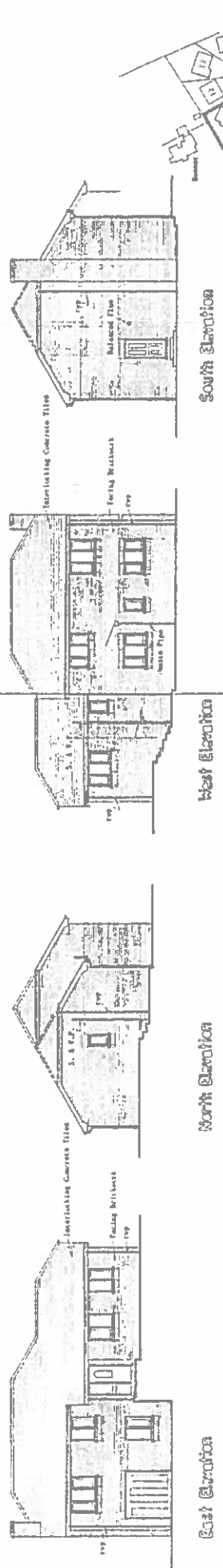






# EXISTING FLOOR PLAN + ELEVATIONS

11 LLYS Y TAYSOG



East Elevation

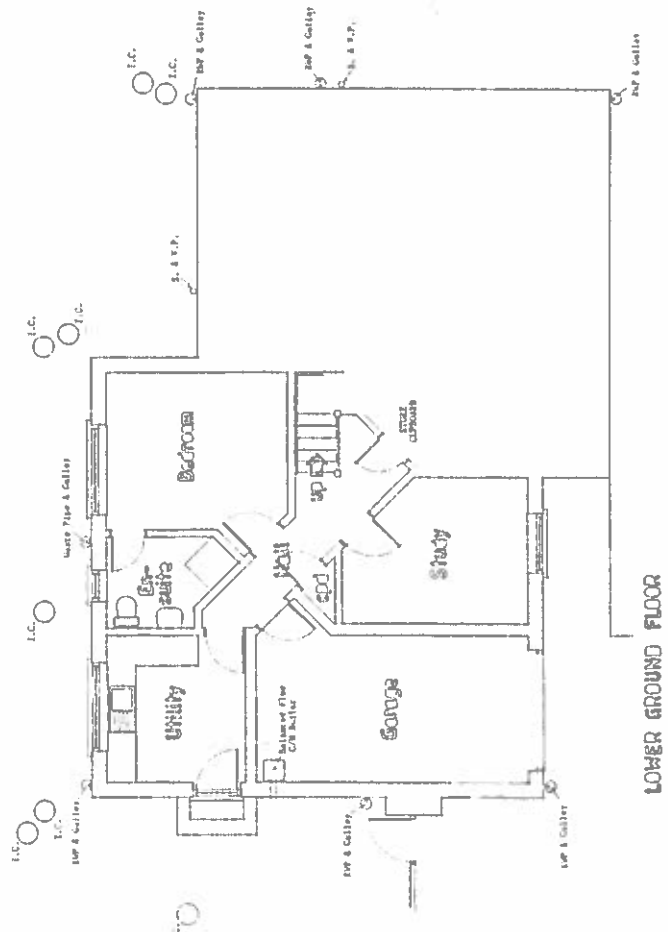
North Elevation

West Elevation

South Elevation



SCALE = 1:1250



LOWER GROUND FLOOR

UPPER GROUND FLOOR

11 LLYS Y TAYSOG, TREMEIRCHION - PLANS AS EXISTING.  
 SCALES - 1:50, 1:100.

PLAN No. 2710/11/06/13

RECEIVED  
