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01/2016/0672

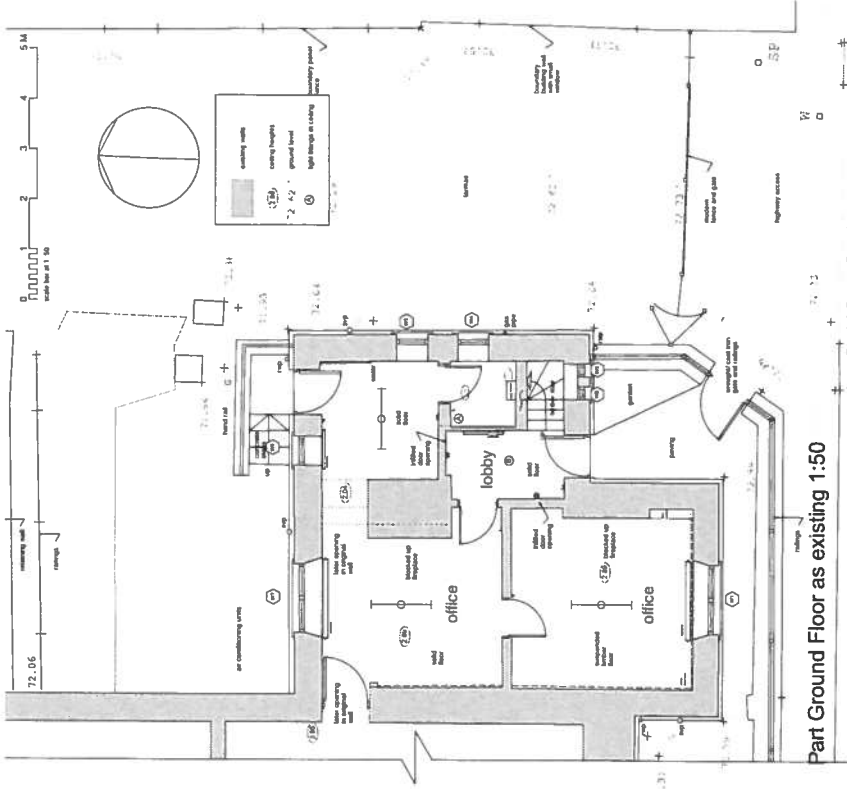
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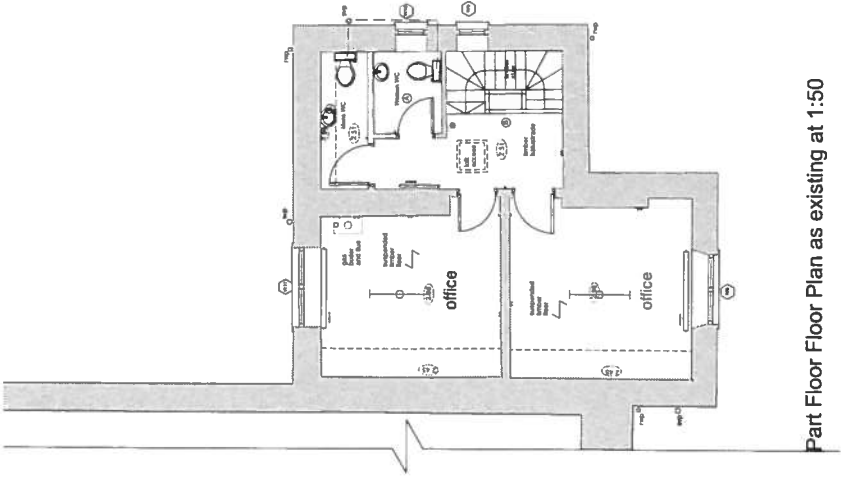


