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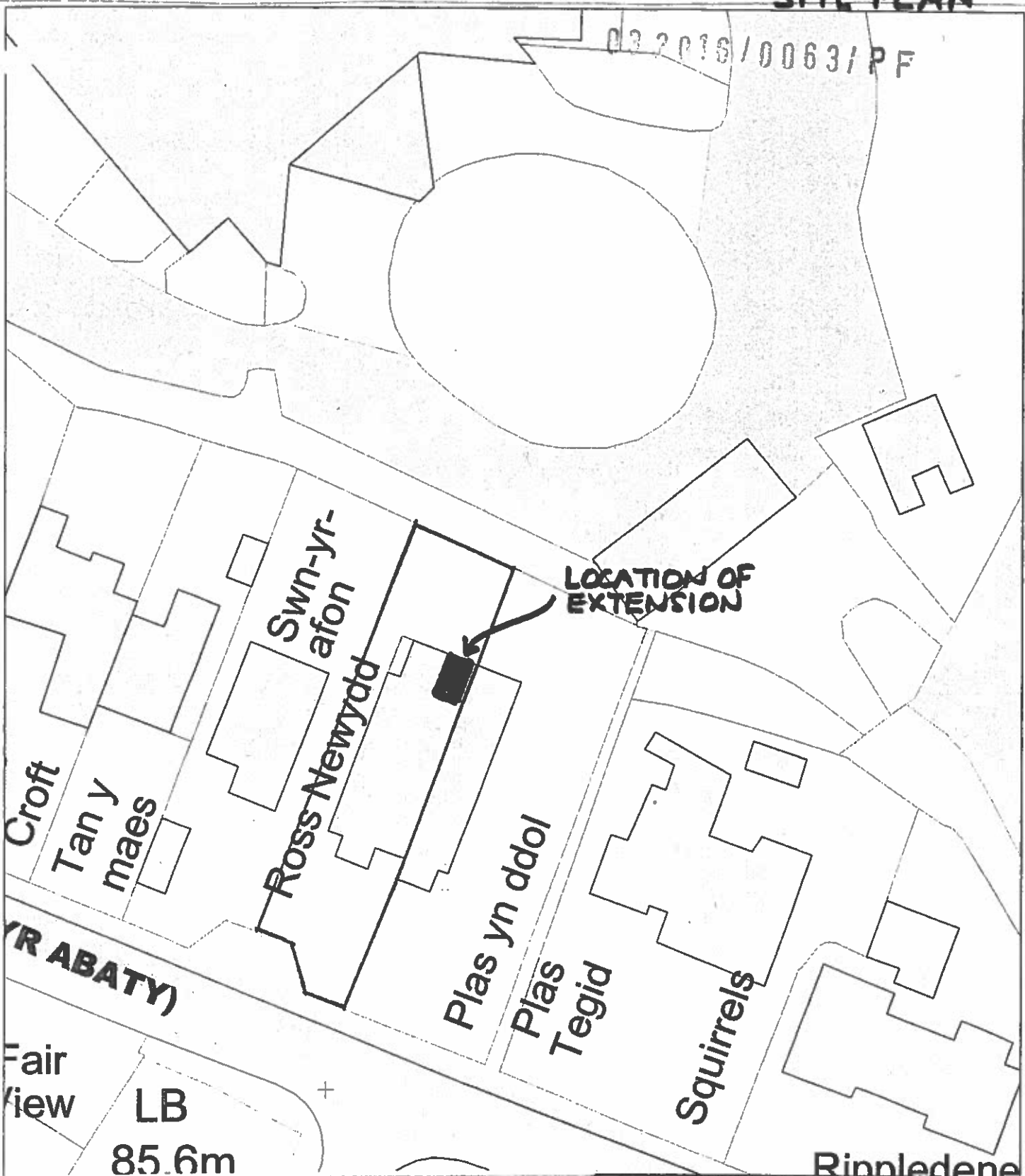
Denbighshire Boundary



