

50 m
100 ft



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Denbighshire Boundary
~

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Printed on: 27/9/2016 at 9:00 AM

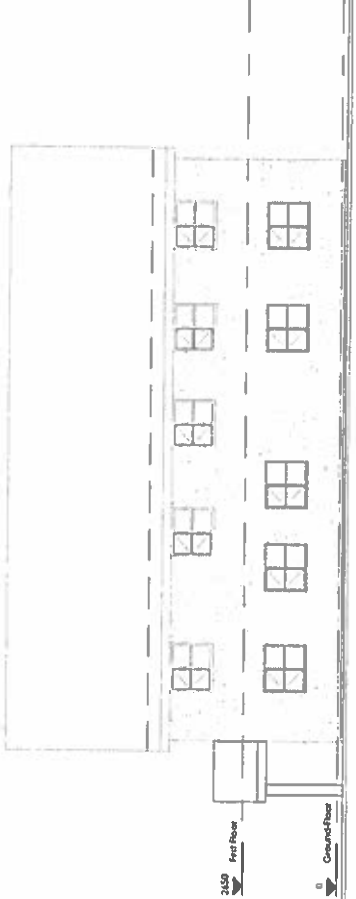
EXISTING PLANS

Client Name	City
Project Name	Address
Architect	Date

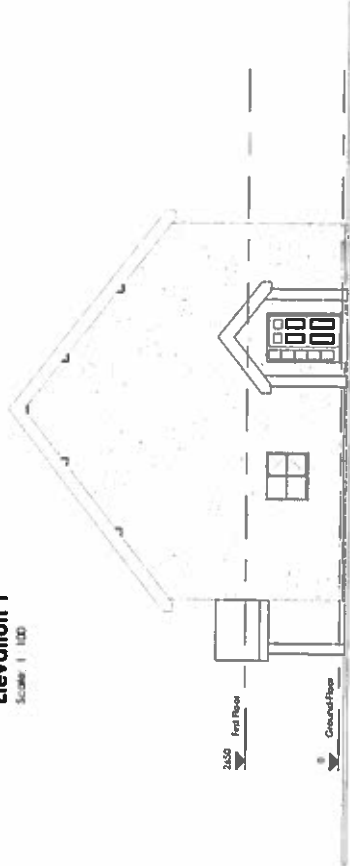
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d2 architects

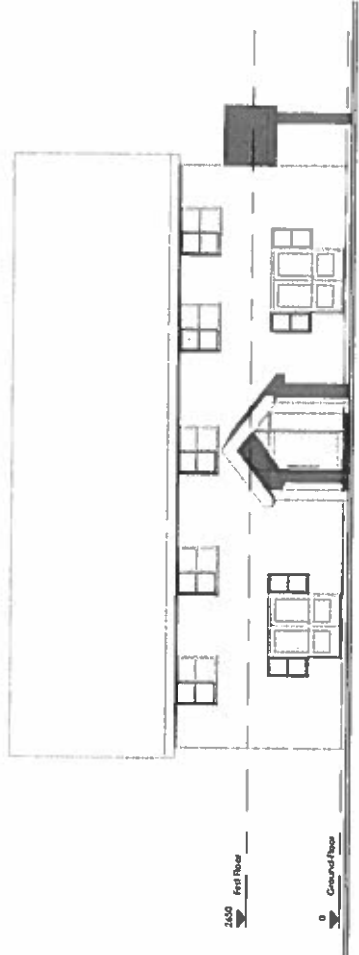
100 North Street
 100 North Street
 Cambridge MA 02142
 Tel: 617.252.1234
 Fax: 617.252.1235
 Website: www.d2architects.com