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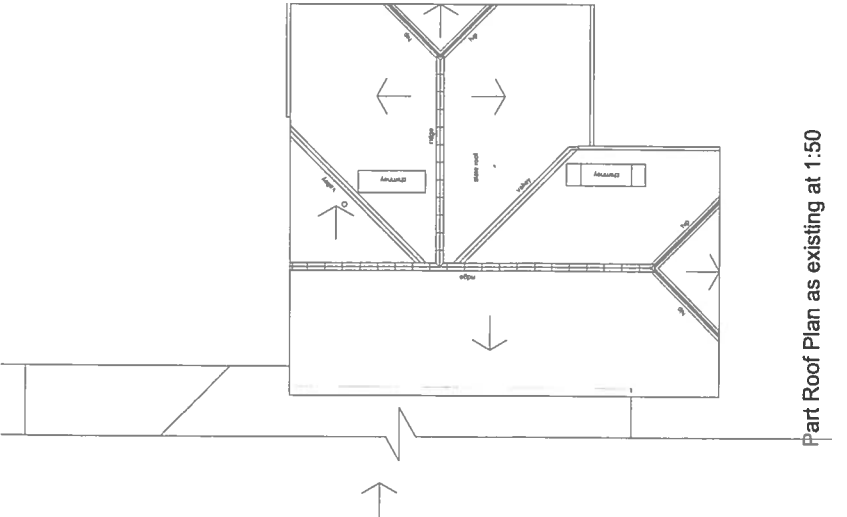
EXISTING FLOOR PLANS



