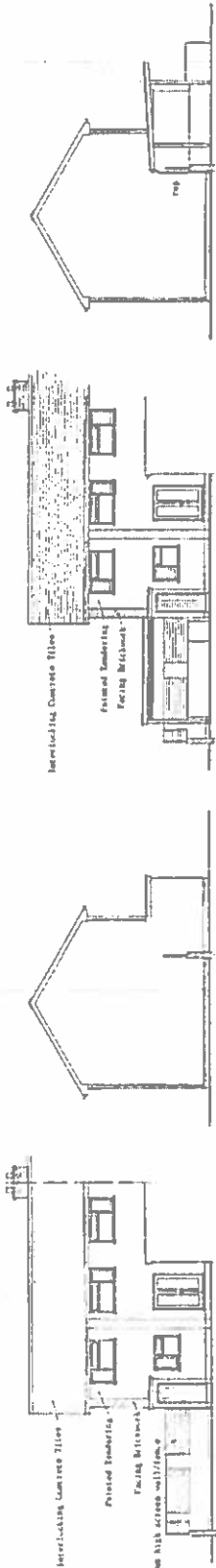


44/2016/0180/PF

Scale: 1:1250

Printed on: 4/4/2016 at 11:50 AM

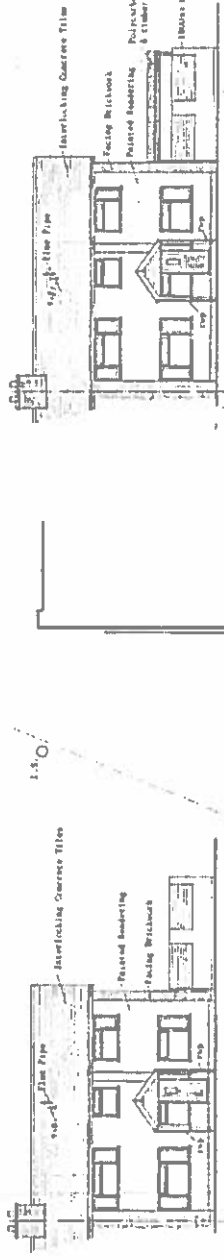
PROPOSED PLANS + ELEVATIONS



Existing Rear Elevation

Existing Side Elevation

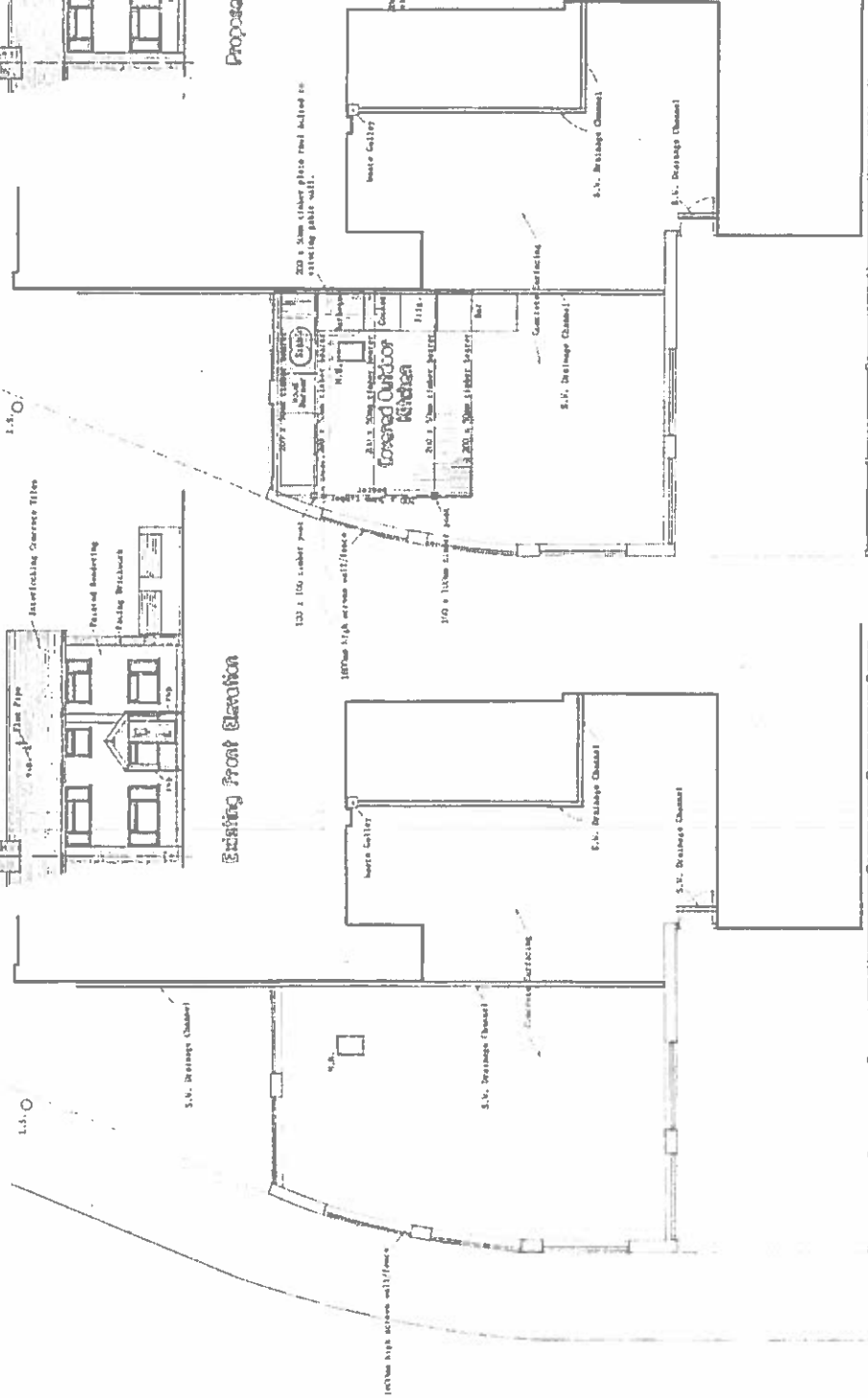
Existing Front Elevation



Proposed Rear Elevation

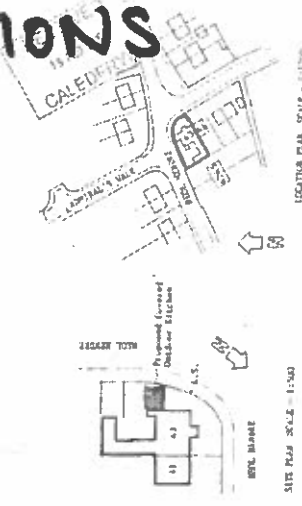
Proposed Side Elevation

Proposed Front Elevation



EXISTING PLAN

PROPOSED PLAN



SITE PLAN SCALE: 1:100

LOCATIVE PLAN SCALE: 1:1000

PROPOSED EXTERNAL KITCHEN WITH CANOPY AT SIDE OF 43 NEOL HERDRE, RNUDDLAN
 SCALES - 1:50, 1:100.

PLAN No. 2706/1/103/16

MR L. WILSON, A.I.A., R.I.B.A.
 27 CHURCH STREET, LONDON, W.1
 Tel: 01-475 3111, 01-475 3122
 0-1111 412000-412000/103/16
 A member of the Institute of Architects

WARD : Rhuddlan

WARD MEMBER(S): Cllr Arwel Roberts (c)
Cllr Ann Davies

APPLICATION NO: 44/2016/0180/ PF

PROPOSAL: Erection of covered outdoor kitchen to side of dwelling

LOCATION: 43 Heol Hendre Rhuddlan Rhyl

APPLICANT: Mr & Mrs Derek & Barbara Pilkington

CONSTRAINTS:

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:

RHUDDLAN TOWN COUNCIL

“The Council object to this is proposed extension as it appears to be outside the building line and also that it is too close to the road – i.e., Heol Hendre.”

