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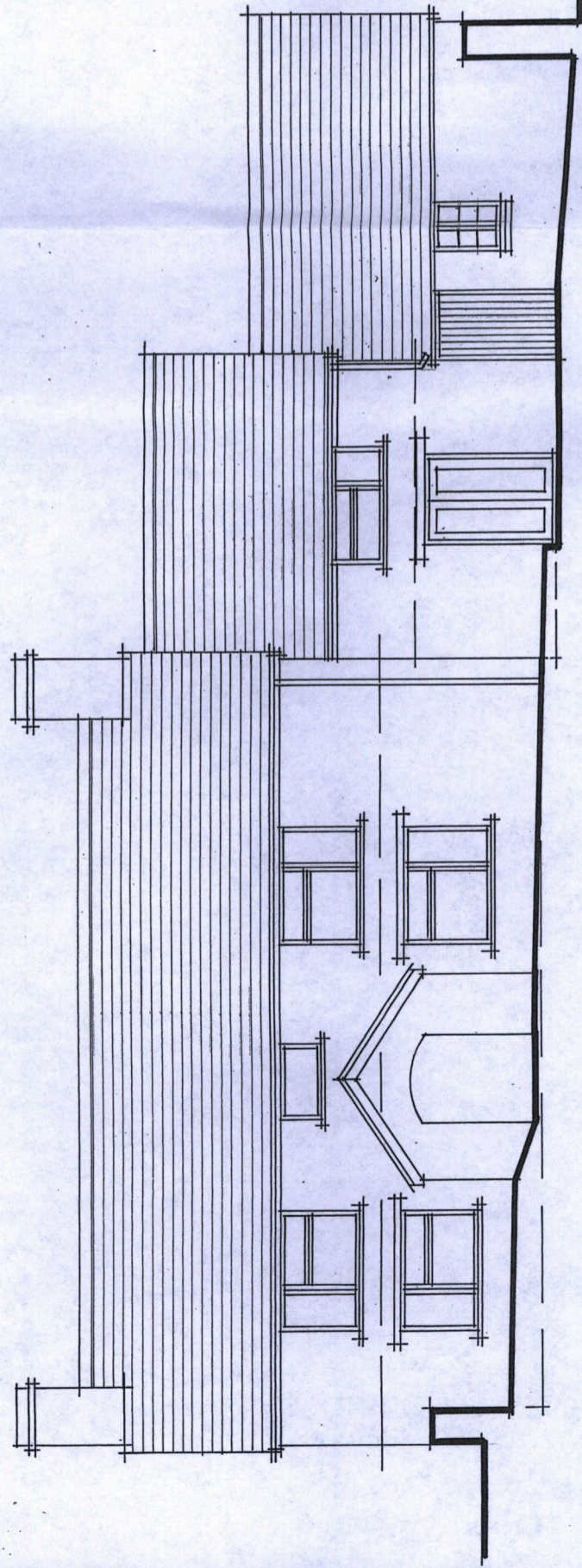
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Denbighshire Boundary	⚬ DCC
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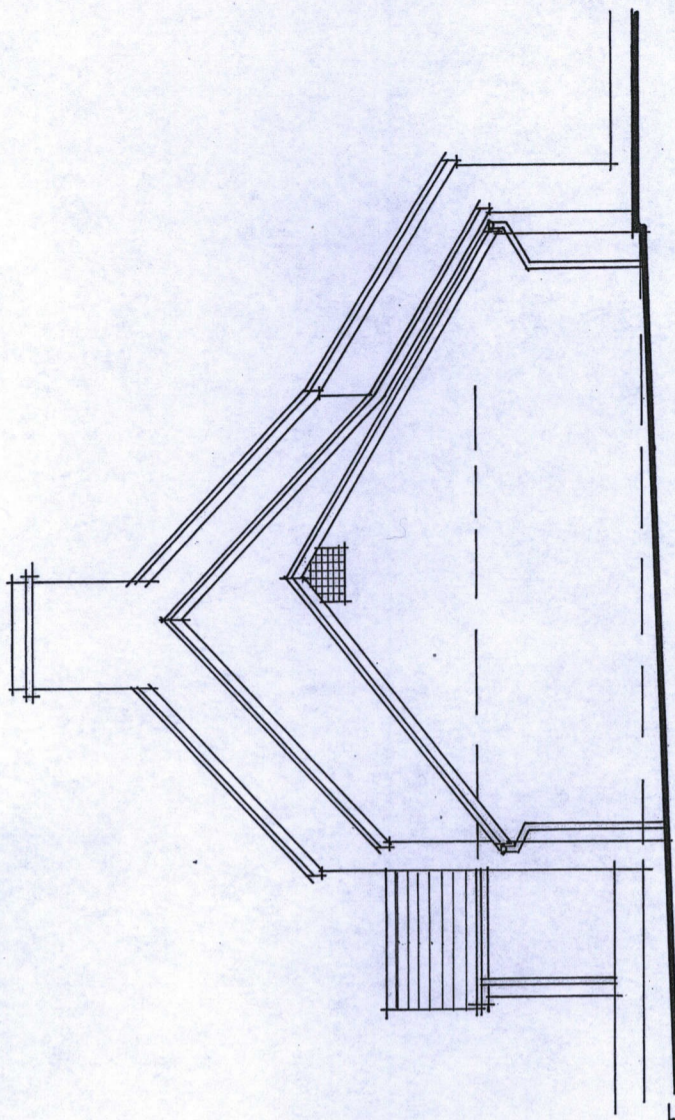