Part Ground Floor as existing at 1:50



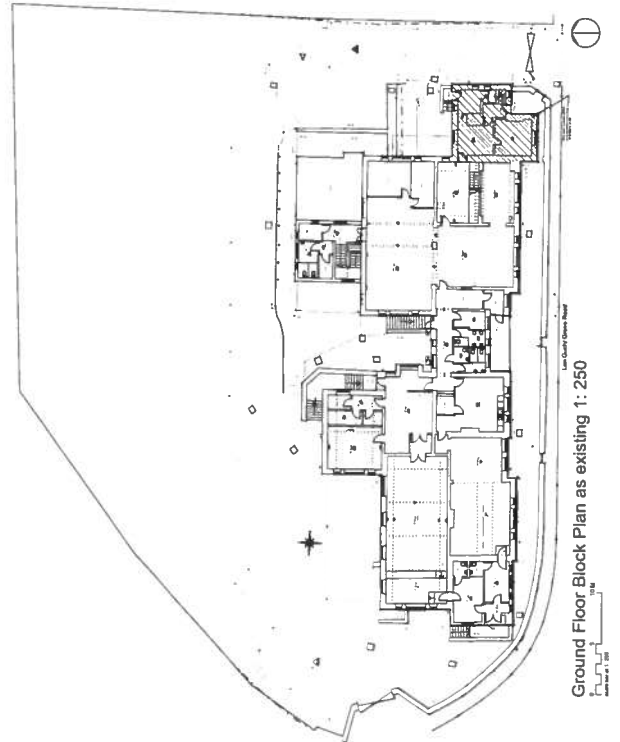
Part Floor Plan as existing at 1:50



Part Roof Plan as existing at 1:50



Location Plan 1: 1250



Ground Floor Block Plan as existing at 1: 250

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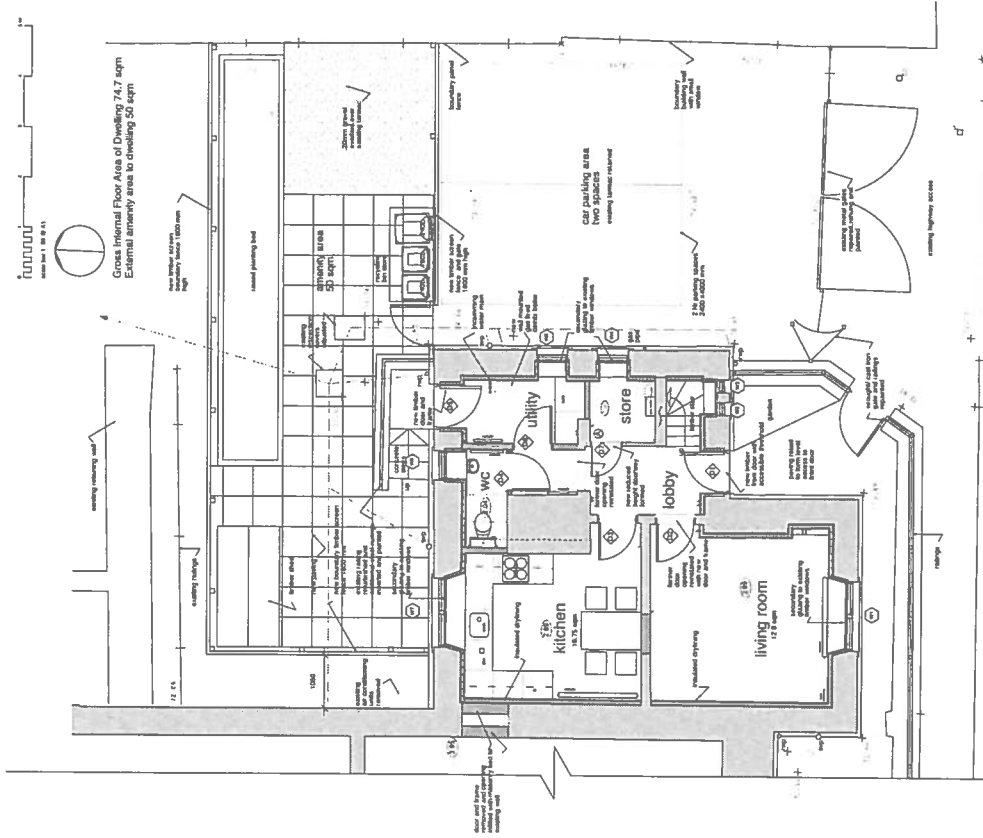
Plans
 No. 11250, 11250, 11250, 11250
 Date: 11/2001
 Drawing: AL(s)01
 Scale: 1:1250
 Drawing No: 11250

