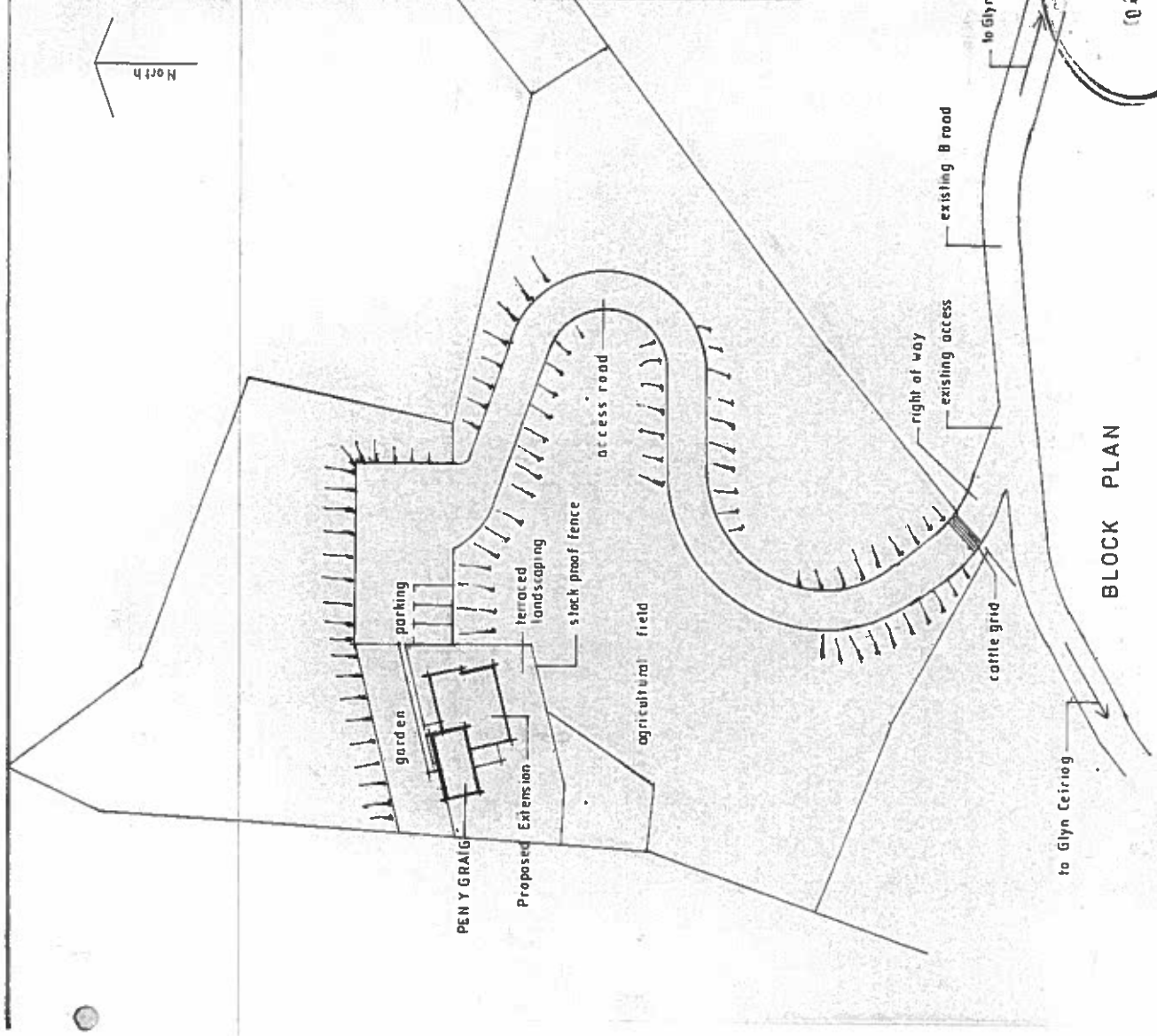
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SITE PLAN

