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15/2016/0001/PF

Scale: 1:2500

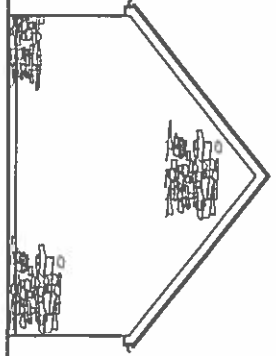
Printed on: 29/2/2016 at 16:02 PM

Denbighshire Boundary

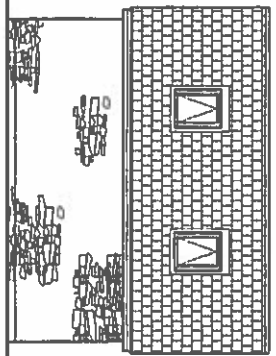



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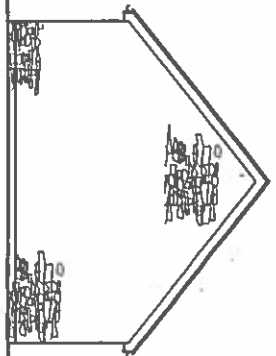
PROPOSED ELEVATIONS, FLOOR PLAN + SITE LAYOUT



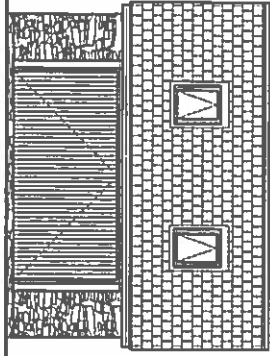
Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