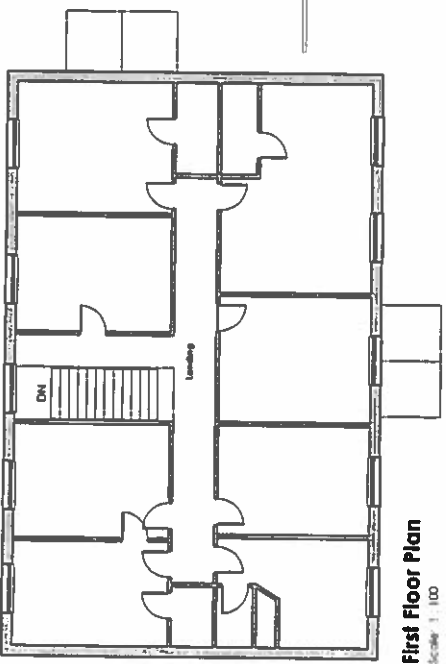
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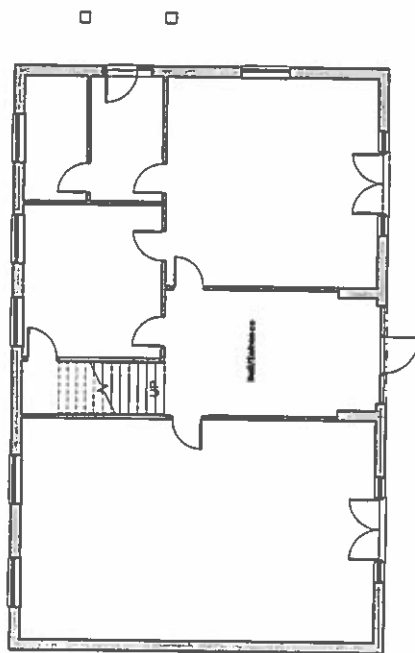
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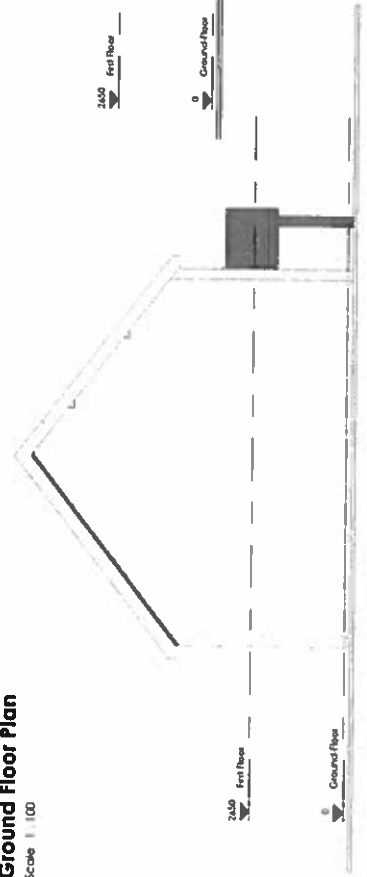
Elevation 3
Scale: 1:100