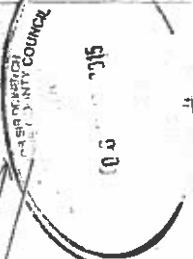


LOCATION PLAN

<p>PROPOSED EXTENSIONS TO PEN Y GRAIG, GLYNDYFRDWY.</p> <p>Block Plan; Location Plan</p> <p>Scale: 1 : 500; 1 : 2500</p> <p>Date: March 2015</p>	<p>David B. Davies Building Consultant 2 Maes Glas Court Road Wrotham LL13 7SN Tel: 01978 359862</p> <p>Drawing No. BW/01/05/d/c</p>
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BLOCK PLAN



WARD : Corwen

WARD MEMBER(S): Cllr Huw Jones

APPLICATION NO: 05/2015/0353/PF

PROPOSAL: Resumption of residential use of dwelling for local needs occupation and erection of extension

LOCATION: Pen Y Graig (south west of Plas Tirion) Glyndyfrdwy Corwen

APPLICANT: Mrs Heather E Wilson

CONSTRAINTS: PROW
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 refuse – 4 or more letters of support received
- Recommendation to refuse – Community Council support
- Member request for referral to Committee

CONSULTATION RESPONSES:

CORWEN TOWN COUNCIL –
Original plans:
“Fully support the application.”

Revised plans:
Response awaited.

AONB Partnership –
Original plans:
“Subject to the planning authority being satisfied that there are established residential use rights for the building, the Partnership has no objection in principle to the development which it is also understood will help meet a specific local need for a dwelling in the community.

However, the Partnership has some concerns about the scale and design of the proposed alterations and extensions which do not reflect the simple character of the original dwelling. The roof should be natural grey/blue slate and the most prominent extension walls should be faced in natural local slate to match the existing. In addition, any retaining structures should be faced with traditionally finished local slate. It will also be necessary to define a modest residential curtilage, which it is suggested should be enclosed with a traditional hedge comprising native local species. Care will required to ensure that the access track blends into its surroundings by seeding cut and fill areas and using slate grey coloured local stone to surface the track.

Finally, the Partnership would emphasise the need to remove the static caravan from the site when the dwelling is occupied and would also draw attention to the need to ensure that the public footpath which adjoins the site is kept open at all times.”

Revised plans:
Response awaited.

CLWYD POWYS ARCHAEOLOGICAL TRUST

Although the development appears to have limited archaeological implications the proposals will affect a traditional stone house of local architectural interest which is believed to be 17th century in origin. Request an appropriate planning condition be attached to any permission granted requiring a photographic survey of the existing buildings.

NATURAL RESOURCES WALES

Does not object to the proposal. The proposal is not likely to adversely affect Protected species or landscapes.

LLANGOLLEN CIVIC SOCIETY

Support the application.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HIGHWAYS OFFICER –

No objection to the proposals subject to inclusion of conditions relating to parking and turning of vehicles.

PUBLIC RIGHTS OF WAY OFFICER –

Public Footpath 85 (Corwen Community) abuts the development area and would need to be safeguarded.

RESPONSE TO PUBLICITY:

In support:

Representations received from:

Susan Davies, Hafod y Wern, Glyndyfrdwy;
Michelle Hale, 2 Bryn Hyfryd, Glyndyfrdwy;
David & Srah Jones, Plas Tirion, Glyndyfrdwy;
Lisa Jones, Plas Hyfryd, Glyndyfrdwy;
Mary Lewis, School House, Glyndyfrdwy;
Veronica Jones, 4 New Inn Terrace; Glyndyfrdwy;
Enid Williams, Gernant, Glyndyfrdwy;
Jeannette Morris, (Church warden), 19 Maes Owain, Glyndyfrdwy.

Summary of planning based representations in support:

- Desire of the applicants to remain in the village;
- House prices preclude the applicants purchasing a house in the village;
- Present home of the applicants is too small;
- The existing building would be saved and the AONB enhanced.