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 14/04/2016

REASONS FOR DELAY IN DECISION:

- 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 43 Heol Hendre in Rhuddlan.
- 1.1.2 The application comprises of a covered outdoor kitchen area on the northern side of the dwelling.
- 1.1.3 The proposed extension would measure 4.3 metres in width by 4.1 metres in length. It would have a slightly sloping lean-to roof with an overall height of 2.6 metres sloping away from the house to a height of 2.2 metres.
- 1.1.4 The proposed extension would comprise of a timber framed open sided structure with polycarbonate roof, attached to the side of the dwelling. (See plans at front of the report).

1.2 Description of site and surroundings

- 1.2.1 The application site is a 2-storey semi-detached dwelling sited within an estate of similar properties known as Heol Hendre, which is located to the south of Rhuddlan town centre.

1.2.2 The application site is located on a corner plot, where four of the estate road meet.

1.2.3 The property is finished with render with a tiled roof and has its garden and hardstanding area to the side of the house bounded by a 2.1 metre high wall.

1.2.4 The property has an open parking area to its eastern side which is the front of the property.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Rhuddlan.

1.4 Relevant planning history

1.4.1 The site has been the subject of a previous planning application for the erection of the boundary wall in 2014.

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 44/2014/0741 Erection of a wall/boundary fence to the side of the dwelling. Granted under delegated powers on 15th August 2014.

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 – Extensions to Dwellings

SPG – Householder Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 8

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 8, 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 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 generally acceptable in terms of current policies, subject to consideration of detailing and impacts. Policy RD 3 relates specifically to extensions to dwellings and permits extensions subject to the acceptability of scale and form; design and materials; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; and whether the proposal represents overdevelopment of the site. SPG 1 and SPG 24 offer basic advice on the principles to be adopted when designing domestic extensions and related developments. 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 proposed covered kitchen would be sited on the northern elevation of the dwelling. Although attached to the side wall of the dwelling it would be an open structure not accessed directly from the house. The structure would measure 4.3m metres by 4.1 metres. The dwelling is situated on a housing estate built in the 1980's. There is a range of side extensions and boundary treatments on other corner plots on the estate. The Town Council have objected to the proposal stating they consider it to be outside the building line and too close to the road.

In Officers opinion the extension would clearly be subordinate to the original dwelling. Rather than stating that side extensions are not permitted, best practice set out in SPG states that extensions located on corner plots need to respect the street scene and have suitable boundary treatments. In this case there is an existing 2.1 metre high boundary fence around the side of the dwelling so there would be very limited views of the extension from neighbouring properties or the road given the scale of the extension proposed. With respect to the comments of the Town Council, the concept of protecting a 'building line' is not a planning policy requirement. Furthermore on an estate such as this where there is variety in the siting of dwellings, some of which already benefit from side conservatories and extensions it is considered that the proposed extension to the dwelling can be accommodated without detriment to the character of the area.

For the above reasons it is considered that the proposal would 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 off the boundary behind an existing boundary fence. This fence measures 2.1 metres in height. An open structure is proposed which would be used for outdoor dining.

The extension would be sited on the road side of the dwelling and it is only 0.5 metres greater in height than the boundary wall at its highest point. Considering the scale and siting of the existing garage, and relationship to adjacent dwellings at the rear it is not considered the extension 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 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 & Proposed Elevations, Floor, Site & Location Plan (Dwg. No. 2758/1/FEB/16) received 19 February 2016
2. The development hereby permitted shall be begun before 20th April, 2021.

The reasons for the conditions are:-

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

NOTES TO APPLICANT:

None