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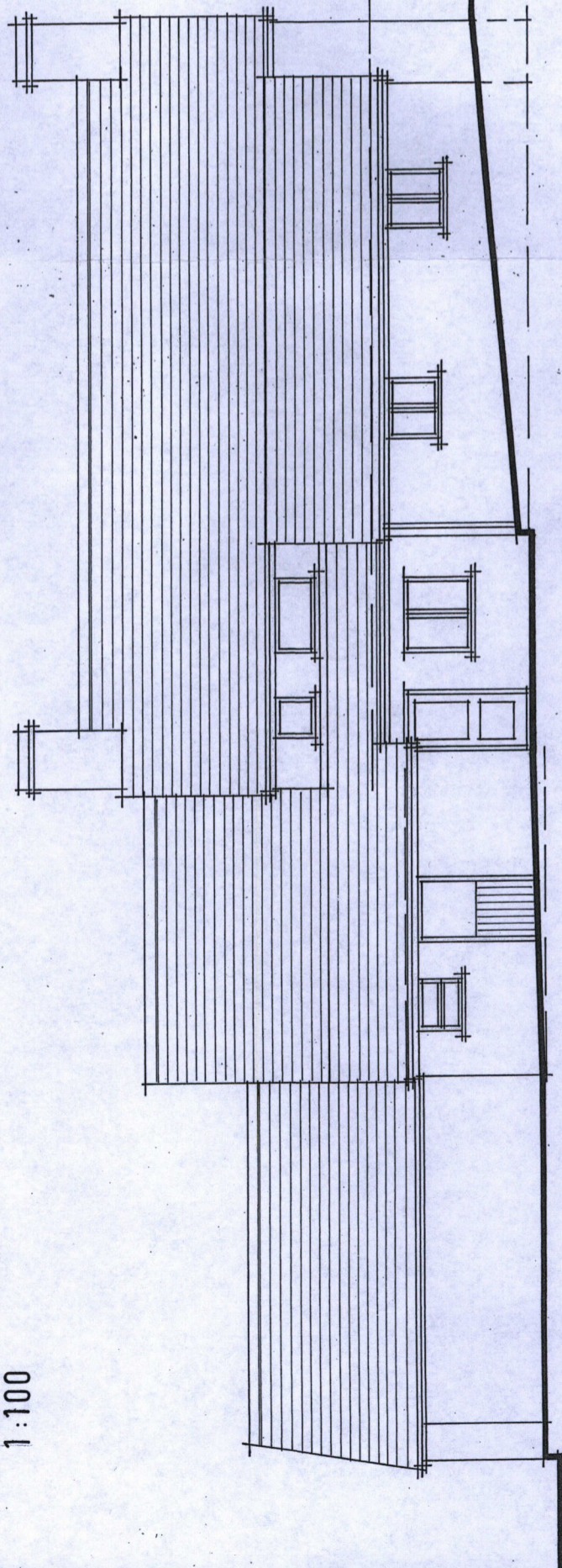