EXPIRY DATE OF APPLICATION: 07/06/2015

REASONS FOR DELAY IN DECISION (where applicable):

- Consideration deferred at Planning Committee
- Reconsultation on revised plans

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks consent to renovate and extend an old stone-built structure on rising land to the south of the old village hall and war memorial, to create a three-bedroom dwelling.
- 1.1.2 The existing building is in two parts. The main section has a footprint of 8.1 metres by 4.2 metres and is of two-storey height, equating to a gross floor area of approximately 69 sqm. Attached to the main stone building is a single-storey outrigger formed from a wooden framework with metal cladding, with a footprint of some 32 square metres.

- 1.1.3 The information submitted with the application confirms that the last occupation of the building as a dwelling was in 1952, with domestic rates then subsequently stated as being paid until 1957. The outrigger has been used for storing timber and it would appear the main building may have been utilised as a store in connection with the agricultural use of surrounding land.
- 1.1.4 The application was originally submitted in April 2015 and has been revised in early August following consideration by a site inspection panel prior to deferral at the July Planning Committee.
- 1.1.5 The original proposals were to utilise the existing stone building as a ground floor lounge with a bedroom above, with a large two-storey L-shaped extension wrapped around the south and east of the existing building to allow for a kitchen, utility room, hall and shower room on the ground floor with two bedrooms and a bathroom on the first floor, along with a new staircase. The intention is to re-roof the main building in natural slate and the extension was also to be roofed in slate, with rendered walls. The extension originally proposed would have had a total gross floor area of 104 sqm, thereby representing an increase over the floor area of the existing main building of approximately 150% (100% if the floor area of the outriggers used for storing timber are taken into account).
- 1.1.6 The revised scheme proposes a different approach to the extension, following feedback from the site panel and dialogue with Officers, including the Conservation Officer. Members are referred to the plans at the front of the report. The proposals seek to respect the character of the original building, opting for a single storey extension on the east side, with a glass stairwell linking the old and new elements, allowing access to the first floor of the original building. The single storey element of the extension would have a total floor area of some 75 square metres, representing just under a 110% increase in floor area on top of the main building (75% if the outriggers are included in the calculation).
- 1.1.7 The plans show vehicular access from an existing track down from the road to the south which leads to a parking area and indicates a septic tank in the north east corner of a hardstanding to the east of the building.
- 1.1.8 An existing caravan at the site is shown as being removed.

1.2 Description of site and surroundings

- 1.2.1 The main building has stone walls with a metal roof and is in a field to the south of the village, around 50 metres from the hall which fronts onto the A5 running through Glyndyfrdwy from east to west.
- 1.2.2 The site has open fields to the south, east and north, with a footpath to the west leading up from the Nant Y Pandy which runs in a valley to the west.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is outside the development boundary of Glyndyfrdwy. It is within the 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 In the course of progressing the application, Officers have sought clarification of the history of the building to inform conclusions over the lawfulness of the residential use, given the information in the submissions indicating it was last used for residential purposes in 1952, and the physical condition, which suggests that residential use has been abandoned.

- 1.5.2 The agent responded that as the applicants are anxious to urgently provide themselves with satisfactory local accommodation and they consider that extensions are necessary to bring the building up to a reasonable habitable standard, an application is needed anyway, and it was requested that the application be determined as submitted.
- 1.5.3 As noted above, following consideration of the proposals at the site panel prior to the July 15th Planning Committee, and without prejudice to the abandonment issue and the final determination of the Committee, officers engaged with the applicant and their representatives to investigate options for the extensions and detailing of the scheme. This led to the submission of the amended scheme in early August 2015.

1.6 Other relevant background information

- 1.6.1 The application was accompanied by a Design and Access Statement which includes details about the site and the need for the dwelling. The agents Statement contains a number of points of interest to the application:

The dwelling is believed to date from the seventeenth century. The design is that of a small quarry or agricultural worker's house. So far as can be seen, the property is in a sound condition.

There are several attached outbuildings which it is believed provided additional residential accommodation.

