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08/2016/0487

Scale: 1:2500

Printed on: 12/7/2016 at 15:06 PM

Denbighshire Boundary

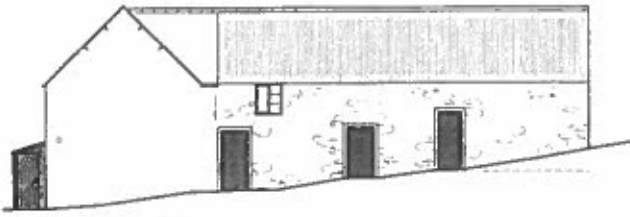



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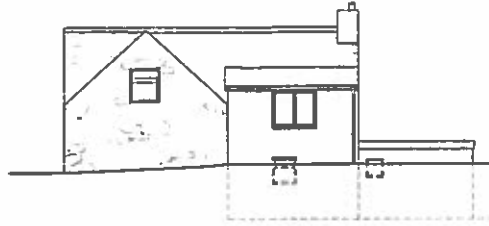
ELEVATION PLANS

AS EXISTING

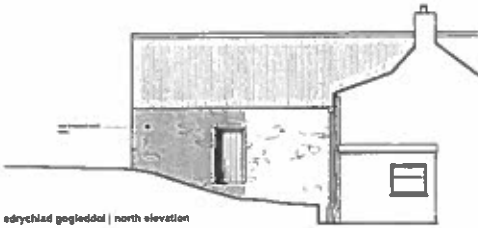
08 2 016 / 0487 / P F



edrychiad de | south elevation



edrychiad dwyrainol | east elevation



edrychiad gogleddol | north elevation



toriad a | section a



toriad b | section b

18 MAY 2016

Planning | Cynllunio

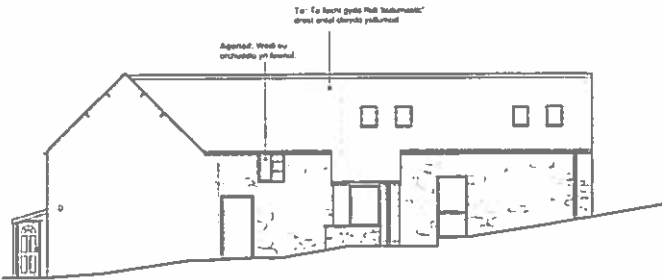
Proposed & existing site | Ffynedd a safon cerbydau
Proposed conversion at: Ty'n Y Wern, Cynwyd
Edrychiadau presennol | Existing elevations

263(1) 03

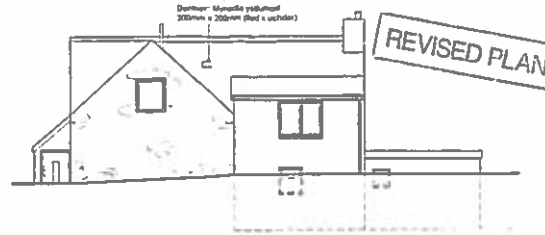
Wysa Llywodraethol | Cynllunio | Cynllunio a safon cerbydau
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AS PROPOSED

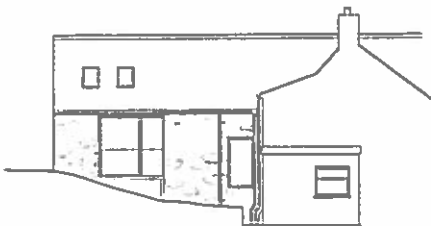
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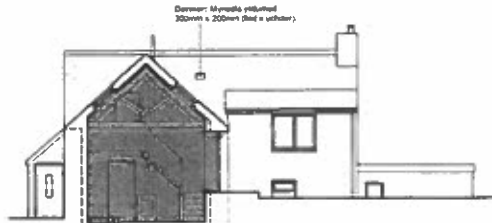
edrychiad de | south elevation



edrychiad dwyrainol | east elevation



edrychiad gogleddol | north elevation



toriad c | section c

30 JUN 2016

Planning | Cynllunio

Proposed & existing site | Ffynedd a safon cerbydau
Proposed conversion at: Ty'n Y Wern, Cynwyd
Drychiadau arfaethodig

