


© Crown copyright and database rights 2016 Ordnance Survey 100023408.

09/2016/0346

Scale: 1:2500

Printed on: 3/5/2016 at 13:17 PM

Denbighshire Boundary  


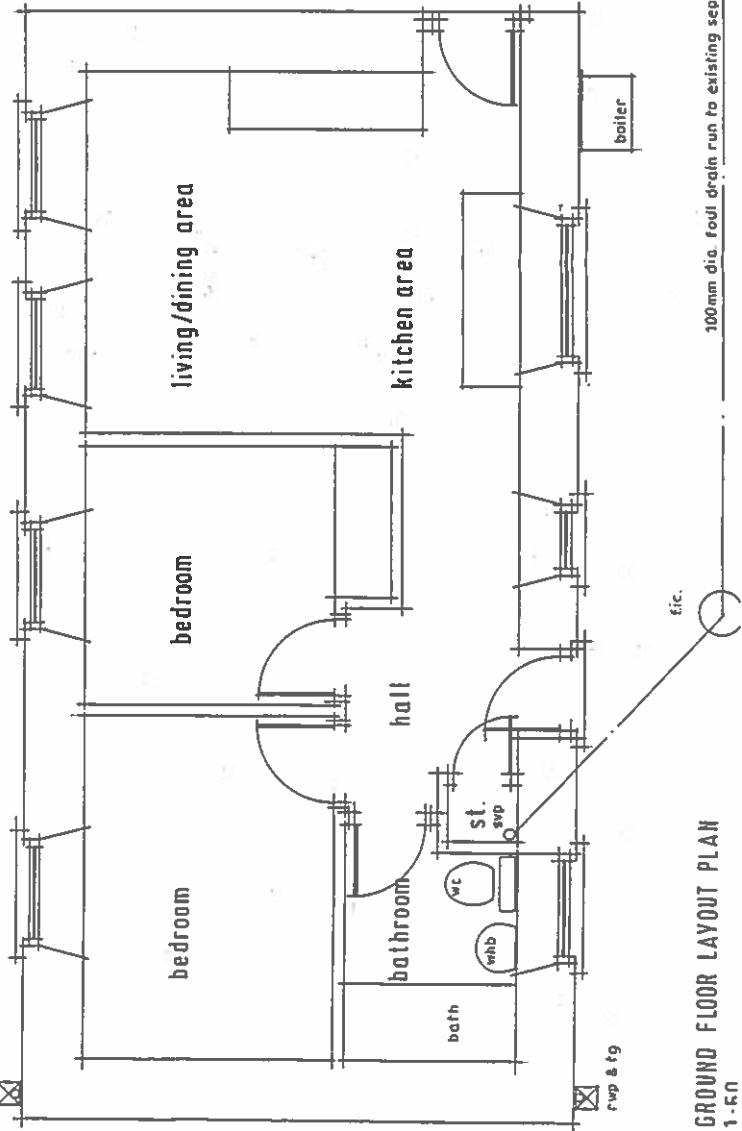
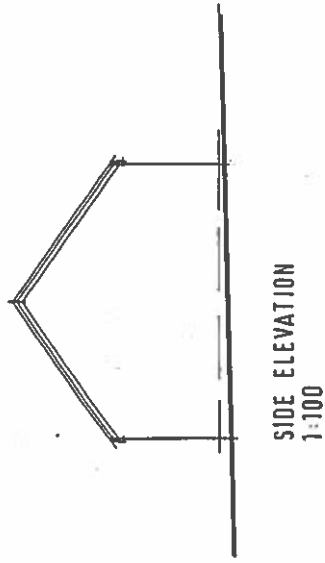
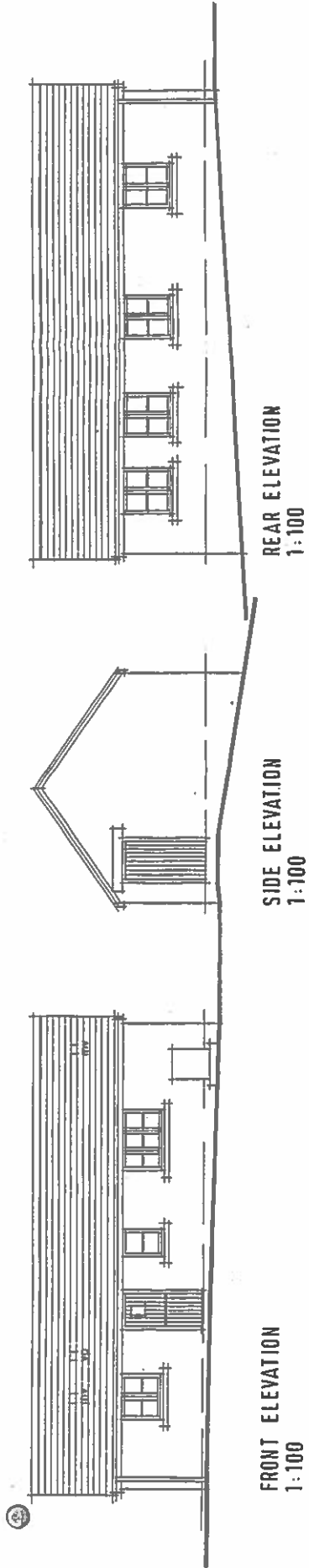