 11/1/2010

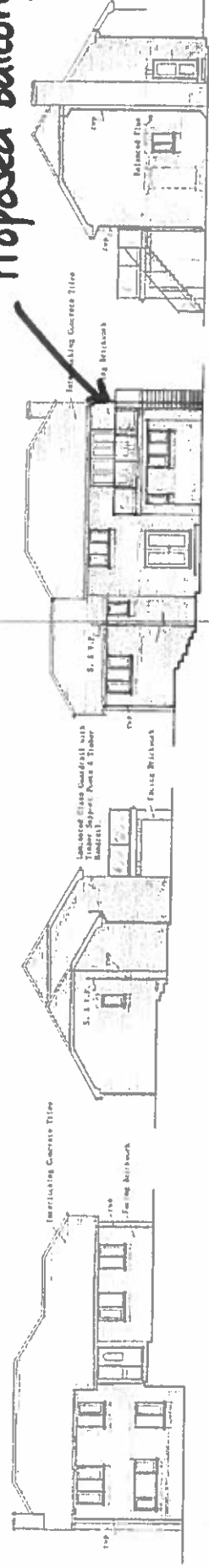
11/1/2010

DAISY R. TREMEIRCHION, 2710/11/06/13  
 Planning & Design Services  
 11 LLYS Y TAYSOG, TREMEIRCHION, NP23 5LW  
 TEL: 01753 501100 Mobile: 07896 33129  
 A member of the Guild of Interior Craftsmen.



ELEVATIONS

Proposed Balcony

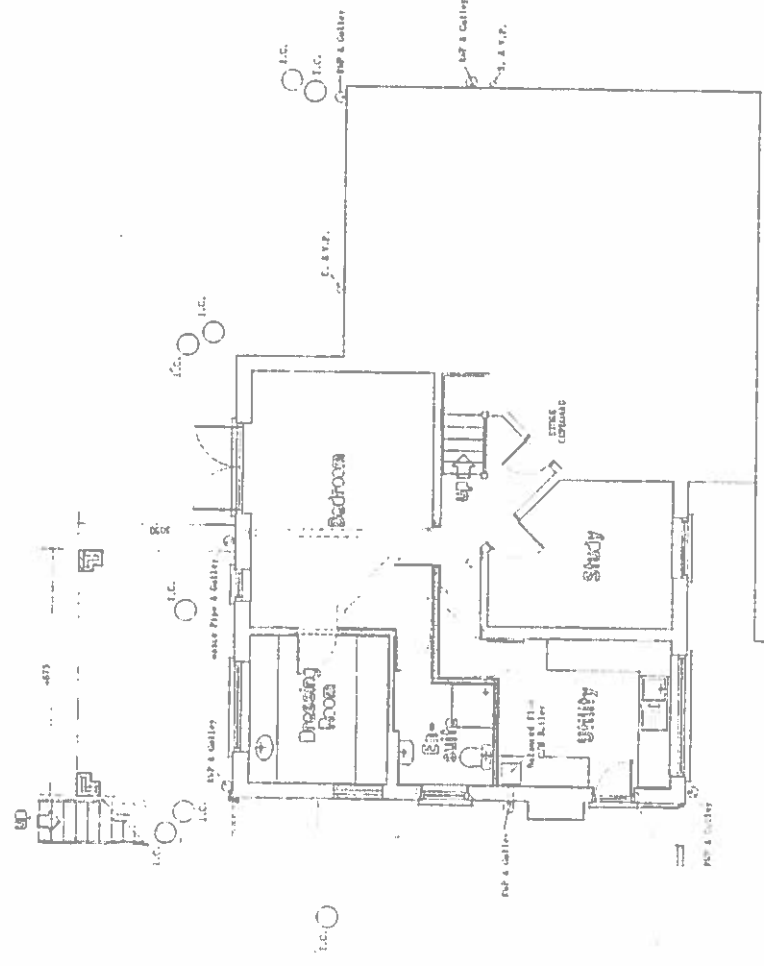
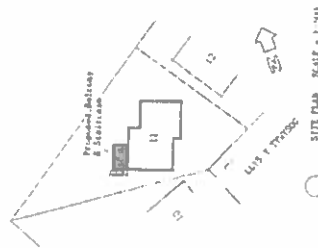