Location, Block and Floor Plans as Existing

Project: 11250
 Drawing: AL(s)01
 Date: 11/2001
 Scale: 1:1250

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Date	11/2001

PROPOSED FLOOR PLANS



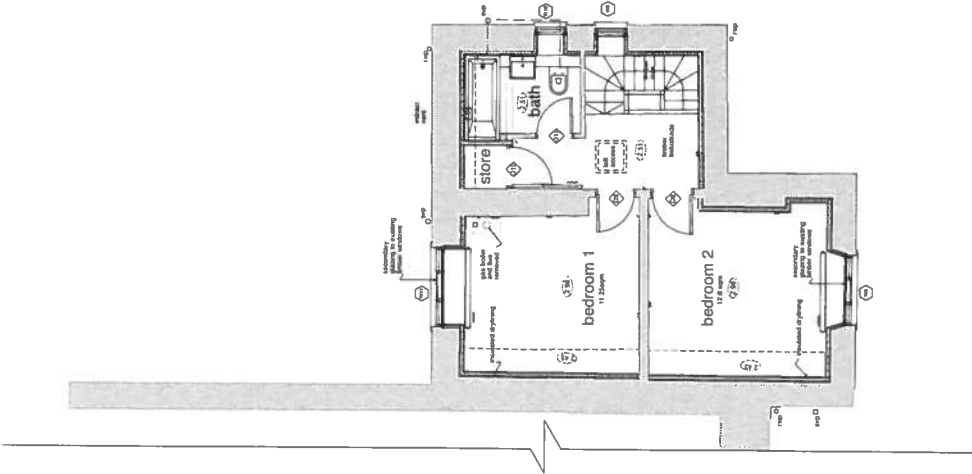
Part Ground Floor as proposed 1:50

Adrian Jones Associates

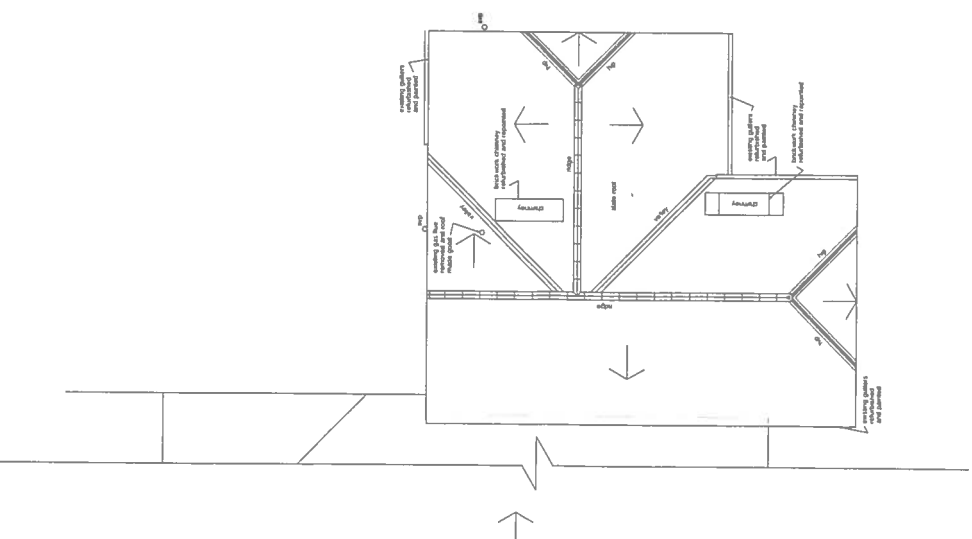
RIBA
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 SG9 6JY
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 Fax: 0456 374001
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Proposed Floor and Roof Plans

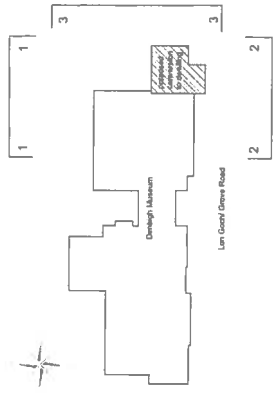
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author	
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Part Floor Plan as proposed at 1:50