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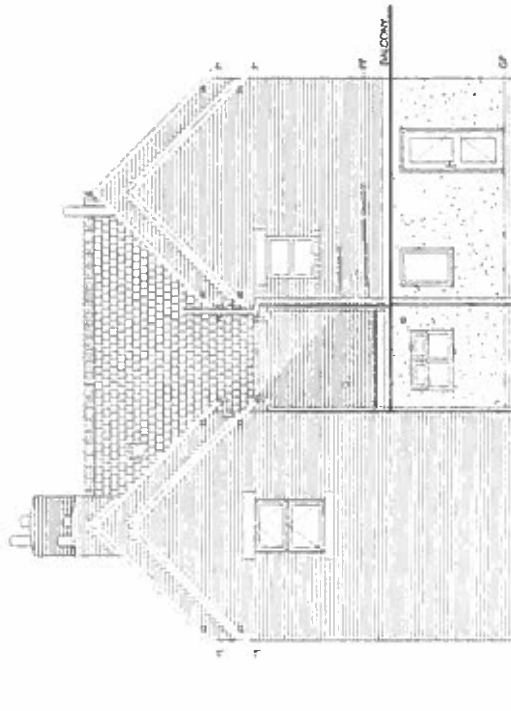
SITE PLAN

03 2016 / 0063 / PF



1:500

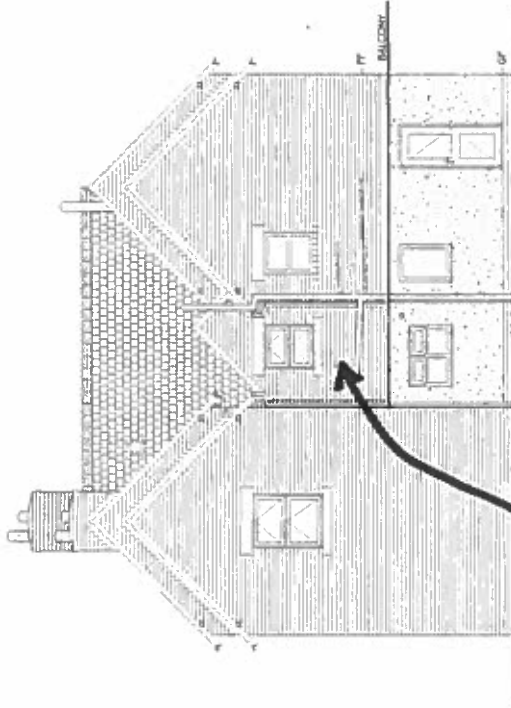
03 2016/0063/PF



EXISTING REAR ELEVATION

PROPOSED FINISHES:

- ROOF - SLATE COVERING TO MATCH EXISTING
- WALLS - FACING BRICKWORK TO MATCH EXISTING
- WINDOW - WHITE UPVC TO MATCH EXISTING
- SOFFITS & FASCIAS - PAINTED BLACK TIMBER TO MATCH EXISTING
- RAINWATER GOODS - BLACK UPVC TO MATCH EXISTING