© Denbighshire County Council



09 / 2016 / 0346 P P F

# EXISTING PLAN & ELEVATIONS



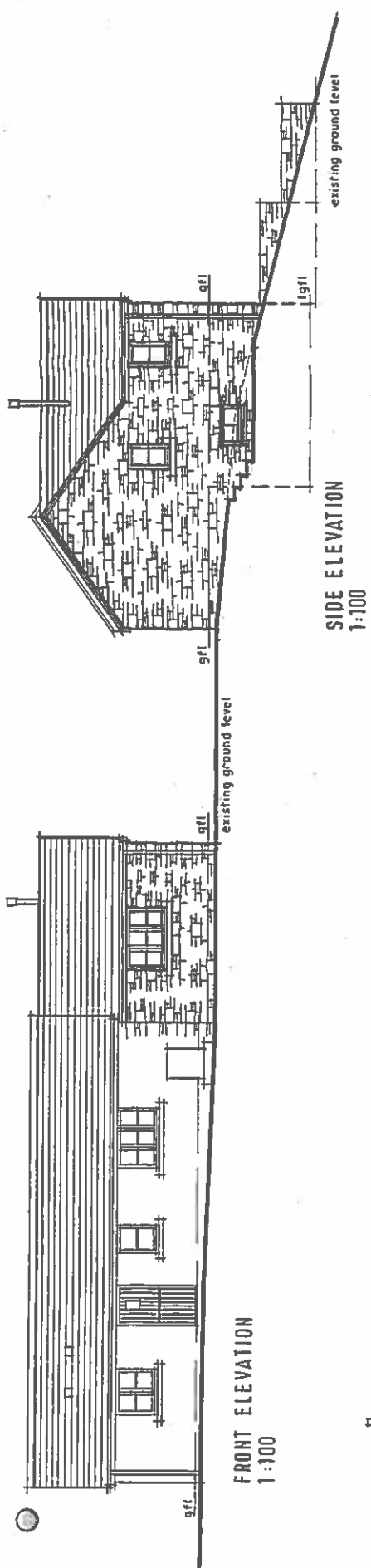
RECEIVED  
- 7 APR 2016

© COPYRIGHT ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

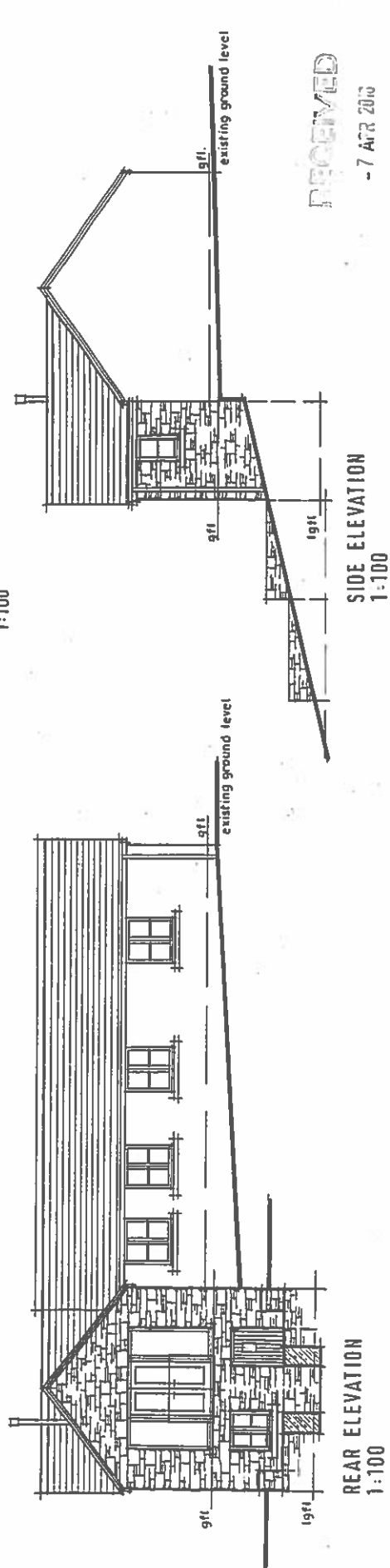
<b>MATISCHOK &amp; ROSS</b> architectural services	
project title	VSCUBOR ISAF, BODFARI.
drawing title	Existing Floor Plan & Elevations
