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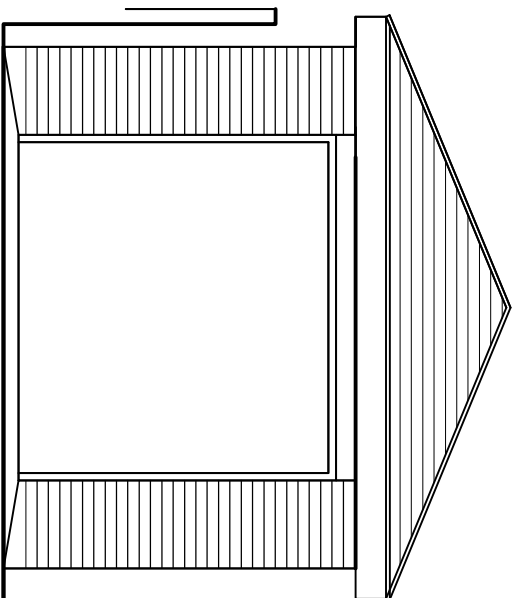
Denbighshire Boundary
 ~ DCC



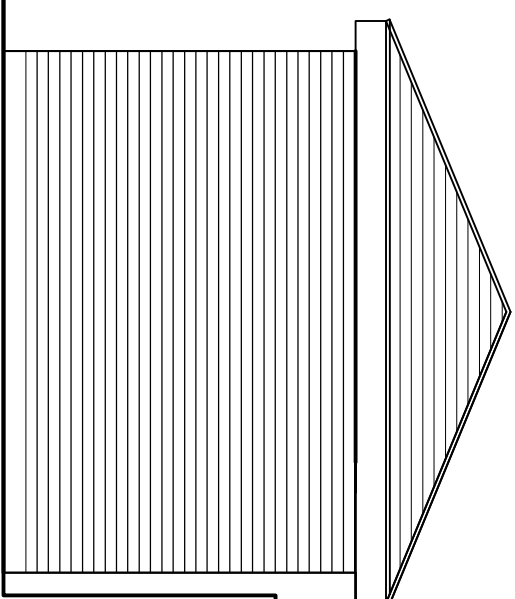
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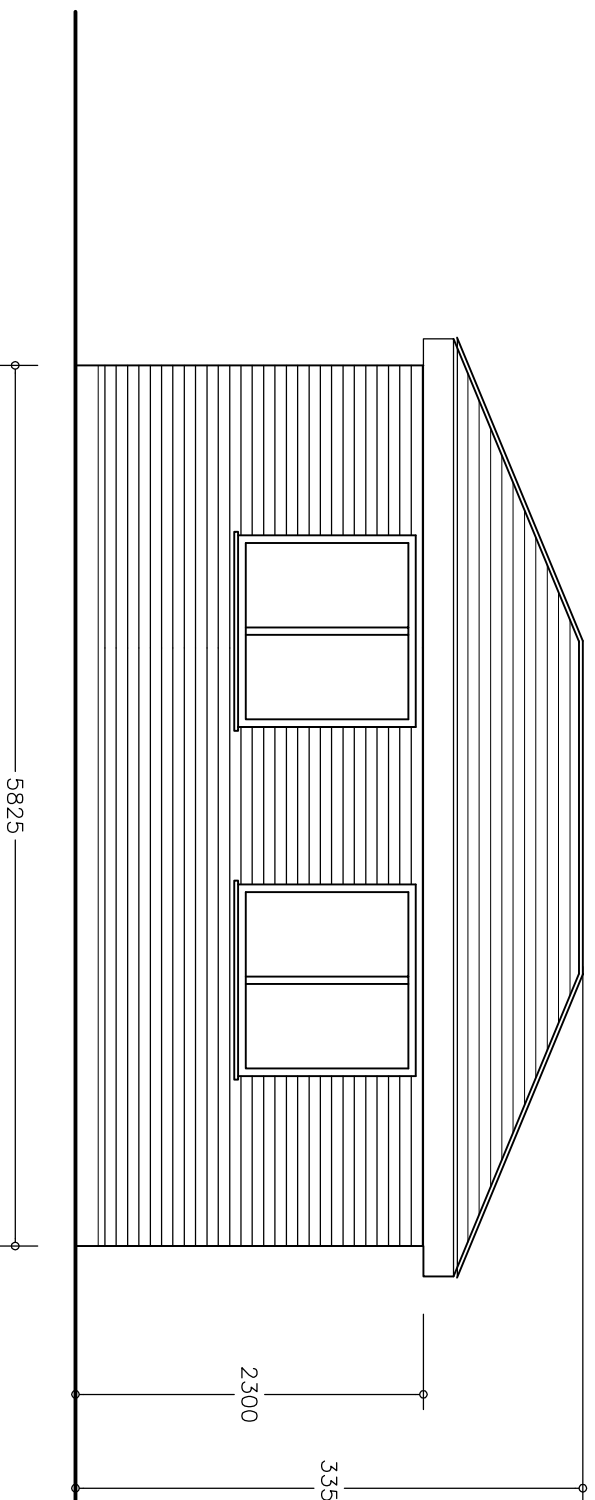
05/10/2015