East Elevation

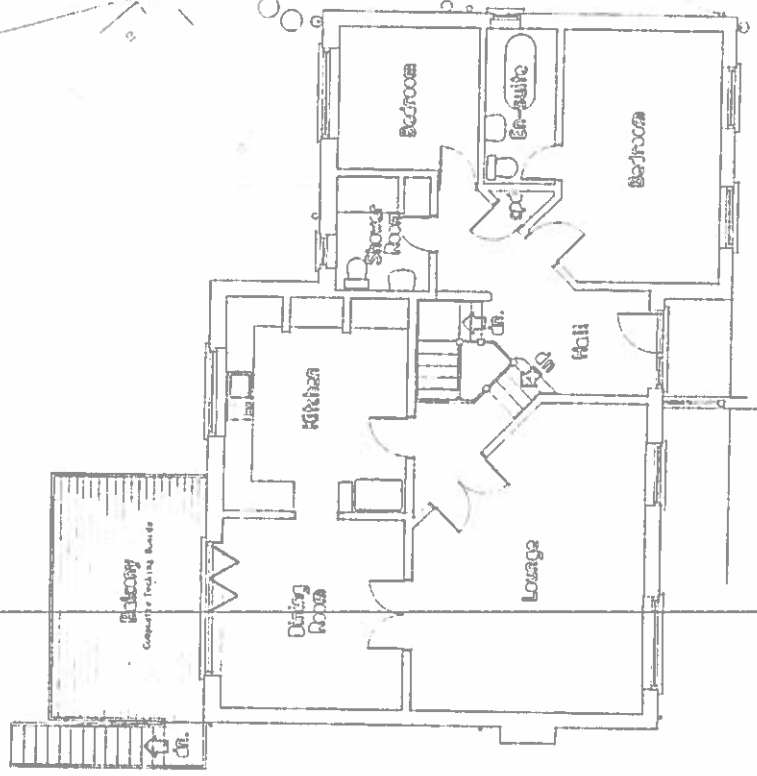
North Elevation

West Elevation

South Elevation



LOWER GROUND FLOOR



UPPER GROUND FLOOR

11 LLYS Y TYWYSOG, TREHERNON - PLANS AS PROPOSED.  
 SCALES - 1:50, 1:100.

PLAN No. 1-27/16/213

WILLIAMS & PARTNERS, ARCHITECTS,  
 Planning & Design Services,  
 22 Clwyd Avenue, Rhodfa, Llanelli,  
 Carmarthenshire, SA31 3JH.  
 Tel: 01493 54100. Fax: 01493 51723.  
 E-mail: wpa@williams-planning.co.uk  
 WPA/21/16/213/1-27/16/213

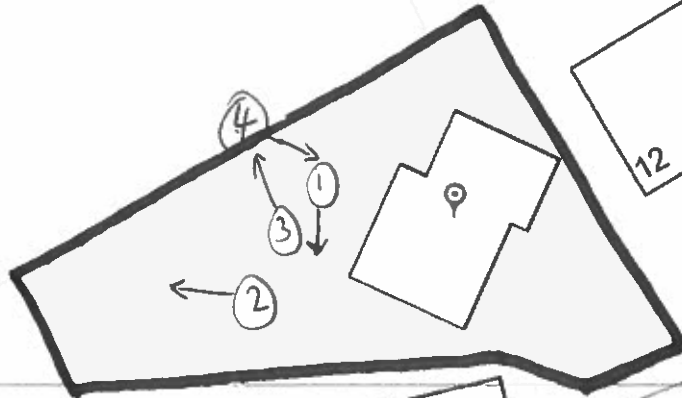


# APPROXIMATE POSITION OF PHOTOS

10 m  
20 ft

Bennar

Gayfion



12

Awelfryn

LLYS Y

TWYSOG

10

8

Crud-y-Gwynt

6

Denbighshire Boundary  
~

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Enter Title Here

Scale: 1:500

Printed on: 27/1/2016 at 16:01 PM

sir ddinbych  
denbighshire



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**WARD :** Tremeirchion

**WARD MEMBER(S):** Cllr Barbara Smith

**APPLICATION NO:** 47/2015/1174/ PF

**PROPOSAL:** Erection of balcony to rear of dwelling

**LOCATION:** 11 Llys Y Tywysog Tremeirchion St Asaph

**APPLICANT:** MrsSian Watkin

**CONSTRAINTS:**

**PUBLICITY** Site Notice – No

**UNDERTAKEN:** Press Notice – No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant – Community Council objection

**CONSULTATION RESPONSES:**

TREMEIRCHION, CWM & WAEN COMMUNITY COUNCIL

"OBJECT - On the grounds that:

- a. this structure would have an adverse effect on an adjacent listed building
- b. The balcony is excessive in its size"

**RESPONSE TO PUBLICITY:**

**In objection**

Representations received from:

Christine Parnell - Awelfryn, Heol y Brenin

Dr & Mrs C Lanceley - Bennar, 9 Heol y Brenin

Summary of planning based representations in objection:

- i) Visual impact - excessive scale, over-dominant, impact on listed building
- ii) Residential amenity - additional noise

**In support**

Representations received from:

R. Falshaw, 10 Hillcrest, Llys y Twysog, Tremeirchion

Summary of planning based representations in support:

No objection, impact of overlooking would be almost nil

**EXPIRY DATE OF APPLICATION: 25/01/2016**

**REASONS FOR DELAY IN DECISION:**

- awaiting consideration by Committee

## PLANNING ASSESSMENT:

### 1. THE PROPOSAL:

#### 1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of a first floor balcony to the rear of the property. The balcony would be 4.9m wide and project from the rear elevation by 3.1m. The proposed balcony would be 3m in height to its floor level and 4m in overall height to the top of the guardrail.
- 1.1.2 It is proposed to construct the balcony of facing brickwork to match the existing property with a laminated glass guardrail with timber support posts and handrail. An external staircase is also proposed (See plans at front of report).

#### 1.2 Description of site and surroundings

- 1.2.1 The existing property is a detached residential dwelling located on a cul-de-sac in the village of Tremeirchion. The area is residential in character and the application site is bounded by residential properties.
- 1.2.2 The neighbouring dwelling to the north 'Bennar' is a grade II listed building. The rear of the site is screened by mature vegetation. (See photographs below)



**1. Boundary with no. 10 Lllys y Tywysog**



**2. Boundary with Awelfryn**



**3. Boundary with Bennar (grade II listed building)**



**4. Rear of application property**

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of the village of Tremeirchion. The neighbouring property known as 'Bennar' is grade II listed.

1.3.2

1.4 Relevant planning history

1.4.1 None.

1.5 Developments/changes since the original submission

1.5.1 None.

**2. DETAILS OF PLANNING HISTORY:**

2.1 47/0065/97/PF - Erection of 5 no. detached dwelling houses with garages at Plots 7,8,9, 10 & 11, Llys Tywysog, Tremeirchion. Granted 21<sup>st</sup> April 1997.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)  
Policy RD 1 - Sustainable Development and Good Standard Design  
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 8 (PPW) January 2016.

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8, January 2016 (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 (including impact on Listed Building)

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 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 vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself. 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 40m<sup>2</sup> of amenity space is provided. SPG 7 specifies that 40m<sup>2</sup> of private external amenity space should be provided as a minimum standard for residential dwellings.

Concerns have been raised by neighbouring properties in relation to the impact on residential amenity, specifically to noise being generated. The proposed balcony would be orientated towards the front garden area of the neighbouring property known as 'Bennar' and the balcony would be located approximately 23m from this property. Concerns have also been received from the property known as 'Awelfryn' on Heol y Brenin which is sited to the west of the application site, approximately 26m away from the proposed balcony.

Having regard to the location of the proposed balcony, its distances to neighbouring properties, the orientation of the proposed balcony and existing vegetation it is not considered that the proposed balcony would have an unacceptable impact on residential amenity.

#### 4.2.3 Visual and Landscape Amenity (including impact on Listed Building)

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 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. Paragraph 6.5.9 of PPW indicates that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building or its setting, and any features of special architectural or historic interest which it possesses.

Concerns have been raised by the Community Council and local residents over the visual impact of the proposed balcony due to its scale and design. Specific concern is also raised in relation to the impact on the adjacent dwelling 'Bennar' to the north of the site which is a grade II listed.

Concerns raised by the Community Council and neighbours are duly noted. In relation to this it is considered that the balcony would have very limited visibility from any public vantage points due to existing vegetation and the location of neighbouring properties. In relation to the scale of the development it is not considered that a balcony with a projection of 3.1m would represent an excessive structure.

In relation to the adverse impact on the adjacent listed building, Officers consider that any impact would be negligible. The application site consists of a relatively modern property and it is not considered that the proposed balcony would cause any detriment to the listed building and its setting.

Having regard to the above, it is considered that the proposed development, in relation to the character and appearance of the dwelling itself, the adjacent listed building, the locality and landscape, would comply with the requirements of the policies listed above, and would therefore not have an unacceptable impact on visual amenity.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 It is not considered that the proposal would have an unacceptable impact in relation to visual or residential amenity with no adverse impact on the adjacent listed building and is therefore recommended for grant.

### **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 - Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
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) Existing elevations, floor plans and location plan (Drawing No. 2740/1/NOV/15) received 1 December 2015

(ii) Proposed elevations, floor plans and site plan (Drawing No. 2740/2/NOV/15) received 1 December 2015

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