The property was lawfully occupied as a dwelling from the seventeenth century up to about 1952. The property was then marketed as the occupiers had left it and the estate owner wished to dispose of it. Some furniture was left in the property by the last occupiers (and this remains there to today). It was purchased by the present owners' grandparents with the intention of re-occupying it in 1954. Domestic rates were paid to the Council on it until 1957.

The owners were given the opportunity to purchase a butcher's shop in the village in 1957 and, as a result, the project to bring the property into residential use had to be deferred. It was also understood about that time mains electricity was being brought to the village and it was decided to wait for that before progressing with the project.

In 1975, in order to progress the project the owner added his wife's name to the deeds in order to facilitate obtaining a mortgage for the improvement works and the erection of an extension.

In 1987, the owners were becoming rather elderly and they decided that the remote nature of the property with the steep access was not suitable for their needs. Accordingly, they transferred the ownership to their son and his wife who had a young family. They were ready to move forward with the project and sought advice from the Glyndŵr District Council planning office. The officer visited the site and discussed their intentions. He concluded that the erection of complete new dwelling might better serve their needs and accordingly permission was obtained to erect the property which still occupied by the applicant's parents.

By 2006, the children (i.e. the applicant) had grown up and wished to provide themselves with their own home in the village. Accordingly ownership of Penygraig was transferred to the daughter and her fiancé. The wife of the original owner gave them £100 to start the fund for the renovation of the property. A mobile home was moved to the site about ten years ago to enable them to live on site whilst they undertook the renovation works. Plans for an extension were prepared and submitted informally to the Council in July 2014.

However, it was not occupied and the construction works did not commence owing to adverse comments from the planning officer on the proposed extension.

Agents Analysis:

There appears to be a strong argument that the intention for the existing dwelling was always envisaged as providing a dwelling for occupation for future generations of the family. The applicants always held the hope that they could bring up a family in it and continue the long connection between them and the Glyndwr community. Their parents had made this intention clear by contacts with the former Glyndwr Council planning department but were apparently persuaded that a new dwelling (now constructed at Plas Tirion) would provide an easier alternative. However the dwelling was retained and limited works were undertaken to ensure it remained sound. The applicants confirmed their intentions by moving a static caravan onto the site around ten years ago in the hope that as finances became available they would be able to move forward with the renovation works.

Following considerable research, it is clear that the occupiers who left the property did not consider that the house was to be abandoned and Council rates continued to be paid. Some furniture was left in the property and it is still present. The property was transferred into the ownership of the owner's granddaughter (now the applicant) and a sum of money was provided to start the building fund.

An application for a Certificate Of Lawfulness has been prepared but after consideration, it has been agreed to leave that in abeyance for the present and to apply (without prejudice) to apply to resume the residential use and to erect limited extensions necessary to house the applicant's growing family.

The Council's policies for conversion of redundant buildings in the countryside requires that they be initially advertised for commercial use. In this case, advice has been sought from local estate agents who have indicated that the building is totally unsuitable for commercial use due to its size, position and location. They suggest that it would be pointless going through the advertisement process.

The building is of considerable local historic interest due to its age and form of construction and is no doubt typical of many rural residential properties which have now long been demolished. Its reuse for its original purpose is clearly the most appropriate way of ensuring its future survival.

However the internal floorspace is particularly small and the provision of a minimal level of accommodation for modern usage requires extensions. The incorporation /reconstruction of the attached ancillary building will minimise the amount of additional building required. It is also important to recognise that the applicants and their family have been assessed by the Affordable Homes Administration Officer of Tai Clwyd and found to be fully eligible for a local needs dwelling. The letter confirms that although they have been trying for some time, there is no site or property in the community which is affordable to them. With a growing family, it is clearly essential that the situation is quickly resolved and not allowed to continue otherwise they will have to sever their connection with the community or live in unsatisfactory accommodation.

The development now applied for would allow them to use a site which they already own and provide a property which will allow them to continue to live within the local community. They have building skills themselves. This will save considerable money and make the project more viable.