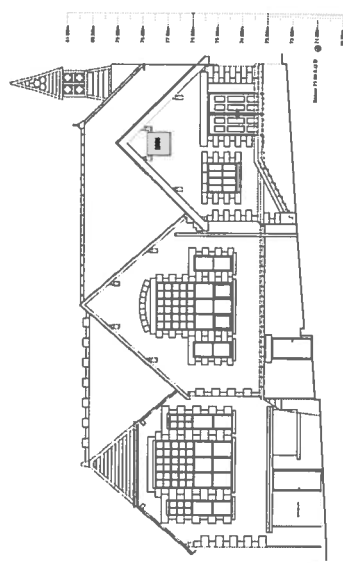
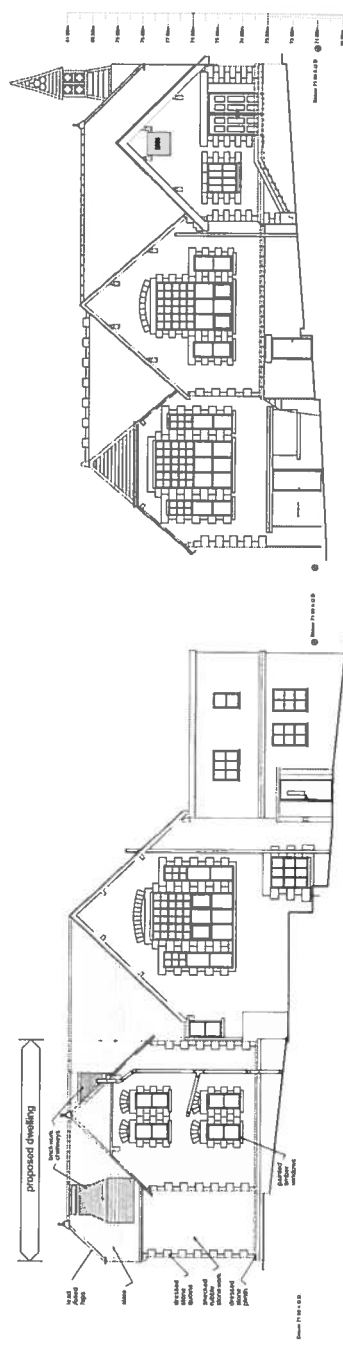
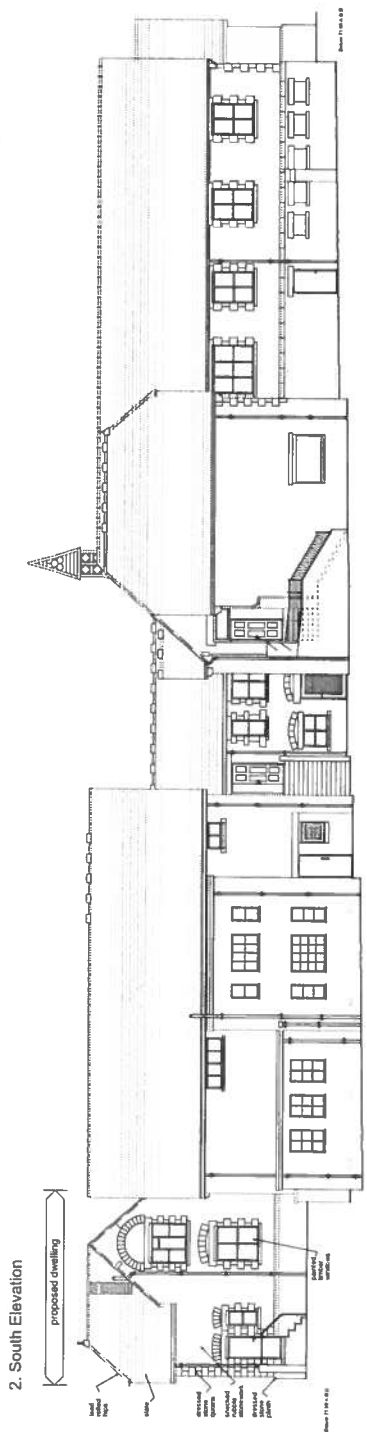
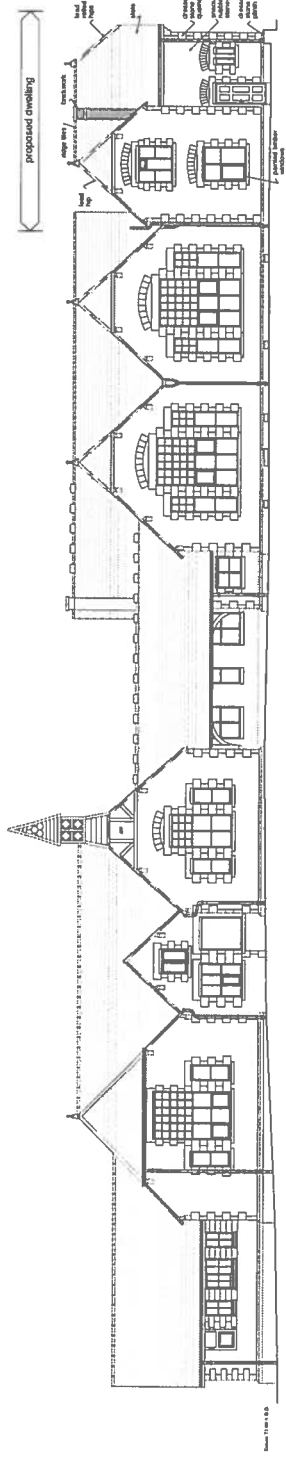
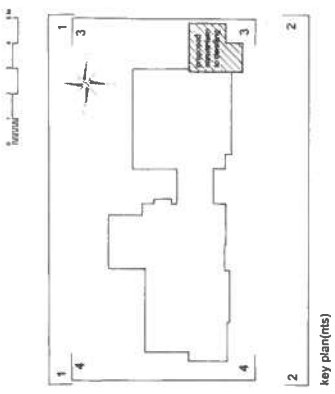
Part Roof Plan as proposed at 1:50



EXISTING ELEVATIONS

Adrian Jones Associates
 1154 R
 1154 R
 Alterations to Design Museum
 Ampuvedia Dinheych
 Elevations as Existing