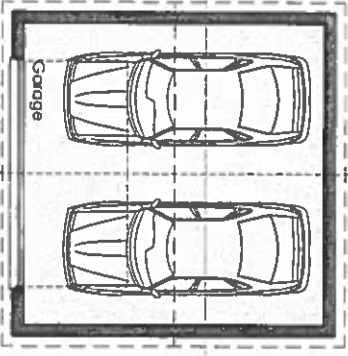


Proposed Side Elevation
Scale 1:100

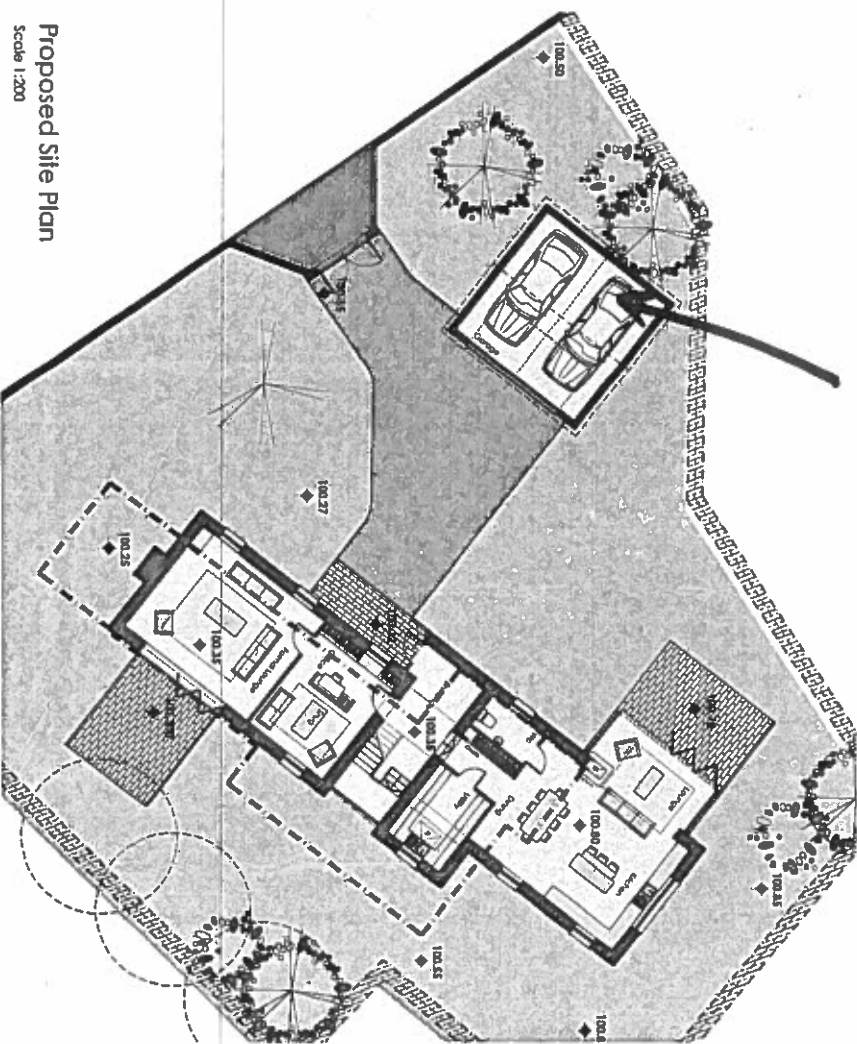


Proposed Front Elevation
Scale 1:100

PROPOSED GARAGE



Ground Floor Plan
Scale 1:100



Proposed Site Plan
Scale 1:200

- GENERAL NOTE:**
1. UNDER NO CIRCUMSTANCES SHOULD DIMENSIONS BE SCALED FROM THE DRAWINGS & PROVIDED A.S.T.
 2. THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT AND THE DRAWINGS SHALL BE CONSIDERED AS A WHOLE AND SHALL BE OPEN TO THE INTERPRETATION OF THE ARCHITECT.
 3. ALL DIMENSIONS ARE TO BE CHECKED FROM TO CORNER/CHAMFER.
 4. THE DRAWING IS THE PROPERTY OF D2 DESIGN AND WILL NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF D2 DESIGN.

REV	DATE	REVISION
A	20.07.15	Garage Redaction
B	15.08.15	Polymon
C	26.02.16	Roof Height

REVISED PLAN

RECEIVED
29 FEB 2016

Planning Drawings

Scheme Title:
Proposed Replacement Dwelling @
Carrick-Cass, Frims - Garage
drawing ref:
Proposed floor Plan, Elevations &
Site Plan
scale: 1:100/200 & A3
drawn by: rfd
checked by: msh

d2|design
1135 A03 A

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WARD : Llanarmon Yn Ial / Llandegla
WARD MEMBER(S): Cllr Martyn Holland
APPLICATION NO: 15/2016/0001/ PF
PROPOSAL: Erection of garage
LOCATION: Canol Y Cae Eryrys Mold
APPLICANT: F Parry
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 – Community Council objection

CONSULTATION RESPONSES:

LLANARMON YN IAL COMMUNITY COUNCIL:

“The application was originally for a slightly smaller house without a garage, now a large double garage will be overdeveloping this site. Not Supported.”

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE:**

“The Joint Committee supports the reduction in scale of this proposal compared to the previously refused application, and welcomes the introduction of traditionally finished natural local stone to some elevations. The revised scheme better complements the new dwelling, but would be further improved by also facing the roadside elevation with matching natural local stone and specifying conservation style roof-lights.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

D. Pollard, Y Nyth, Bryn Awelon, Eryrys

Summary of planning based representations in objection:

i) The proposal is an overdevelopment of the site.

EXPIRY DATE OF APPLICATION: 28/2/16

REASONS FOR DELAY IN DECISION:

- delay in receipt of key consultation response(s)
- 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 detached garage to the front of the property. It is proposed to site the garage towards the front of the site, approximately 6 metres from and parallel to the highway.
- 1.1.2 The proposed garage would measure 6.2 metres wide, 6.2 metres deep, 2.4 metres to the eaves, and 5 metres to the ridge.
- 1.1.3 The external walls would be clad in natural limestone with a slate roof.
- 1.1.4 There is existing planting along the rear boundary of the site with additional planting between the proposed garage and highway also proposed. (See plan at front of report).

1.2 Description of site and surroundings

- 1.2.1 The site comprises of a detached 2 storey dwelling in the village of Eryrys. The dwelling has been constructed recently as a replacement dwelling granted in 2014.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Eryrys and within the Vale of Clwyd and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 A replacement dwelling was granted permission in 2014. In negotiations, a detached garage was removed from the scheme owing to its size.
- 1.4.2 Subsequently, once the dwelling was substantially complete, the applicants sought permission for a detached garage. The proposal was similar in size and scale to that which was removed from the original application and so permission was refused.

