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15/2016/0026/PF

Scale: 1:2500

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# PROPOSED SITE PLAN

152016/0026/PR



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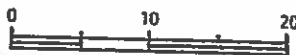
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The representation of features as lines is no evidence of a property boundary.

Scale 1:500



- 8 JAN 2016

**Proposed Erection of Detached Garage and First Floor Store/Workshop at Clover Grange, School Lane, Llanarmon Yn Ial, Denbighshire CH7 4TB**

**Block Plan**

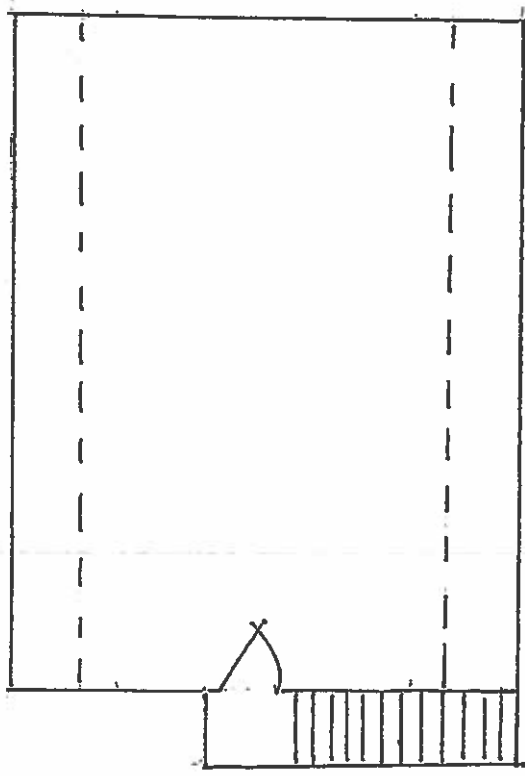
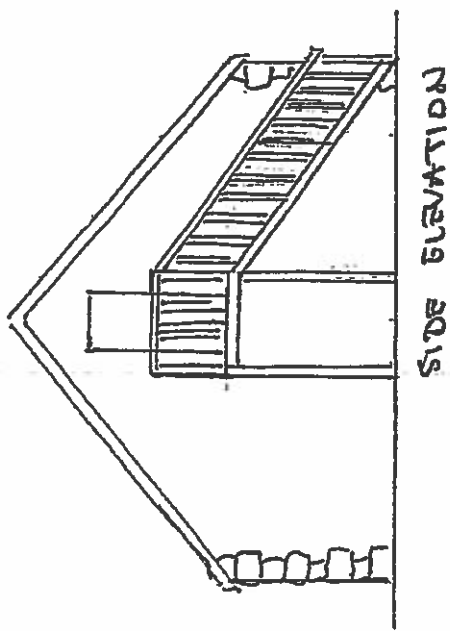
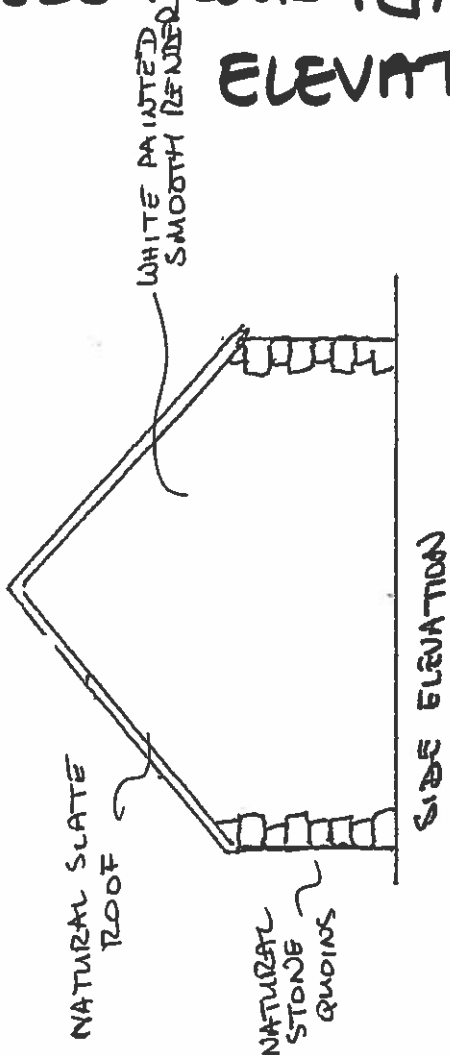
**Scale 1: 500**

*Huw Evans Planning*

*January 2016*



# ELEVATIONS



Proposed Erection of Detached Garage and First Floor Store/Workshop at Clover Grange, School Lane, Llanarnom Yn Ial, Denbighshire CH7 4TB