263(1) 07 A

Wysa Llywodraethol | Cynllunio | Cynllunio a safon cerbydau
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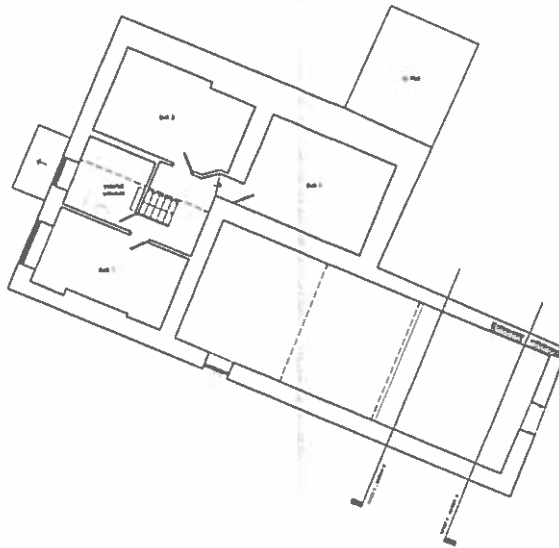
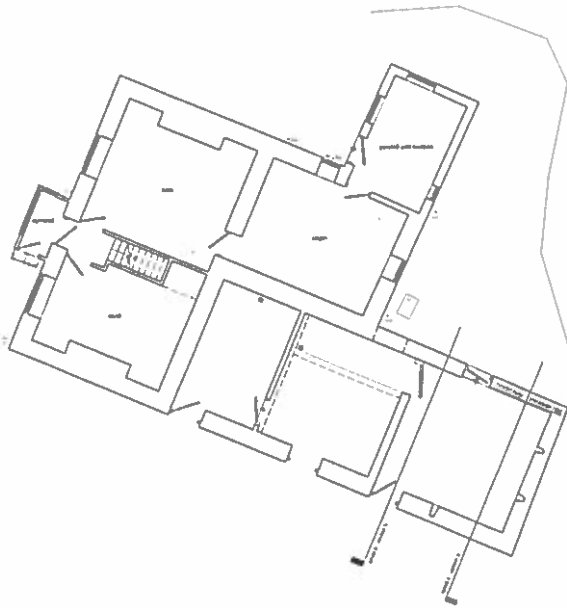
FLOOR PLANS

• AS EXISTING

09 2 016 / 0487 / P P

cynllun prif lawr | ground floor plan

cynllun llawr cyntaf | first floor plan



18 MAY 2016

Planning | Cynllunio

Proposed & drawing title / Preswrt a delwedd
Proposed conversion at: Ty'n Y Wern, Cynwyd
Cynlluniau Lawr Presennol | Existing floor plans

263(1) 02

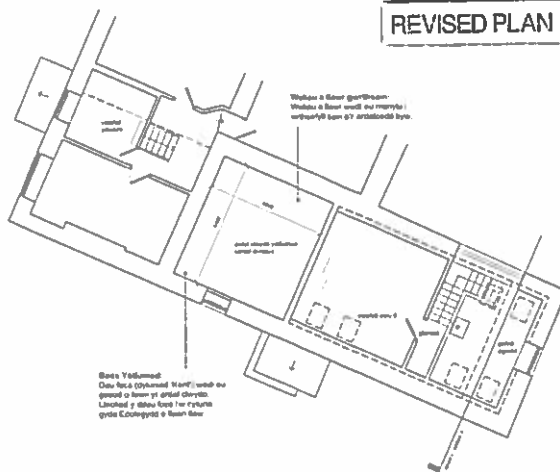
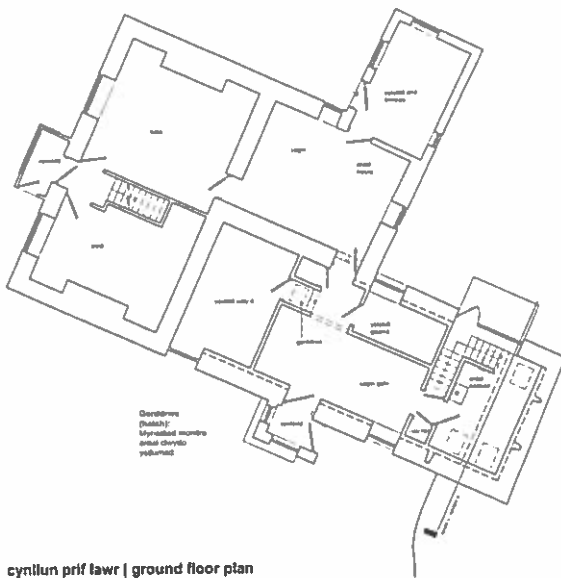
Plan: 1:1000 Scale: 1:1000 Date: 18/05/16
 Drawn: [Name] Checked: [Name] Approved: [Name]

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• AS PROPOSED

08 2 016 / 0487 / P F

REVISED PLAN



cynllun prif lawr | ground floor plan

cynllun llawr cyntaf | first floor plan

30 JUN 2016

Planning | Cynllunio

Proposed & drawing title / Preswrt a delwedd
Proposed conversion at: Ty'n Y Wern, Cynwyd
Cynlluniau arfaethedig

263(1) 06 A

Plan: 1:1000 Scale: 1:1000 Date: 30/06/16
 Drawn: [Name] Checked: [Name] Approved: [Name]