project no.	0575
drawing no.	5
revision	
date	12:01:16
scale	1:50, 1:100
drawn by	PM
Birch House, Hen Lea Parcway, Ruffin, Deepingthorpe, L115 1NA t: 01824 703 232 & 01824 707 171 e: mat@matischokross.co.uk w: www.matischokross.co.uk	



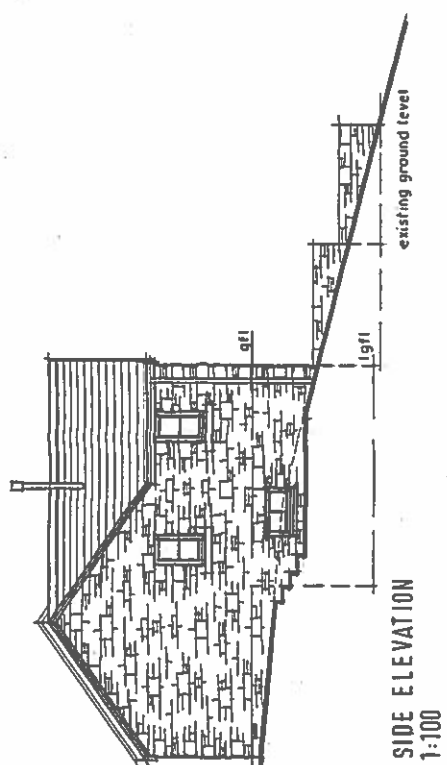
09 / 2016 // 0346 // P E



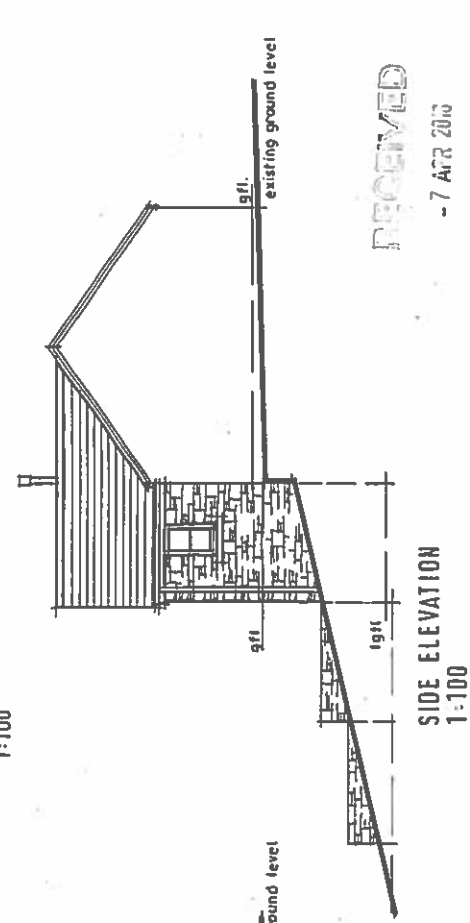
FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100