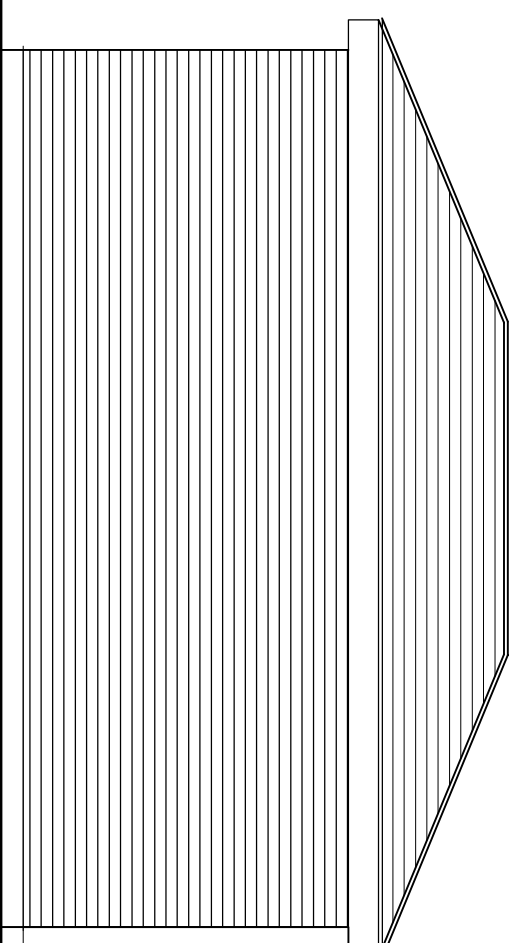
FRONT RETURN ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

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Parry Davies Architects

Chartered Architects.

PROJECT TITLE
26 WALNUT AVENUE RHYL

DATE
NOV 2014

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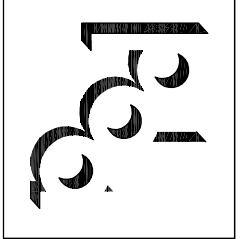
DRWN
RSG