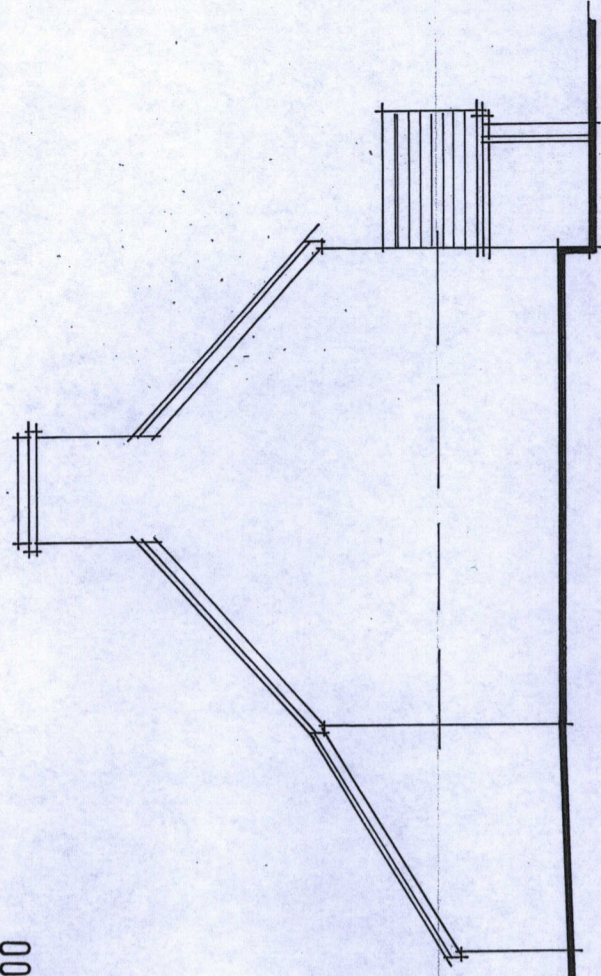
FRONT ELEVATION
1:100



SIDE ELEVATION
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REAR ELEVATION
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SIDE ELEVATION
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M & R **MATISCHOK & ROSS**
architectural services

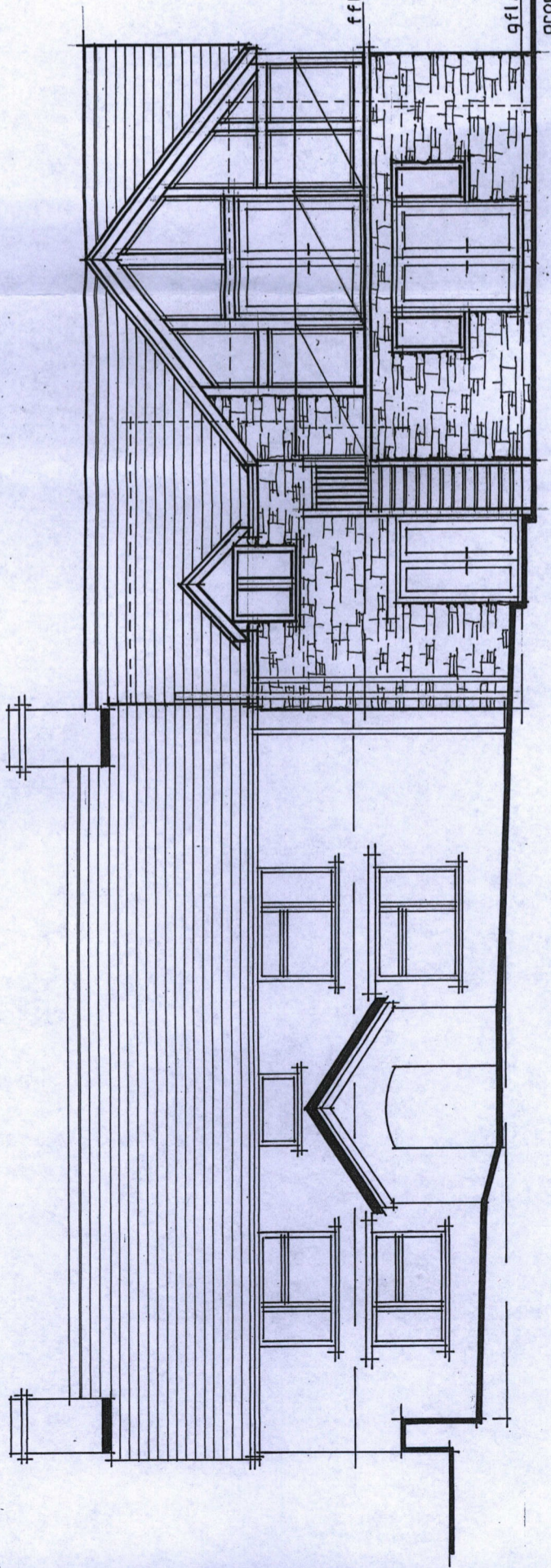
project title
Extension to Graig, Llanellidan, Ruthin.