The alternatives for them are:

- Move out of the community and lose the valued and historic link to the community
- Attempt to modify their existing property but recognise that this will result in an inadequate standard of accommodation and in the medium term would result in the above alternative.

- Apply for change of use of the property to holiday accommodation and sell the site to purchasers from outside the area.
- With the funds from that, to try and purchase a greenfield site and build new.
- Allow the historic cottage to fall derelict and be lost to the cultural heritage of the area.

1.6.2 For the record, the notes of the Site Inspection Panel which visited the site on the 11th June, 2015 follow:

ADDENDUM REPORT

The application was subject to a Site Inspection Panel meeting at 10.15am on Thursday 11/06/2015

In attendance were:

CHAIR – Councillor Ray Bartley

LOCAL MEMBER – Councillor Huw Jones

GROUP MEMBERS – Councillor Cefyn Williams (Plaid Cymru)

An apology for absence was conveyed on behalf of the Vice Chair, Councillor Win Mullen James

The Officers present were Ian Weaver and Paul Griffin

The reason for calling the site panel was to assess the details of the development, including the condition of the building and the extensions proposed, and to appreciate the relevant planning issues.

At the Site Inspection panel meeting, Members considered the following matters:

1. The condition of the existing building on the site and its planning history.
2. The detailing of the development proposed, including the design and scale of extensions proposed.
3. The planning policy and other material considerations, including the location relative to the development boundary of Glyndyfrdwy.
4. Representations received on the application.

The Planning Officer first outlined the background to the proposals, the detailing of the extensions and alterations, and what appeared to be the main planning issues emerging. The Site Panel walked down from the entrance onto the unclassified road and viewed the main building externally and internally.

In relation to the matters outlined :

1. Members first noted the characteristics of the existing buildings on the site. This consisted of the main stone building which comprised a single room accessible at ground floor level, with evidence of old fireplaces at either end, and a first floor area with limited headroom under a corrugated sheet roof, accessible only at first floor level from a door opening out directly onto the field sloping up to the south. There was a low building attached to the eastern gable where a volume of timber was stored.
2. Members assessed the detailing of the proposals to reinstate and to extend the main building. They were aware that it may date back to the 17th Century and was of some character, albeit its physical condition was poor. There was discussion on the size and design of the extensions and their impact on the original building.
3. Members spent some time deliberating on the planning issues. There was discussion on the matter of abandonment of use, and the tests applied to this. Members were aware of the planning policies which may be relevant to the application, dependent on the view taken on the abandonment issue. It was accepted that due regard needed to be had to the

acceptability of the extensions on the character of the old building, regardless of whether the application should be considered as a conversion of a building to residential use, or as simply extensions to an existing dwelling.

4. Members were advised of the basis of comments received on the application, from statutory consultees and private individuals.

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 RD3 – Extensions and Alterations to Existing Dwellings

Policy PSE4 – Re-use and Adaptation of Rural Buildings in Open Countryside

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

SPG 1 – Extensions to Dwellings

SPG 7 – Residential Space Standards

SPG 8 – Access for All

SPG 16 – Conversion of Rural Buildings

SPG 21 – Parking

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Notes

Circulars

4 MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 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 Lawful Use of the Building

4.1.3 Re-Use of the Existing Building as a Dwelling

4.1.4 Acceptability of alterations and extensions on visual amenity

4.1.5 Highways (including access and parking)

4.1.6 Area of Outstanding Natural Beauty / Area of Outstanding Beauty

4.2 In relation to the main planning considerations:

4.2.1 Principle

The planning status of the existing buildings is a relevant consideration to the determination of the application.

Should it be accepted that the building is an 'existing' dwelling for planning policy considerations then alterations and extensions may be acceptable in principle, subject to their scale and appearance being in accord with Policy RD3 and SPG1. These considerations are reviewed in section 4.2.4

If the residential use of the dwelling has been abandoned, the relevant planning policy in the local development plan is Policy PSE4, which sets tests for proposals for the re-use or adaptation of an existing building in the open countryside. Such development may be acceptable subject to meeting an employment use test and where the dwelling is affordable to meet local needs. This is reviewed in section 4.2.3.