EXTENSION
AT FIRST
FLOOR LEVEL

PROPOSED REAR ELEVATION

RECEIVED
22 JAN 2016

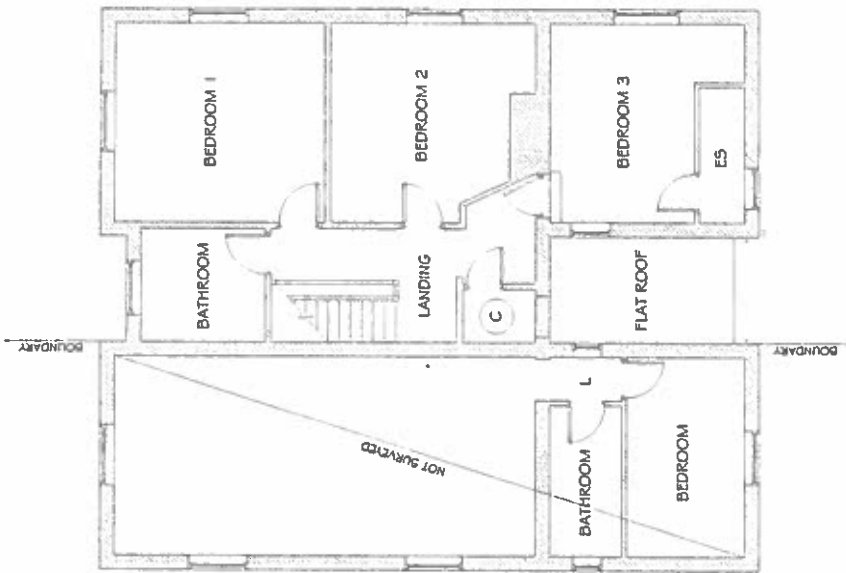
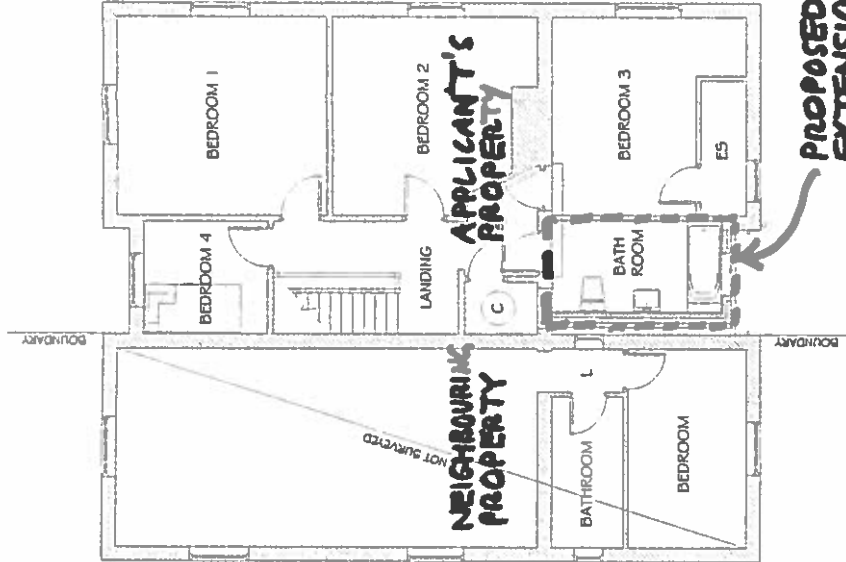
ELEVATION PLANS

PROJECT			
PROPOSED REAR FIRST FLOOR BATHROOM EXTENSION AT ROSS NEWYDD, ABBEY ROAD, LLANGOLLEN			
PROJECT TITLE			
EXISTING & PROPOSED REAR ELEVATIONS			
DATE	SCALE	DRAWING NUMBER	TITLE
JANUARY 2016	1:100@A3	PL-02	-

032016/0063/PF

FLOOR PLANS

RECEIVED
22 JAN 2016



PROPOSED

PROPOSED REAR FIRST FLOOR BATHROOM EXTENSION
AT ROSS NEWYDD, ABBEY ROAD, LLANGOLLEN

EXISTING & PROPOSED FIRST FLOOR PLANS

DATE	1:100@A3	SCALE	
DATE	JANUARY 2016	SCALE	
PROJECT	PLO1	SCALE	

WARD : Llangollen

WARD MEMBER(S): Cllr Stuart Davies (c)
Cllr Rhys Hughes (c)

APPLICATION NO: 03/2016/0063/ PF

PROPOSAL: Erection of first floor rear extension

LOCATION: Ross Newydd Abbey Road Llangollen

APPLICANT: Mr Christopher & Jamie 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:

- At the request of County Councillor Rhys Hughes

CONSULTATION RESPONSES:

LLANGOLLEN TOWN COUNCIL:
'No objections'

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE:
'No objection to this application'

CADW WHS:
'The proposed development will not have a significant impact on the essential setting of the world heritage site'.