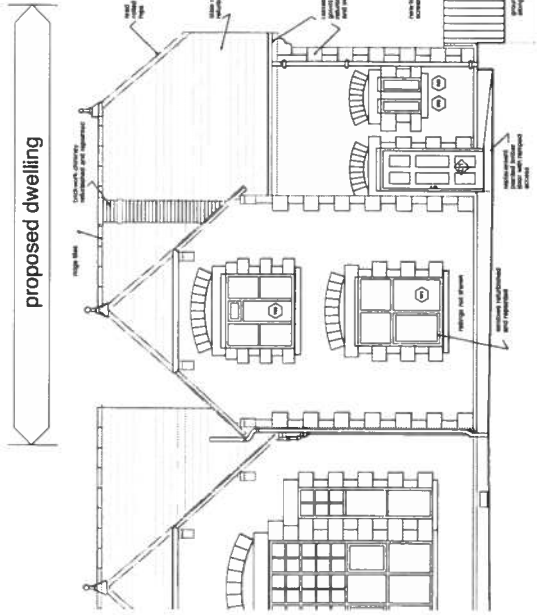
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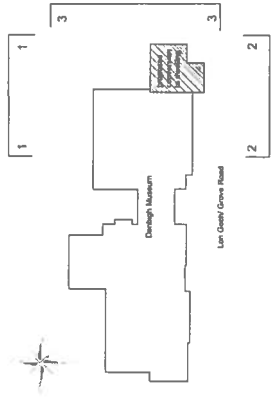
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- 6.00m
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- 3.00m
- 2.00m
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PROPOSED ELEVATIONS

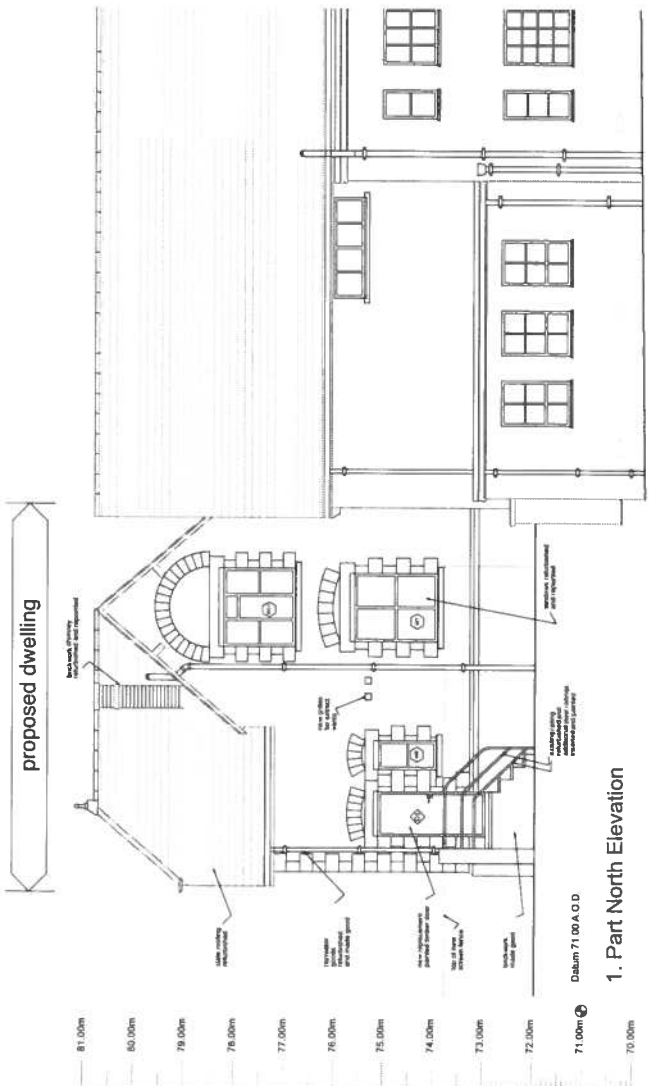
Adrian Jones Associates
 RIBA 48
 10, Church Lane, London E15 1JF
 Tel: 020 7253 0100 Fax: 020 7253 0101
 www.adrianjonesassociates.com
 Proposed Elevations
 Planning ref: 2151
 Date: 11/05/11
 Drawing No: AL011
 Scale: 1:50 @ A1
 Checked: [Signature]