4.2.2 Lawful Use of the Building

It is generally accepted that there are four tests which may be relevant to the determination of whether the residential use of a property has been abandoned. These are referred to briefly in the following paragraphs.

The Physical Condition of the Building

The submitted documentation does not include any form of structural survey for the subject building; however, inspection by officers and the Site Panel did not reveal there to be any immediately evident major structural faults. The existing corrugated metal roof could be replaced with slate as proposed if the owner wished to make good the existing property. No major concern is therefore raised in respect of the condition of the building.

The Period of Non-use

The submitted design and access statement confirms that the property was last occupied as a dwelling in 1952. Whilst it is further stated that rates were paid for a further 5 years until 1957, the property was last used as a dwelling some 63 years before the current application being submitted. This is a significant period of non-residential use and lends weight to an argument that the use of the building as a dwelling has been abandoned.

Any Intervening Uses

The submission made by the applicant provides no evidence of the building being used for any other purpose since its abandonment in 1952, and although it would appear that the property has been utilised for storage purposes, it is not considered there is clear evidence that a permanent change of use has taken place.

Evidence of the Owner's Intentions for the Building

The submitted information suggests that the owners in 1957 had to make a choice whether to "bring the property into residential use" or set up a business as a butchers shop in the village. Given that they chose the latter, and with respect to the stated subsequent intentions of successive generations over the use of Pen y Graig, the absence of any formal application to renovate / extend until 2015, this suggests the intention to retain the residential use was abandoned at that time.

Having regard to the information provided in relation to the application, Officers have reservations whether this provides clear evidence that what is on site is an existing dwelling, and it is respectfully suggested there is a case to argue abandonment of residential use. If Members take this stance, the application should properly be considered against Policy PSE 4 as it involves the re-use of an existing rural building as a dwelling; otherwise the application should be considered against Policy RD3 dealing with extensions and alterations to dwellings. The report deals with both policies in the following sections.

4.2.3 Re-use of the existing building as a dwelling

LDP Policy PSE 4 states that all conversions of rural buildings will be expected to make a positive contribution to the landscape and ensure that any architectural and/or historic features are retained. Proposals for the conversion of rural buildings outside development boundaries for employment use will be supported. Proposals for the conversion of rural buildings outside development boundaries for residential use will only be permitted where:

- i) an employment use has been demonstrated not to be viable; and
- ii) the dwelling is affordable to meet local needs.

The justification to Policy PSE 4 confirms that in line with national guidance its re-use for employment purposes will be the first priority. Residential re-use will only be permitted where it has been shown that an employment use is not viable and where the new dwelling would be affordable to meet local need as set out in the reasoned justification to Policy BSC 8. The recently approved SPG in relation to conversions provides up to date guidance on the information required to support an application for conversion, and reaffirms the need for applicants to undertake a marketing test for a period of 12 months to test the market for an employment use, and in relation to the affordable housing test, to provide evidence in support of the occupant's local connections and financial eligibility, or to demonstrate conversion for affordable housing would not be viable, through a viability assessment.

The application does not provide any evidence of marketing of the property for employment use and therefore fails the first criterion. In addition, whilst it would appear that the scheme is intended for use by a family living in the locality, no financial evidence has been submitted to suggest that the circumstances of the applicants allow them to be considered for affordable housing rather than purchasing any open market property in the village. The information provided with the application falls some way short of that required by PSE4 and the Supplementary Planning Guidance, to justify supporting the application.

If it is considered the residential use of Pen y Graig has been abandoned, officers opinion is that the application does not comply with the basic tests of principle in Policy PSE 4.

4.2.4 Acceptability of the alterations and extensions on visual amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to 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. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.