RESPONSE TO PUBLICITY:

In objection

Representations received from:
Civitas, on behalf of Mr De Groote, Plas Yn Ddol, Abbey Road

Summary of planning based representations in objection:
Detrimental impact on the amenity of neighbouring property through loss of light and outlook.
The proposal would also prevent any maintenance to that window or elevation.

EXPIRY DATE OF APPLICATION: 17/3/16

REASONS FOR DELAY IN DECISION (where applicable):

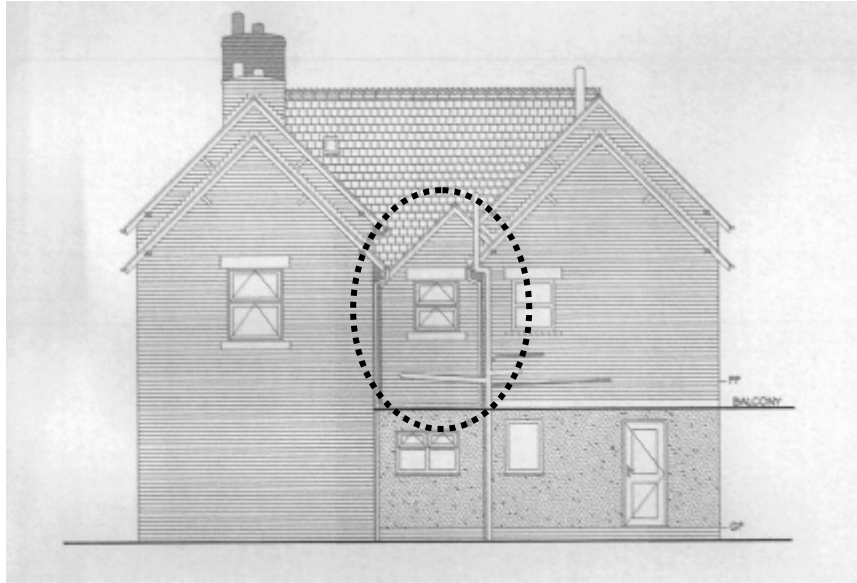
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of a first floor extension to the rear of Ross Newydd, Abbey Road, Llangollen.
- 1.1.2 The extension would be located above an existing flat roof section infilling between the rear outriggers of Ross Newydd and the neighbouring dwelling, Plas Yn Ddol, as shown below in the circled area:



- 1.1.3 The extension would have a footprint of 2metres by 3.8 metres. It would have a pitched roof and an obscure glazed window. It would be approximately 150mm from the side elevation of the neighbouring dwelling, Plas Yn Ddol, an elevation that features a small stain glass window.
- 1.1.4 The extension would provide the applicants with a new bathroom, allowing them to reconfigure the first floor of the dwelling and create an additional bedroom.

1.2 Description of site and surroundings

- 1.2.1 The site is located immediately south of the Llangollen Royal Pavilion and 100m south west of the Llangollen canal moorings.
- 1.2.2 The dwelling proposed to be extended is one of a pair of semi-detached 19th or early 20th century dwellings. They are constructed of red brick with slate roofs.
- 1.2.3 The area to be extended is currently fenced/screened off.
- 1.2.4 The site is well screened by mature trees.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the Berwyn and Clwydian Area of Outstanding Natural Beauty, and within the vicinity of the world heritage site and scheduled monument, Pontcysyllte Aqueduct and Canal.

1.4 Relevant planning history

- 1.4.1 None

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 None

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 VOE1 - Key areas of importance

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

Policy VOE3 – Pontcysyllte Aqueduct and Canal World Heritage Site

3.1 Supplementary Planning Guidance

SPG Extensions to Dwellings

SPG Residential Space Standards

SPG Household Development Design Guide

3.2 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, 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- including impact on AONB and World Heritage Site

4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Planning Policy Wales 8, 2016 (PPW) confirms the general 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).