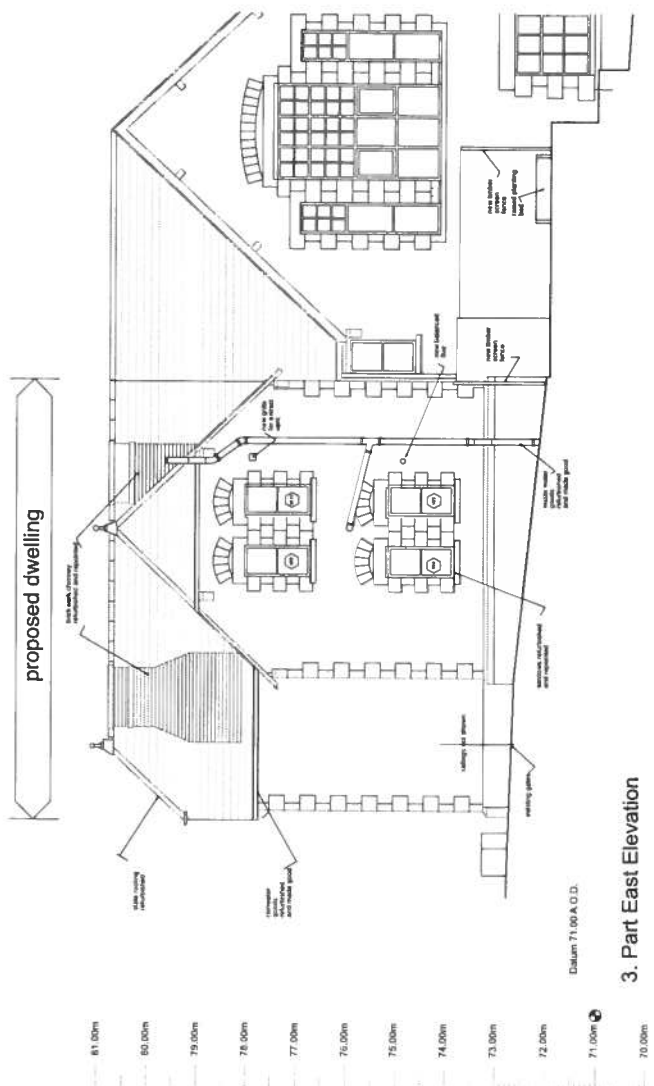
2. Part South Elevation



key plan(s)



1. Part North Elevation



3. Part East Elevation

WARD : WD3 Denbigh Central

WARD MEMBER(S): Councillor Gwyneth Kensler

APPLICATION NO: 01/2016/0672/PF

PROPOSAL: Change of use of part of Class D1 Museum into a self-contained dwelling

LOCATION: Denbigh Museum Grove Road Denbigh

APPLICANT: G Kensler Denbigh Museum

CONSTRAINTS: Conservation Area
Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

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

- Application submitted by County Councillor

CONSULTATION RESPONSES:

DENBIGH TOWN COUNCIL
"No objection".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure
- Highways Officer

No objection subject to a condition relating to the retention of the parking and turning area.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 29/08/2016

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the change of use of the eastern part of Denbigh Museum to a single self-contained dwelling.
- 1.1.2 Minimal alterations are proposed to facilitate the change of use. Externally work would primarily involve refurbishment of the shell of the building and the fenestration. Internal works involve minor rearrangement of openings to facilitate the subdivision.
- 1.1.3 The site layout and access arrangements would be altered to facilitate the subdivision, to form a separate curtilage for the dwelling. The proposed curtilage

would comprise of a parking area with two spaces and an amenity area. The curtilage area would be located to the eastern side/rear of the Museum.

- 1.1.4 The proposed dwelling would comprise of 2 bedrooms with living accommodation on the ground floor.

1.2 Description of site and surroundings

1.2.1 The existing use of the property is a class D1 Museum. However it was originally a primary school built in the later part of the nineteenth century.

1.2.2 The part of the building proposed to be converted on the eastern side has its own access from the street and rear yard, as originally it was the School Masters House. Following the change of use to the Museum it was used as office accommodation, rather than part of the museum.

1.2.3 The property fronts Grove Road and is bounded to the east by a terrace of dwellings. To the west of the Museum is Ffordd Y Graig. Opposite the site is the former Middle Lane Education Centre.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Denbigh. It is within the Denbigh Conservation Area.