SIDE ELEVATION  
1:100

**EXTERNAL MATERIALS - to match existing cladding**  
 Roof :: Natural blue/gray mineral slates with blue/gray clay angle ridge tiles.  
 Walls :: Natural local stone facing to all elevations.  
 Windows/External Doors :: Painted timber windows and external doors.  
 Fascia & Barge Boards :: Painted timber fascia & barge boards.  
 Rainwater Goods :: Black upvc gutters and down pipes.

RECEIVED  
- 7 APR 2016

# PROPOSED ELEVATIONS

© COPYRIGHT. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

<b>MATISCHOK &amp; ROSS</b> architectural services	
project title <b>VS GUBOR ISAF, BODFARI, DENBIGH.</b>	
drawing title <b>Proposed Elevations.</b>	
project no. <b>0575</b>	revision <b>11</b>
date <b>06:04:16</b>	scale <b>1:100</b>
drawn by <b>PM</b>	
Birch House, Hen Lon Parcwr, Rubble, Denbighshire, LL15 1MA t 01824705222 f 01824707171 e mail@matischokross.co.uk w www.matischokross.co.uk	



© COPYRIGHT. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

**MATISCHOK & ROSS**  
architectural services

Project title  
**YSGUBOR ISAF, BODFARI.**

Drawing title  
**Proposed Floor Plan.**

project no.	drawing no.	revision
0575	9	
date	scale	drawn by
05.04.16	1:50	PM

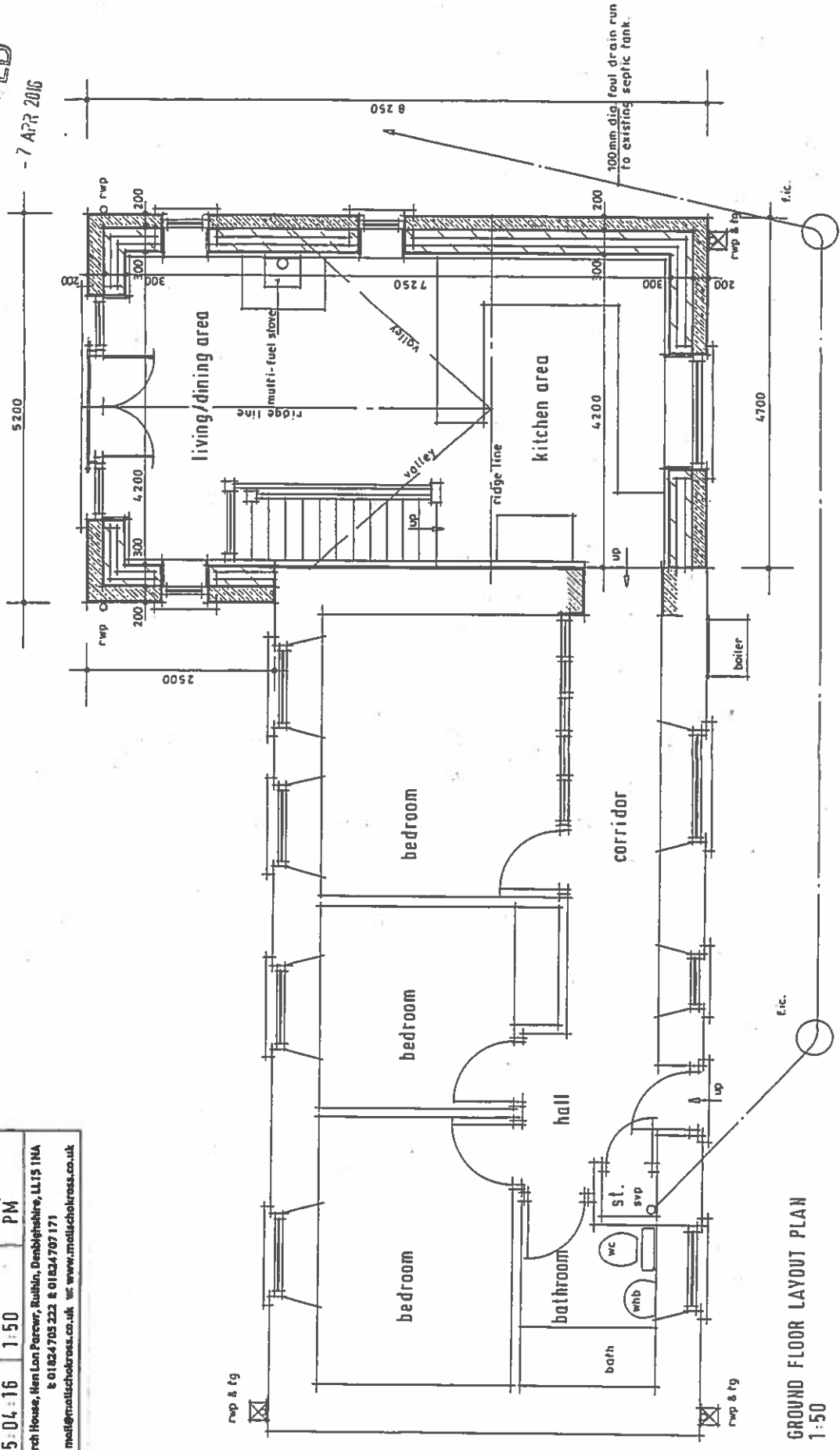
Birch House, Hen Lon Parcwr, Ruithin, Denbighshire, LL15 1NA  
t 01824 705 223 & 01824 707 171  
e mail@matischokross.co.uk w www.matischokross.co.uk