In relation to the principle of the development, the relevant planning policy context in the Local Development Plan is Policy RD 3. Policy RD3 sets out tests to ensure the proposals have an acceptable impact on the amenity and appearance of the original dwelling.

In relation to other material planning considerations, paragraphs 3.1.3 and 3.1.4 of PPW set the basic parameters that these must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably related to the development concerned. In terms of matters specific to the assessment of an

individual application, PPW refers to what may be regarded as material considerations 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. Residential and visual amenity impacts are therefore standard tests on most planning applications.

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.

Having regard to the design, scale, massing and materials of the proposed extension, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered that the proposals would comply with the requirements of the policies listed above, and would therefore have an acceptable impact on visual amenity or character of the area

4.2.3 Residential amenity

Planning Policy Wales 8, states that planning applications should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Paragraphs 3.1.3 and 3.1.4 state that material planning considerations must be relevant to the regulation of the development and use of land in the public interest. Material considerations must be fairly and reasonably related to the development concerned. It is therefore a well established principle that the protection of residential amenity from issues such as overlooking and loss of natural light is a proper function of the development control system. 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. SPG Extensions to dwellings and SPG Householder development design guide offer guidance and suggest acceptable separation distances and siting guidelines etc, to ensure residential amenity does not suffer as a result of the proposed development. 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 7 requires that 40m² of private external amenity space is provided.

The proposal would infill a first floor gap between the two dwellings. It proposes one obscure glazed window facing out onto the rear garden area. It would be within 150mm of the adjoining dwellings window, which it is understood lights a corridor within Plas Yn Ddol.

Given the location of the extension, and distances to other properties and orientation of windows it is not considered that the proposal would impact unacceptably on the amenity if neighbouring properties in terms of privacy. It is also considered that sufficient garden area would remain for the benefits of the occupants of the dwelling. The fundamental issue, however, is the impact upon the neighbouring properties window. It is acknowledged that the window does not light a habitable room, and that in many circumstances this would therefore not be an issue. However, in this case the extension would be excessively close to the window - within 150mm - and would completely block all light from it, presenting the residents with a solid brick wall immediately outside their window. In officers' opinion, this would have a significant impact upon the amenity of the occupiers in terms of loss of outlook and loss of light. In addition it is noted, from photographs submitted by the objector, that the window is question is openable, and that if the extension were constructed, it would be difficult

to open the window. Comments regarding the lack of access for maintenance are also noted.

It is therefore considered that the proposal would have an unacceptable impact upon the amenity of the neighbouring dwelling, and as such does not comply with policy RD 1, advice as contained in SPGs relating to householder development.

5. SUMMARY AND CONCLUSIONS:

5.1 It is acknowledged that the issue of light into windows and the weight given if the room in question is not a principle living room, has been discussed previously at planning committee. However, this application presents a unique situation where the wall would be within 150mm of an opening window. In officers opinion this is significantly different from the other cases that have been presented to planning committee, and would have an unacceptable impact upon the amenity of residents in Plas Yn Ddol.

RECOMMENDATION: REFUSE- for the following reasons:-

1. It is the opinion of the Local Planning Authority that the proposed extension would have a detrimental impact upon residential amenity by virtue of its design, siting which would result in the effective 'bricking up' of a window in the neighbouring property Plas yn ddol. As a result there would be a loss of light to the property, a loss of outlook, and the window in question would no longer be openable. The proposal is therefore contrary to adopted Local Development Plan Policy RD 1 criteria i) and iv), advice as contained in SPG Extensions to Dwellings and SPG Householder Design Guide, and Planning Policy Wales 8.

NOTES TO APPLICANT:

WELSH WATER Note to Applicant:

Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.