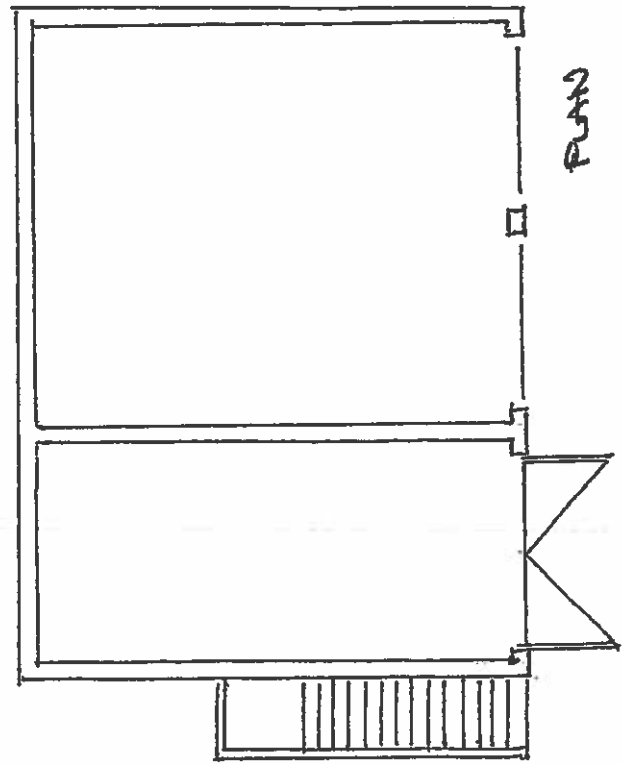
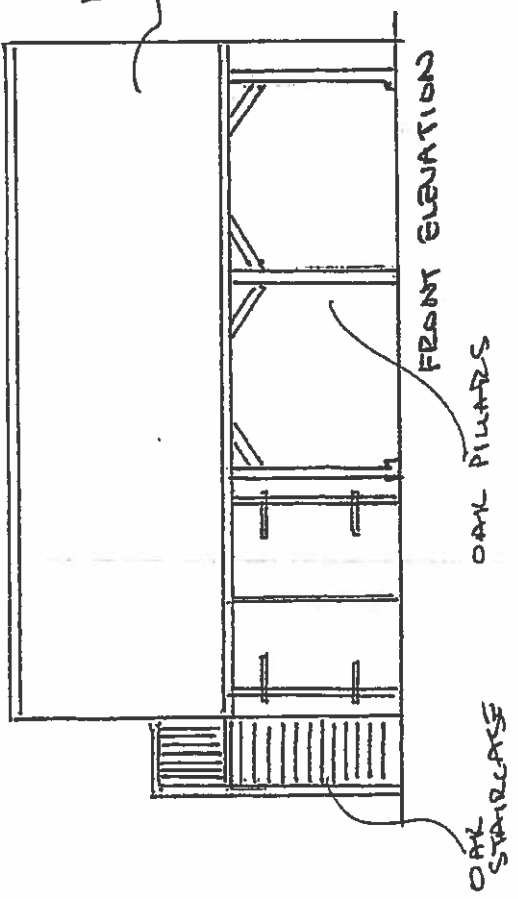
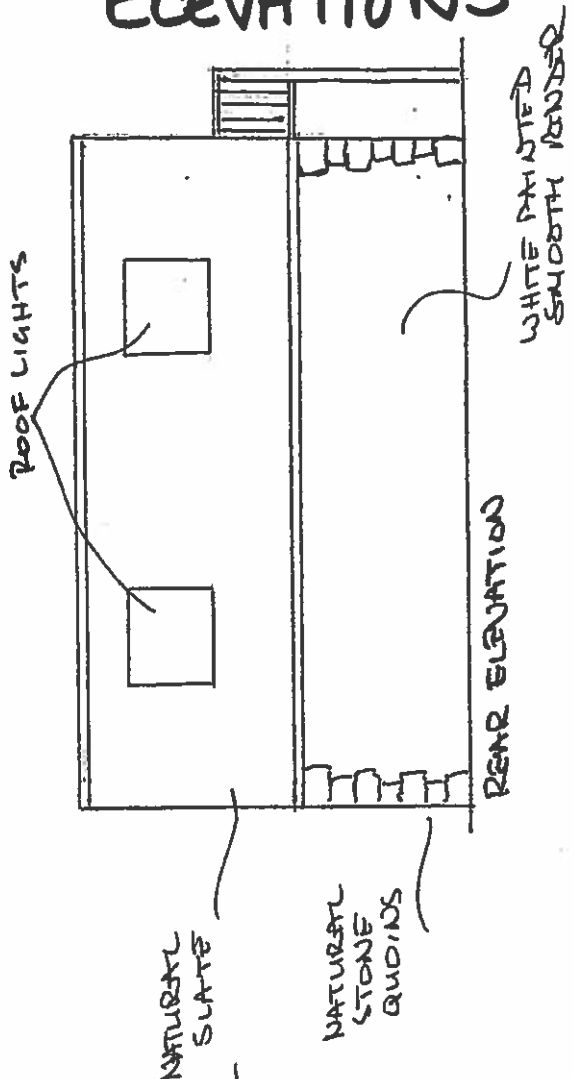
Plans and Elevations 2      Scale 1:100

Huw Evans Planning  
January 2016

- 8 JAN 2016



# PROPOSED FLOOR PLAN + 152016/0026/PF ELEVATIONS



Proposed Erection of Detached Garage and First Floor Store/Workshop at Clover Grange, School Lane, Llanarnon Yn Ial, Denbighshire CH7 4TB

Plans and Elevations 1      Scale 1:100

Huw Evans Planning  
January 2016

- 8 JAN 2016





**WARD :** Llanarmon Yn Ial / Llandegla

**WARD MEMBER(S):** Cllr Martyn Holland

**APPLICATION NO:** 15/2016/0026/ PF

**PROPOSAL:** Erection of detached garage with store above (partly retrospective)

**LOCATION:** Clover Grange Llanarmon Yn Ial Mold

**APPLICANT:** Mr David Roberts

**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:**

“This garage is thought to be too big a foot print, plus an upstairs. Council felt this property was ready to be converted into separate dwelling. Not Supported.”