09/2016 #0346 PPF

RECEIVED

- 7 APR 2016

# PROPOSED FLOOR PLAN



GROUND FLOOR LAYOUT PLAN  
1:50









**WARD :** Aberwheeler

**WARD MEMBER(S):** Cllr Merfyn Parry

**APPLICATION NO:** 09/2016/0346/ PF

**PROPOSAL:** Erection of extension to side and rear of dwelling (re-submission)

**LOCATION:** Ysgubor Isaf Bodfari Denbigh

**APPLICANT:** Mr.Brian Jones

**CONSTRAINTS:** PROW  
AONB

**PUBLICITY UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

**CONSULTATION RESPONSES:**

ABERWHEELER COMMUNITY COUNCIL: No reply received at time of writing report.

CLWYDIAN RANGE AND DEE VALLEY AONB JAC: No reply received at time of writing report.

**RESPONSE TO PUBLICITY:** None.

**EXPIRY DATE OF APPLICATION:** 01/06/2016

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application proposes the erection of an extension to a dwelling Ysgubor Isaf in Bodfari.
- 1.1.2 The extension is proposed on the northern side of the dwelling. It would project 4.7m to the north of the existing building and extend to some 8.25m in length (2.5m of which would be forward of the existing building line).
- 1.1.3 Although the existing dwelling is a single storey building, the proposed extension would be two storey, as the site would be excavated to accommodate a lower storey projecting forward of the existing building.
- 1.1.4 The extension would comprise of a kitchen and living area on the ground floor with a utility, shower and lobby/hall below.
- 1.1.5 As a result of the extension, the footprint of the dwelling will appear as an L shape (see plans on the front of the report).

1.2 Description of site and surroundings

- 1.2.1 The dwelling is located in the open countryside to the east of the village of Bodfari.
- 1.2.2 The dwelling is sited on the northern side of a small group of 5 houses accessed off a lane which runs between Aberwheeler and the A541 Mold Road.
- 1.2.3 The land slopes eastwards from the road up towards the dwelling.