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WARD : Cynwyd
WARD MEMBER(S): Cllr Cefyn Williams (c)
APPLICATION NO: 08/2016/0487/ PF
PROPOSAL: Re-roofing and installation of roof lights to outbuilding
LOCATION: Tyn Y Wern Corwen
APPLICANT: Mr Cefyn Henry Williams
CONSTRAINTS: AONB
PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Application submitted by / on behalf of County Councillor

CONSULTATION RESPONSES:

CYNWYD COMMUNITY COUNCIL:
No response at time of writing

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

“The Joint Committee has no objection to this application and welcomes the intention to reinstate a natural blue/grey slate roof to match the adjoining dwelling. It is recommended that the roof lights should be conservation style units”

NATURAL RESOURCES WALES – no objections

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 19/7/16

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 reroofing of an existing outbuilding which would enable its conversion to form an annexe to the main dwelling ‘Tyn Y Wern’
- 1.1.2 The building in question is already in residential use, its agricultural use having ceased many years ago. It is currently used to store paraphernalia associated with the dwelling – garden implements etc. In essence, its current use is akin to a typical domestic garage.

1.2 Description of site and surroundings

1.2.1 The outbuilding is joined to the east elevation of the farmhouse and there are other outbuildings on the south side of the farmyard.

1.2.2 The property is located approximately 1km north east of the village of Cynwyd, to the east of the Afon Dyfrdwy and adjacent to the B4401.

1.2.3 There are no immediate neighbours.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the Clwydian and Dee Valley Area of Outstanding Natural Beauty.

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 are considered to be:

3.1 Denbighshire Local Development Plan (June 2013)

Policy RD 1 – Sustainable Development and Good Standard of Design

Policy RD 3 – Extensions and Alterations to Dwellings

VOE 1 – Key areas of importance

VOE 2 – Area of Outstanding Natural Beauty

VOE 5- Conservation of Natural Resources

3.2 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016

TAN 5 – Nature and conservation

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

4.1.4 Protected species

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 relating to alterations to dwellings in the Local Development Plan is Policy RD 3 . Policy RD3 sets out tests to ensure 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 proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building. Policy VOE 2 seeks to ensure that development within the AONB does not harm the features or appearance of the area that justify its designation as an AONB.

The proposal fundamentally involves the reroofing of the outbuilding. Other than internal works and the insertion of new window casements and there would be minimal alterations to the building.

The building in question is attached to the main dwelling, and the proposed works would in essence 'tidy' up its appearance. With minimal alteration to the overall shape and form of the structure, it is not considered that the proposals would result in an unacceptable impact upon the appearance of the site, or the wider Area of Outstanding Natural Beauty.

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. SPG 1 and SPG 24 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.

Given the location of the building, and distances to other properties and orientation of windows it is not considered that the proposal would impact unacceptably on the amenity of neighbouring properties. It is also considered that sufficient garden area would remain for the benefits of the occupants of the dwelling.

It is considered that the proposals would comply with the requirements of the policies listed above, and therefore the impact on residential amenity would be acceptable.

4.2.4 Protected species

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The site has been surveyed for the presence of protected species, and it is possible that the barn hosts a bat roost. The proposal has included a range of mitigation measures to address the potential impacts. Natural Resources Wales have not raised an objection to the proposal.

In considering the grant of planning permission the Local Planning Authority must consider whether the disturbance of a protected species is required for the purpose of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance of the environment.” This proposal, being for improved residential accommodation and would provide work for local contractors, is considered to accord with justification of overriding public interest of an economic nature.

It is noted that adequate mitigation methods have been proposed and agreed with NRW, so that if development were permitted, it would not be detrimental to the maintenance of the population species concerned.

Given the advice from NRW, it is considered the proposal meets the Habitat Regulations 3 tests. It is considered that these issues would be suitably controlled through condition along with a note to applicant stressing the importance of obtaining a licence from WAG is proposed.

5. SUMMARY AND CONCLUSIONS:

5.1 It is considered the proposal complies with adopted planning policies.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 26th July 2021
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 elevations (Drawing No. 3) received 18 May 2016
 - (ii) Existing floor plans (Drawing No. 2) received 18 May 2016
 - (iii) Proposed elevations (Drawing No. 7A) received 30 June 2016

- (iv) Proposed floor plans (Drawing No. 6A) received 30 June 2016
 - (v) Location plan (Drawing No. 1A) received 25 May 2016
3. The development shall proceed strictly in accordance with the recommendations set out in the submitted ecological survey prepared by Cartmel Ecology (dated March 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.
- 3. The development shall proceed strictly in accordance with the recommendations set out in the submitted ecological survey prepared by Cartmel Ecology (dated March 2016)

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.

You are advised that the works will need to be carried out under EPS licence which will need to be obtained prior to works commencing.