1.5 Developments/changes since the original submission

- 1.5.1 The applicants have further reduced the height of the proposed garage, and following the comments of the AONB committee have agreed to use natural stone for all external elevations.

1.6 Other relevant background information

- 1.6.1 The current scheme has been the subject of negotiations between Officers and the applicants following the previous refusal.

2. **DETAILS OF PLANNING HISTORY:**

15/2014/0065/PF – Erection of replacement dwelling, GRANTED under delegated powers 3rd June, 2014.

15/2015/0128/PF – Erection of double garage, REFUSED under delegated powers on 8th April, 2015 for the following reason:

“It is the opinion of the Local Planning Authority that the proposed detached garage, by virtue of its location and scale would have an unacceptable impact on the character and appearance of the locality and the existing dwelling and is therefore in conflict with criteria i) of Policy RD 1 and criteria i) and ii) of Policy RD 3 of the Denbighshire Local Development Plan, and advice contained in Supplementary Planning Guidance Note Householder Development Design Guide”.

3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy RD1 - Sustainable development and good standard design
Policy RD3 - Extensions and alterations to existing dwellings
Policy VOE2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

- 3.1 Supplementary Planning Guidance
 - SPG Extensions to Dwellings
 - SPG Residential Space Standards
 - SPG Household Development Design Guide

- 3.3 Government Policy / Guidance
 - Planning Policy Wales Edition 8 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 Visual Amenity
- 4.1.3 Visual Amenity

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

Policy RD 3 advises that the extension or alteration to existing dwellings will be supported subject to compliance with detailed criteria. Extensions and alterations to existing dwellings are therefore considered acceptable in principle. Although not an extension per se, it is Officers opinion that a domestic garage within the defined curtilage of the dwelling is equally acceptable in principle.

- 4.2.2 Visual Amenity

Paragraph 4.11.9 in PPW 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. Supplementary Planning Guidance Note Householder Development Design Guide requires that an outbuilding/garage should not be located as to unacceptably overshadow neighbouring gardens. It also requires that outbuildings/garages must be smaller in scale and subservient to the associated dwelling and should not normally be located to the front of existing dwelling.

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 proposed garage would measure 6.2 metres wide, 6.2 metres deep, 2.4 metres to the eaves, and 5 metres to the ridge. The external walls would be clad in natural limestone, and the roof in slate. It is proposed to site the garage towards the front of the site, approximately 6 metres from and parallel to the highway. Planting is shown on the proposed plans. The AONB Committee have not objected to the proposal, and their suggestions for improving the scheme have been included in the revised plans.

It is considered that the proposed garage although prominent is not of such a scale as to appear obtrusive within the street scene. Unlike previous schemes that were refused, the reduced size and scale of the current proposal is considered to be sufficiently subservient in appearance to the main dwelling. Within the context of the village setting, the proposed garage is not likely to have a detrimental impact upon the AONB. The proposal is therefore considered to comply with the policies and guidance listed above.

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. 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.

More than 40m² of private external amenity space would be retained and less than 75% of the site would be covered by buildings as a result of the proposed development. The Community Council have commented that it feels the proposal represents over development of the site.

Having regard to the scale, location and design of the proposed development, the specific policy requirements and advice contained in supplementary planning guidance, it is considered that the proposals would not have an unacceptable impact on the amenity of neighbouring properties, nor the occupants of the dwelling, Canol Y Cae. The proposal therefore complies with the policies and guidance relating to residential amenity.

5. SUMMARY AND CONCLUSIONS:

- 5.1 It is not considered that the proposal would have an adverse impact on visual or residential amenity and is considered to comply with relevant policies and guidance. It is therefore recommended that planning permission be granted.

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) Existing Site Plan (Dwg. No. A02) received January 2016

- (ii) Proposed Elevations, Floor & Site Plan (Dwg. No. A03) received 4 January 2016
- (iii) Location Plan (Dwg. No. A01) received 4 January 2016

The reasons for the conditions 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