1.2.4 Ysgubor Isaf is a single storey former outbuilding (it is believed to have been converted in the last couple of years). It is a very simple stone structure with a slate roof.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located outside the Development Boundary as defined by the Local Development Plan.

1.3.2 The site is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

1.4.1 This application follows a previous refusal of permission in March 2016 for extensions. The main change is the reduction in size of the extension and the simplification of the fenestration pattern.

1.4.2 Planning permission was originally granted in February 2008 for the conversion of the outbuilding to a one bedroom residential unit.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 Cllr Merfyn Parry has requested this application be considered at Committee.

**2. DETAILS OF PLANNING HISTORY:**

2.1 09/2007/1056 Conversion of redundant outbuilding to dwelling. Granted 20 Feb 2008

2.2 09/2016/0064 Erection of extensions to side and rear of dwelling. Refused 09 March 2016 for the following reason:

*"It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its design, scale and location have an adverse impact on the character and appearance of the existing dwelling and the surrounding open countryside and AONB. Therefore the proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 and 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:

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

Policy VOE2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

3.2 Supplementary Planning Guidance

Extensions to Dwellings

Householder Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 8 (PPW)

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, 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 and impact on the AONB
- 4.1.3 Impact on 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

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 Local Development Plan Policy RD 3 requires that 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 proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

Local Development Plan 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.

SPG Extensions to Dwellings states that the scale and form of an extension is particularly important in the case of small rural properties with limited floorspace where proposals may come forward for large extensions which could dwarf the original. The SPG also states that extensions should not normally project excessively in front of the existing building.

The Householder Design Guide SPG states that extensions should have windows and doors that are similar to the house in size, shape, design and proportion. Front extensions will not normally be acceptable except in special circumstances and should not dominate the house.

The extension is proposed to project by 2.5m in front of the original principal elevation and would have a lower floor level beneath the existing level of the dwelling. The extension will incorporate substantial glazing and a Juliet balcony to the front elevation and a stone terrace below. Owing to the site levels and the dwelling siting to the front of the group of houses, the dwelling is prominent within the group of when viewed from the road.

Although this is a revision to a previously refused scheme, Officers retain reservations about the design and detailing of this proposal, and have advised prospective

purchasers that it would be difficult to extend such a small unit of accommodation, when it was for sale previously. It is considered that there are still policy issues pertaining to the proposal, and that the design of the proposal, by virtue of the introduction of a new gable with lower floor, projecting forward of the principal elevation with French doors and a Juliet balcony would not respect the character and appearance of the existing dwelling. It is considered that the two storey scale and location of the proposed extension mean that the proposed extensions would be over-dominant and not subservient to the existing dwelling. The proposals in turn would have an unacceptable impact on the existing dwelling, and the site and surroundings. It is therefore considered that the proposal is contrary to the requirements of criteria i) and criteria ii) of Policy RD3, VOE 2 and advice contained within paragraph 4.11.9 of PPW and guidance set out in SPG 1 and SPG 24.

#### 4.2.3 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.

Having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity of the adjacent occupiers. The proposals therefore comply with the policies and guidance listed above relating to amenity.

## 5. SUMMARY AND CONCLUSIONS:

- 5.1.1 Whilst Officers note that the existing building is small and acknowledge the applicants concerns that it does not meet their family requirements, the proposals have to be considered on their planning merits. It is the opinion of Officers that the proposal fails to comply with the relevant Local Development Plan policies and guidance relating to extensions and the AONB, it is therefore recommended for refusal.

**RECOMMENDATION: REFUSE-** for the following reasons:-

The reason is :-

1. It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its design, scale and location have an adverse impact on the character and appearance of the existing dwelling and the surrounding open countryside and AONB. The proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 and VOE2 of the Denbighshire County Council Local Development Plan, and advice contained within Planning Policy Wales paragraph 4.11.9 and Denbighshire SPG Extensions to Dwellings and SPG Householder Development Design Guide.

## NOTES TO APPLICANT:

None