CHK

DRWG. TITLE
PROPOSED ELEVATIONS

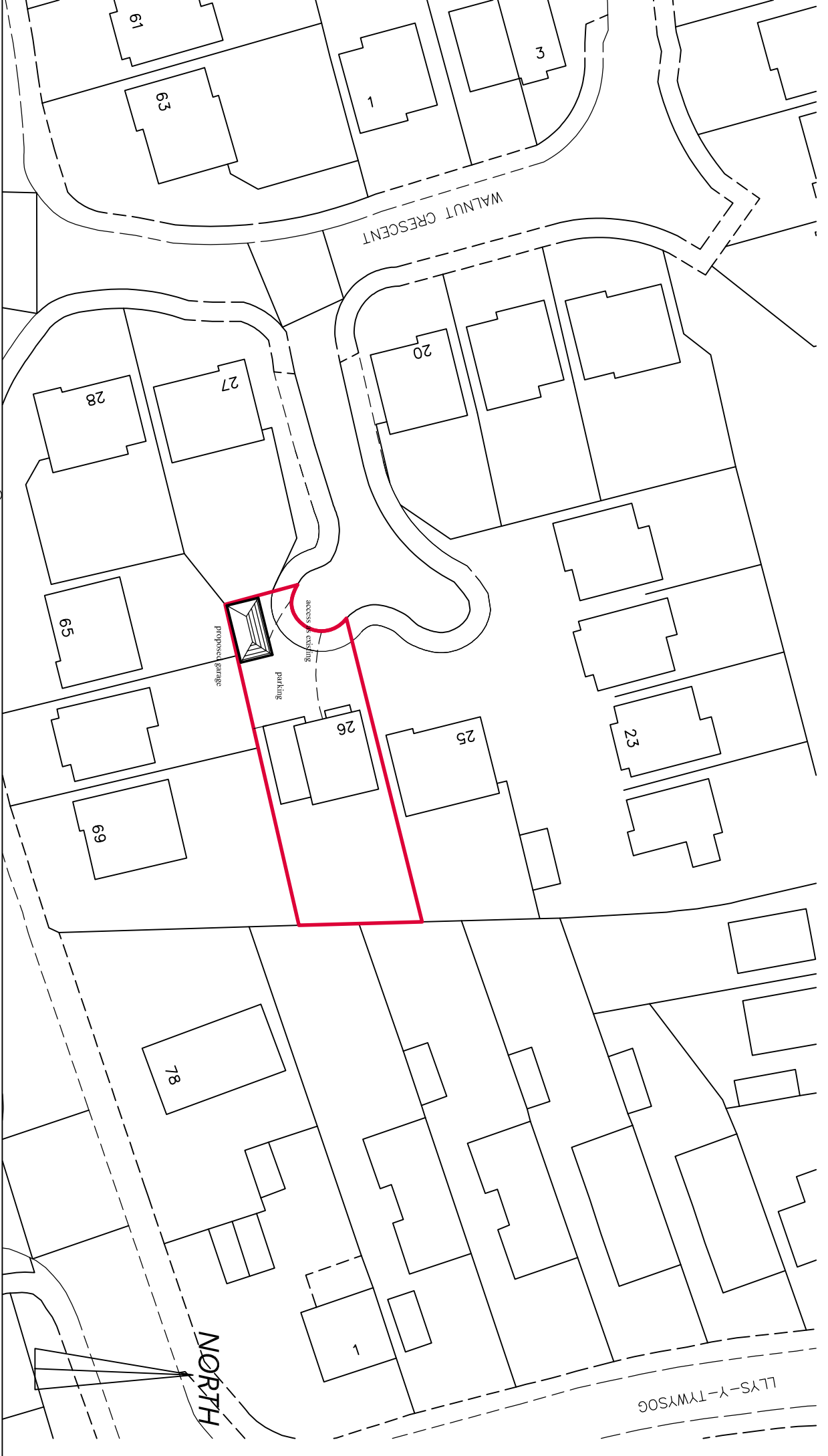
DRWG. NOS
14.5541/4

REV
C



Barclays Buildings, High Street, St Asaph, LL17 ORF

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Parry Davies Architects

Chartered Architects.

PROJECT TITLE
26 WALNUT AVENUE RHYL

DRWG. TITLE
BLOCK PLAN - AS PROPOSED

DATE
NOV 2014

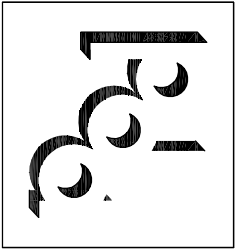
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DRWN
RSG

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DRWG. NOS.
14.5541/B2

REV
B



Barclays Buildings, High Street, St Asaph, LL17 ORF

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WARD : Rhyl South East

WARD MEMBER(S): Cllr Brian Blakeley (c)
Cllr Win Mullen-James (c)
Cllr Bill Tasker (c)

APPLICATION NO: 45/2015/0944/ PF

PROPOSAL: Erection of garage to front of dwelling

LOCATION: 26 Walnut Crescent Rhyl

APPLICANT: Mr Stuart Loban

CONSTRAINTS: Article 4 Direction

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

“Object: The Council feel that the proposal would not be in keeping or sympathetic to the character and appearance of the open plan housing estate on which the dwelling is situated. The proposal would therefore have a detrimental impact on visual amenity, contrary to Denbighshire Local Plan policy RD1”.