drawing title
Existing Elevations.

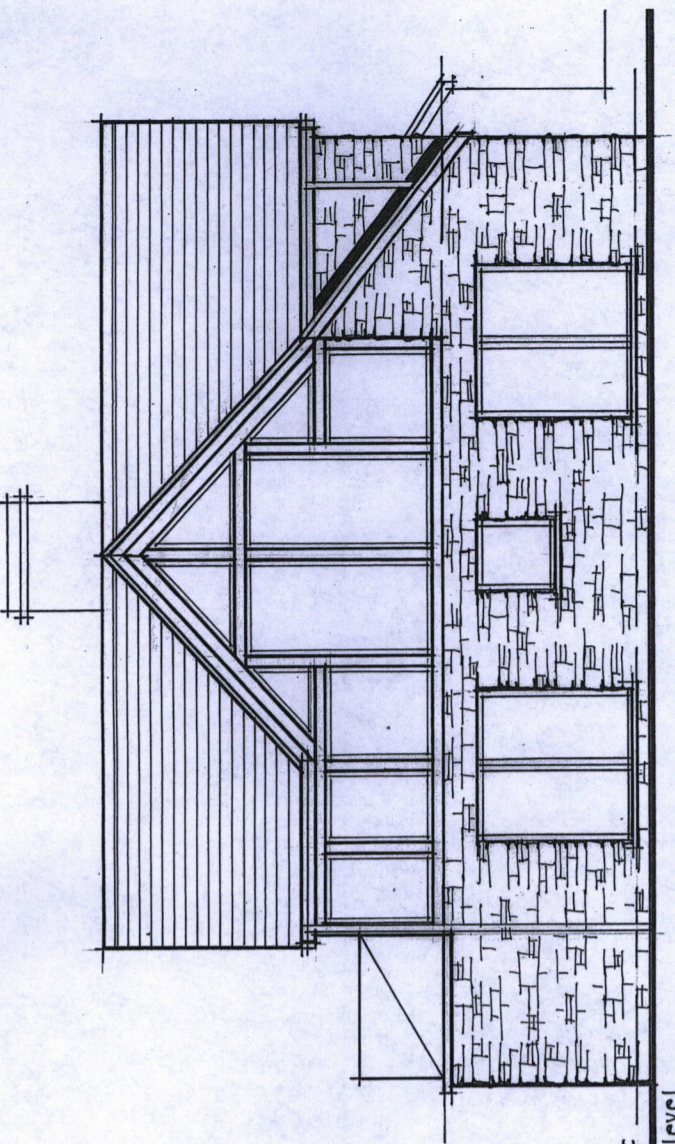
project no. 0606	drawing no. 4	revision
date 22/06/2015	scale 1:100	drawn by P M

Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA
t 01824 705 222 f 01824 707 171
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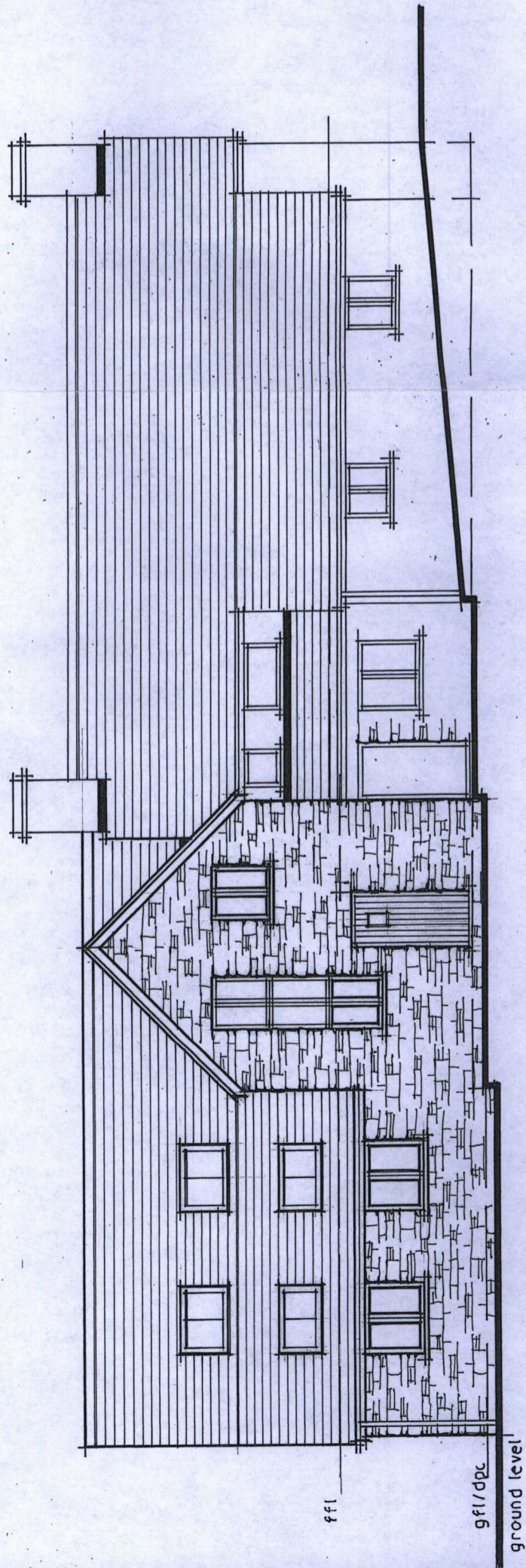
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FRONT ELEVATION
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SIDE ELEVATION
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REAR ELEVATION
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External Materials

- Roofs** :- New or second-hand natural blue/grey mineral slates to match existing dwelling.
- Walls** :- Natural local stone facing with lime based mortar pointing to match existing dwelling.
- Windows & Doors** :- Coloured or light oak timber effect upvc windows & external doors.
- Woodwork** :- Coloured or light oak timber effect upvc fascia & barge boards.
- Rainwater Goods** :- Coloured upvc gutters and down pipes.

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architectural services

project title
Extension to Graig, Llanellidan, Ruthin.

drawing title
Proposed Elevations.

project no. 0606	drawing no. 7	revision
date 22/06/2015	scale 1:100	drawn by P M

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WARD : Llanfair Dyffryn Clwyd / Gwyddelwern

WARD MEMBER(S): Cllr Hugh Evans

APPLICATION NO: 19/2015/0699/ PF

PROPOSAL: Demolition of existing attached outhouse building and erection of two storey extension and associated works

LOCATION: Graig Llanelidan Ruthin

APPLICANT: Mr & Mrs Gareth & Sian Powell

CONSTRAINTS: PROW

PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters - Yes

CONSULTATION RESPONSES:

LLANELIDAN COMMUNITY COUNCIL
No observations

CLWYD POWYS ARCHAEOLOGICAL TRUST
Requested condition to facilitate a photographic survey of the building, in accordance with an English Heritage Level 1 specification, prior to development.