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 Referring to the need/justification for the conversion of part of the Museum to a dwelling, the Agent has advised that this part of the building has been found to be surplus to requirements for the Museum. As the Museum is operated by a Community Group, the refurbishment and letting out of the proposed dwelling would provide a rental income, and consequently an income stream for the running of the Museum.

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 BSC11 – Recreation and open space
Policy ASA3 – Parking standards
Policy VOE 1 – Key areas of importance

3.1 Government Policy / Guidance

Planning Policy Wales Edition 8

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 Open Space
- 4.1.5 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD1 states that development proposals for residential development within development boundaries will be supported subject to compliance with detailed criteria.

The application proposes the reuse of a non-operational part of a Museum to a single self-contained dwelling, which is considered acceptable in principle as a use under policy RD1. The detailed impacts are set out below.

4.2.2 Visual amenity

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 are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context. Local Development Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. Planning Policy Wales (Section 6), stresses the importance of protecting the historic environment, and in relation to Conservation Areas, to ensure they are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls. The basic objective is therefore to preserve or enhance the character and appearance of a Conservation Area, or its setting.

Minimal physical alterations are proposed to the external appearance of the building, and limited internal alterations to alter the layout are involved. The curtilage area will be simply bounded by a timber fence to the rear and side, with the existing railings being retained to the front.

As the external alterations would primarily involve refurbishment and there would be limited internal changes to the layout of the building, it is considered that there is no conflict with planning policy in terms of respecting the visual amenity of the original building or the Conservation area.

4.2.3 Residential amenity

Policy RD 1 contains general considerations to be given to the impacts of development. Among these considerations is the impact on the residential amenity of the area. There is a general requirement for development proposals to not result in a loss of amenity for neighbouring dwellings by virtue of overlooking, increased activity,

and disturbance. Adequate standards of amenity for the proposed development itself should also be provided.

The proposal would involve the conversion of part of the Museum into a self-contained dwelling comprising of two bedrooms and living accommodation measuring 75sq metres. Externally an amenity space of 50sq metres of private space is proposed. The window arrangements would remain as existing. There are a mix of uses in the area including single and flat type residential uses, the Museum and redundant Education Centre.

Given the original use of the property, the fact the main use of the site would remain as a Museum and the nature of development in the area, it is considered that the proposal would not impact significantly on the amenity of adjacent occupiers. Adequate space is provided within the proposed dwelling and the level of amenity space more than meets policy requirements. It is therefore suggested there would be no significant residential amenity issues.

4.2.4 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

The proposal includes the creation of 1 no. new residential unit.

It is considered that the proposal would be acceptable in relation to open space policy subject to the requisite contributions being secured. It is considered that this could be done through an appropriately worded condition.

4.2.5 Highways (including access and parking)

Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8).

Plans submitted with the application show there would be 2 parking spaces available for the residential unit. The site is located close to the town centre. The Highways Officer has no objections to the proposal and there are no concerns in respect of the adequacy of the local highway network.

There is on site parking and public car parking in the area. As such it is considered that the application raises no significant policy conflict in terms of highways safety or accessibility.

5. SUMMARY AND CONCLUSIONS:

5.1 It is the opinion of Officers that the proposal would allow for a re-use of a part of a building which would not harm the existing Museum facility or the character of the surrounding area. It would comply with the general considerations of planning policy RD1 and is therefore recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from 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) Existing elevations plan (drawing number AL(s)02) received 5 June 2016
 - (ii) Existing floor, block and location plan (drawing number AL(s)01) received 5 June 2016
 - (iii) Proposed elevations (drawing number AL(p)11) received 5 June 2016
 - (iv) Proposed floor and roof plan (drawing number AL(p)10) received 5 June 2016
3. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use.
4. **PRE-COMMENCEMENT**
The development shall not begin until arrangements for the provision of Open Space as part of the development, in accordance with the Council's Policies and Supplementary Planning Guidance, has been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out strictly in accordance with the approved arrangements.

The reason(s) for the condition(s) is(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. To provide for the loading/ unloading, parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
4. In the interests of complying with open space policies.

NOTES TO APPLICANT:

None