RESPONSE TO PUBLICITY:

Representation received:

Mr S Williams, 67 Ffordd Anwyl, Rhyl

Summary of representation:

Amenity- loss of light.

EXPIRY DATE OF APPLICATION: 05/11/2015

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 26 Walnut Crescent in Rhyl.
- 1.1.2 The application comprises of a detached garage which would be sited in the south western corner of the site, which is to the front of the dwelling.
- 1.1.3 The garage would measure 3.2 metres in width by 5.8 metres in length. It would have eaves of 2.3 metres with a pitched roof with an overall height of 3.35 metres. It would have windows on the northern elevation and a door to the east.
- 1.1.4 The plans show the parking area to be retained between the dwelling and the proposed garage.

1.1.5 The proposal is 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 within a cul de sac of similar properties, which are staggered various distances from the road frontage.

1.2.2 The dwelling is finished with brick walls with a tiled roof and has its garden and hardstanding area to the front of the house bounded by fencing and soft landscaping.

1.2.3 The dwelling is located in a primarily residential area located to the south 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 The history dates back to the original planning permission relating to the construction of the housing estate. In this permission permitted development rights were removed for fences, gates, walls or other enclosures forward of the principle elevation for all houses on the estate.

1.4.2 The site has been the subject of two previous planning applications for extensions. Both proposals involved extensions to the front of the house with integral garages. This application is different to the previous refusals as it proposed the erection of a detached garage.

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 45/2014/1349 Erection of extension and construction of new garage to side of dwelling. Refused under delegated powers on 15/01/2015. Two reasons for refusal were cited - adverse impact on visual amenity and insufficient parking spaces to serve the property would remain as a result of the development.

2.2 45/2015/0113 Erection of garage to the front of dwelling. Refused under delegated powers on 20/03/2015. The reason for refusal was based on the development resulting in an adverse impact on visual amenity.

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 acceptable in terms of current policies subject to consideration of detailing and impacts. 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 dwelling originally had an integral garage which has been converted into a sitting room. The proposed garage extension would be sited on the front corner of the driveway serving the property, hence it would project forward of the principle elevation of the dwelling. The garage would measure 3.2m metres by 5.8 metres. The dwelling is situated on an open plan housing estate built in the 1990's. Garages are typically integrated into the dwelling and not forward of the front elevation. The Town Council have objected to the proposal stating they consider it would have an adverse impact on visual amenity.

In Officers opinion the garage 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. Whilst best practice set out in SPG says that extensions that project forward of the front elevation of a dwelling are not encouraged, this is guidance rather than a specific policy requirement, and each case must be considered on its own merits. On an estate with a clear or rigid building line or with a particular uniform layout it would be more important to follow this guidance, however in an area such as Walnut Crescent where there is variety in the siting of the dwellings it is considered that the garage to the front of the dwelling can be accommodated without detriment to the character of the area. For these reasons and with respect to the Town Councils concerns, it is not considered that the proposal would have an unacceptable impact in terms of visual amenity to an extent that would

justify refusal. The proposals therefore 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 0.2 metres off the boundary of the dwellings to the south; it would have an overall height of 3.3. There is 2 metre boundary fencing between the dwelling and adjacent properties. No rear windows are proposed in the garage. An objection has been received from a neighbouring property in relation to the impact on residential amenity through loss of light.

The garage would be sited at the end of the gardens of the adjacent dwellings and it is only 1.3 metres greater in height than the boundary wall. Considering the scale and siting of the garage, and relationship to adjacent dwellings at the rear it is not considered the garage would result in an overbearing impact or a significant loss of light for adjacent occupiers. 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 development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed elevation plan (drawing number 14.5541/4/ Rev C) received 23 October 2015
 - (ii) Existing layout plan (drawing number 14.5541/1) received 14 September 2015
 - (iii) Proposed layout plan (drawing number 14.5541/3) received 14 September 2015
 - (iv) Existing block plan (drawing number 14.5541/B1) received 14 September 2015
 - (v) Proposed block plan (drawing number 14.5541/B2) received 14 September 2015
 - (vi) Location plan (drawing number 14.5541/L1) received 14 September 2015

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. For the avoidance of doubt and to ensure a satisfactory standard of development.

NOTES TO APPLICANT:

None