NATURAL RESOURCES WALES:
No objection, but the implementation of the mitigation recommended in the report will be necessary in order to secure a NRW licence to permit works that will affect bats and bat roosts.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES
Biodiversity Officer
Requested further information of avoidance, mitigation and compensation measures.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 17/9/15

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the demolition of existing extensions and the development of new two storey extensions to the side of the property.
- 1.1.2 The extensions are proposed to be built over the footprint of existing extensions with an additional 4.5m projection forward of the front of the existing principle elevation.
- 1.1.3 The proposals will introduce new features to the property with an external staircase, dormer window, balcony and extensive glazing.

1.2 Description of site and surroundings

- 1.2.1 The existing building is traditional stone built slate roofed dwelling and forms part of an existing farm complex.
- 1.2.2 It is located adjacent to a public footpath within the open countryside. The site is clearly visible from the footpath.

1.2.3 There is a consented camping pod site located to the eastern edge of the complex.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located outside the Development Boundary as defined by the Local Development Plan.

1.4 Relevant planning history

1.4.1 The property received permission in the 1970s for extensions.

1.5 Developments/changes since the original submission

1.5.1 Bat mitigation report submitted on the 01/09/15.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 29/859 1975-08-27 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND SEPTIC TANK GARREG EINWS LLANELIDAN Granted

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 3 - Extensions and Alterations to Dwellings

3.2 Supplementary Planning Guidance

Extensions to Dwellings

Householder Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 7 (PPW)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, 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 Impact on Residential Amenity

4.1.3 Visual and Landscape Amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 advises that the extension or alterations to existing dwellings will be supported subject to compliance with detailed criteria. Extensions and alterations to existing dwellings are therefore considered acceptable in principle.

4.2.2 Visual Amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. 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 Extensions to Dwellings SPG states that the relationship of windows to wall space should reflect the traditional balance and window style and proportions should match the original. The SPG states that the scale and form of an extension is particularly important in the case of small rural properties with limited floorspace where proposals may come forward for large extensions which could dwarf the original. The SPG also states that extensions should not normally project excessively in front of the existing building.

The Householder Design Guide SPG states that dormer windows are discouraged from the front of dwellings unless they are an existing local feature and should be set well back from the eaves and positioned to match the pattern of the windows on the rest of the house. The SPG states that extensions should have windows and doors that are similar to the house in size, shape, design and proportion. Front extensions will not normally be acceptable except in special circumstances and should not dominate the house.

The two storey extension introduces features not present on the existing dwelling. A new glazed gable will project forward of the principle elevation by approximately 4.5 meters and will introduce a balcony and external staircase. A dormer window is also proposed.

It is considered that the design of the proposals, by virtue of the introduction of a dormer, an external staircase, extensive glazing and balcony would not respect the character and appearance of the existing dwelling. It is considered that the scale and location of the proposed extension mean that the proposed extensions would be dominant and not subservient to the existing dwelling. The proposals in turn would have an unacceptable impact on the existing property and in turn the site and surroundings. It is therefore considered that the proposal is contrary to the requirements of criteria i) and criteria ii) of Policy RD3 and advice contained within paragraph 4.11.9 of PPW and guidance set out in SPG 1 and SPG 24.

4.2.3 Residential Amenity

Paragraph 3.1.7 of PPW 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. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. Test iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site, to ensure that sufficient external amenity space is retained. SPG 1 states that no more than 75% of a residential property should be covered by buildings and that of a site is covered by 40m² of amenity space is provided. SPG 7 specifies that 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

Having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity. The proposals therefore comply with the policies and guidance listed above.

RECOMMENDATION: REFUSE- for the following reasons:-

The reason is:-

1. It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its design, scale and location have an adverse impact on the character and appearance of the existing dwelling and the surrounding open countryside. Therefore the proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 of the Denbighshire County Council Local Development Plan and advice contained within Planning Policy Wales paragraph 4.11.9 and Denbighshire SPG 1 - Extensions to Dwellings and SPG 24 - Householder Development Design Guide

NOTES TO APPLICANT:

None