Policies of the Local Development Plan require due consideration of the visual impacts of proposed extensions and alterations, whether these are in relation to a scheme based on the re-use and adaptation of a rural building (PSE4), or extensions and alterations to dwellings (RD3). If Members take the view that the residential use of the property has not been abandoned in this case, due regard has to be had to the tests of Policy RD 3 of the Local Development Plan, which sets tests for consideration to determine the acceptability of the scheme for altering and extending Pen y Graig.

In summary, PSE4 requires that all conversions make a positive contribution to the landscape and ensure that architectural and / or historic features are retained. Policy RD3 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.

Policy PSE 4 requires that conversions make a positive contribution to the landscape and ensure that any architectural and / or historic features are retained.

The original scheme was not considered acceptable having regard to key tests of RD3, and PSE4 as it involved a floorspace increase of some 150% on top of that of the main stone building (100% on top of the original main building and attached outrigger), introducing a large double gable feature, wrapping around three sides of the original, adversely impacting on its character and appearance. This was considered to completely overwhelm the existing property. Officers considered the scheme was clearly contrary to RD3 (and PSE4, whichever are deemed relevant to the application) and that it would not make a positive contribution to the landscape or respect the architectural / historic features of the original stone structure, contrary to the intentions of both policies.

In respect of the concerns above, the applicants have taken a positive view and have considered a range of suggestions geared at respecting the character of the existing building, moving the extension to the east side and keeping it to single storey height, limiting the impact on the main front and side elevations facing north and east. The final scheme submitted inevitably represents a compromise of sorts, given the accommodation requirements of the applicants, and the need to access the first floor of the original building at the rear, but in relation to the detailing of the aforementioned main elevations of the original building, it is suggested that the proposals make a creditable attempt to retain its form and appearance, so it remains easily recognisable. The floorspace of the single storey extension would be in the order of 75 square metres, which is a considerable reduction on the previously submitted scheme, and is not considered excessive given the limited size of the original dwelling, taken alongside the improved design detailing.

4.2.5 Highways (including access and parking)

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations 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. The acceptability of means of access is therefore a standard test on most planning applications. 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) and TAN 18 – Transport, in support of sustainable development.

The comments of the Highway Officer are noted and the scheme is considered to be acceptable in this respect.

4.2.6 Area of Outstanding Natural Beauty / Area of Outstanding Beauty

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The comments of the AONB Partnership on the revised plans are awaited at the time of drafting this report.

It is not considered the proposals as now detailed are unacceptable in terms of impacts on the AONB, subject to conditions over use of materials and treatment of the surrounding land.

5 SUMMARY AND CONCLUSIONS:

5.1 The application raises important questions relating to application of planning policy and guidance.

5.2 Officers retain concerns over the lawful use of the building, as on the evidence provided it would appear the residential use as a dwelling has been abandoned in the 1950's. If this is accepted by Members, the application falls to be considered against Policy PSE4, and in Officers opinion would be in conflict with the main tests of that policy as no detailed information has been submitted to demonstrate that an employment use is not viable, or that the dwelling would be affordable for local needs. The recommendation is therefore to refuse permission based on abandonment of use and conflict with this policy.

5.3 The design details of the proposed extensions and alterations have been revised significantly from those in the original submission. These now incorporate a number of suggestions made by Officers, geared at better respecting the character and appearance of the main building, albeit that it has to be accepted any scheme to adapt a building of limited size and unique character are inevitably a compromise. In this respect, Officers would accept that a creditable attempt has been made to address previous concerns over the visual impact of the proposals.

RECOMMENDATION: REFUSE- for the following reasons:-

1. The Local Planning Authority consider that the residential use of the property has been abandoned, given the evidence submitted confirms it was last occupied in 1952, and hence the proposals cannot be regarded as for the extension of an existing dwellinghouse.
2. The application does not provide any evidence of the marketing of the property for employment use or any financial information to assess the case whether the dwelling would be affordable for local needs, contrary to the tests of Policy PSE 4 of the Denbighshire Local Development Plan, relating to the re-use and adaptation of rural buildings in open countryside.

NOTES TO APPLICANT:

None