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

“The committee is concerned about the retrospective nature of this application and notes that a similar application was recently refused. As previously stated, the committee has no objection in principle to a new garage/store building within the curtilage of Clover Grange and considers the revised design to be an improvement over the previous proposals as a result of the specification of natural blue/grey slate for the roof and deletion of the dormers. The design and appearance could be further improved if the most prominent elevations were wholly faced in traditionally finished natural local stone rather than the proposed stone quoins and the roof lights were smaller conservation style units to better reflect the local vernacular.”

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 3/3/16**

**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/side of the property. On the ground floor there would be two open bay parking areas and a closed

garage/store, with a store/workshop area at first floor level.

- 1.1.2 The proposed garage would measure 9 metres wide, 7 metres deep, 2.4 metres to the eaves, and 5 metres to the ridge. There would be an external stairs to the first floor storage area.
- 1.1.3 The external rear and side walls would be rendered with natural limestone quoins, and the roof would be slated. The front elevation would be open in part, featuring oak pillars and oak doors. The proposed roof-lights would be conservation style.
- 1.1.4 It is proposed to site the garage towards the side/rear of the dwelling, approximately 6 metres from the highway. (See plans at front of report).

#### 1.2 Description of site and surroundings

- 1.2.1 The existing property is a detached dwelling, Clover Grange.
- 1.2.2 Other residential properties are located at a distance north of the site. The public highway is east of the site and the application site is at a lower level than the highway.
- 1.2.3 The site boundaries are fenced and planted with laurel.
- 1.2.4 At the time of visiting the site, the base of the proposed garage had been put in place.

#### 1.3 Relevant planning constraints/considerations

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

#### 1.4 Relevant planning history

- 1.4.1 Permission was sought for a garage on this site in 2015. The proposal was of similar proportions, but included dormer windows and tiled roof, and was subsequently refused. This revised submission seeks to overcome the reason for refusal by removing the dormer windows and including a slate roof.

#### 1.5 Developments/changes since the original submission

- 1.5.1 The applicants have, following the comments of the AONB committee, agreed to incorporate conservation style roof-lights.

#### 1.6 Other relevant background information

- 1.6.1 None.

### **2. DETAILS OF PLANNING HISTORY:**

15/2015/0747/PF – Erection of detached garage and store above. REFUSED 18<sup>th</sup> September 2015 under delegated powers for the following reason:-

*“It is the opinion of the Local Planning Authority that the proposed garage would, by virtue of its design, scale and location have an adverse impact on the character and appearance of the existing dwelling, the surroundings and Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. Therefore the proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 and policy VOE2 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.*

### **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4<sup>th</sup> 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 (PPW) 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
- 4.1.4 Other Matters

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. 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 of 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 be 9 metres wide, 7 metres deep, 2.4 metres to the eaves, and 5 metres to the ridge. The external rear and side walls would be rendered with natural limestone quoins, and the roof would be slated. The front elevation would be open in part, featuring oak pillars and oak doors. Roof-lights would be conservation style.

It is considered that the proposed garage would not be excessively prominent within the street scene given that it is sited much lower than the adjacent highway. The site also benefits from evergreen planting and fencing around the site. Unlike the previous scheme that was refused, the removal of the dormer windows helps to create a more subservient feel to the relationship with the main dwelling. Within the context of the site 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 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.

More than 40m<sup>2</sup> 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 feels the proposal has too large a footprint.

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 proposal would not have an unacceptable impact on the amenity of neighbouring properties, nor the occupants of the dwelling, Clover Grange. The proposal therefore complies with the policies and guidance relating to residential amenity.

#### 4.2.4 Other matters:

The Community Council have expressed concern that the proposal is ready to be converted into a separate dwelling. Officers do not disagree that there is potential for the building to be used as residential accommodation. However, it is clear that what has been applied for is a building that is to be used as ancillary to the main dwelling, Clover Grange. If the building were to be used as a separate unit of accommodation then that would represent a breach of planning and action could be taken accordingly at that time. With respect to the comments of the Community Council, the potential for a breach of planning is not a reason in itself to withhold planning permission.

## 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 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) Proposed elevations and ground floor plan (Drawing No. 1) received 8 January 2016
  - (ii) Proposed elevations and first floor plan (Drawing No. 2) received 8 January 2016
  - (iii) Block plan received 8 January 2016
  - (iv) Location plan received 8 January 2016
  - (v) Roof light details received 17 February 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