First Floor Plan
Scale: 1:100

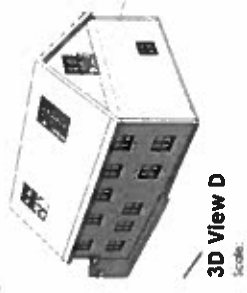
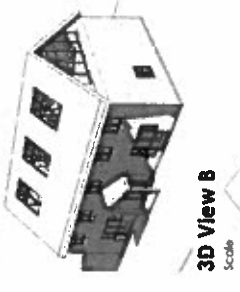
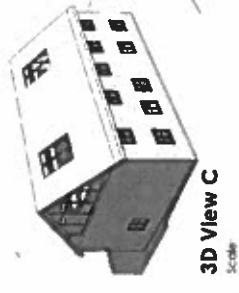
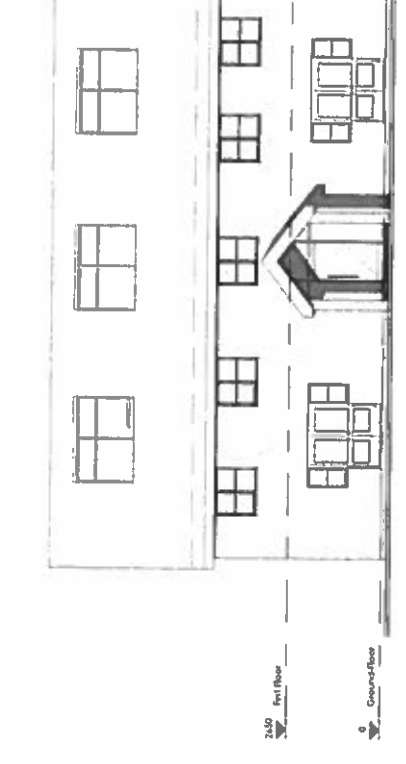
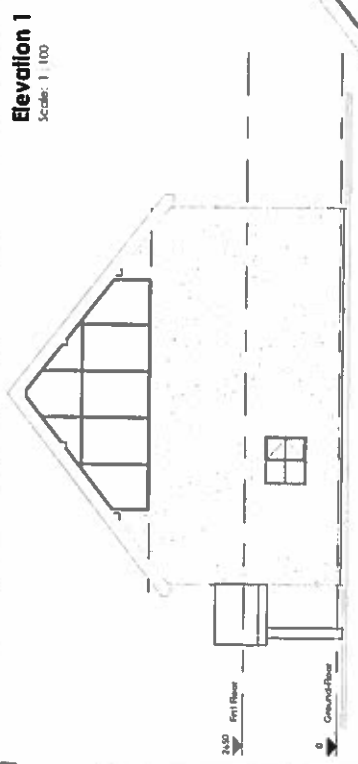
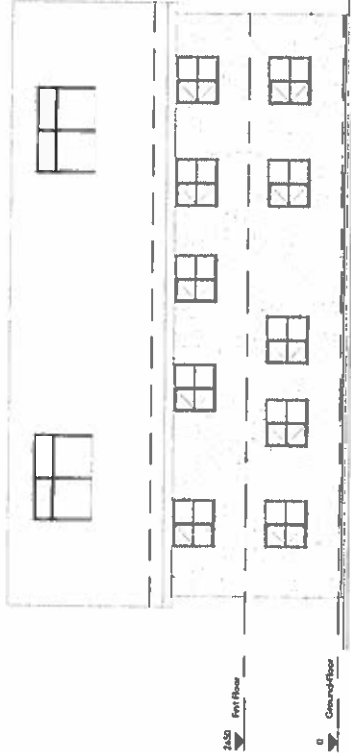
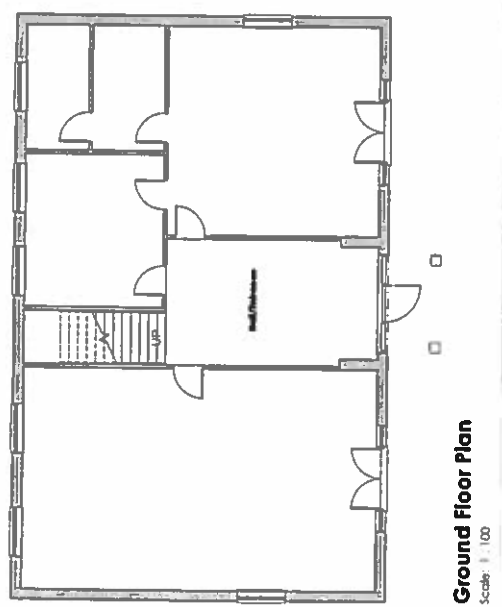
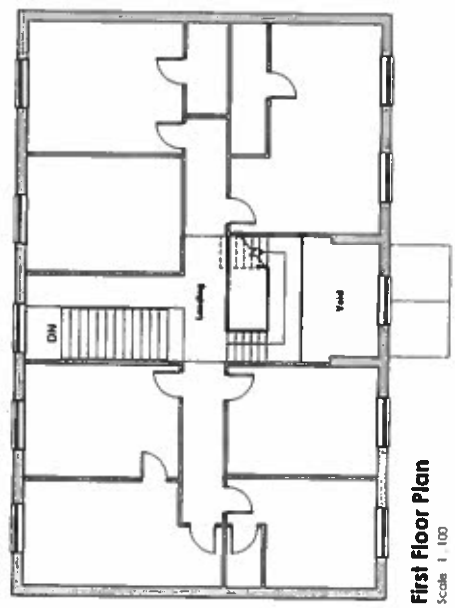
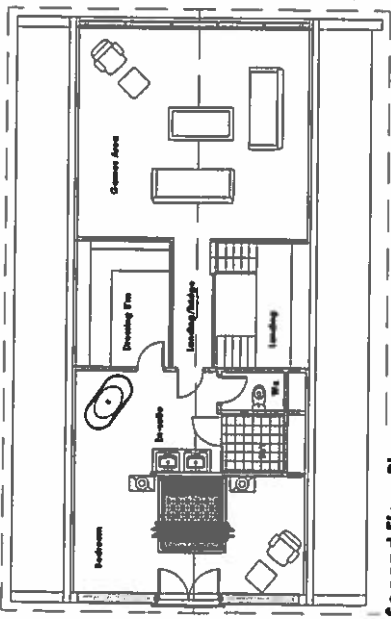


Ground Floor Plan
Scale: 1:100



Elevation 4
Scale: 1:100

PROPOSED PLANS



Project Name	1234567890
Client Name	ABCDEF
Address	123 Street, City
Phone	0123 456789
Website	www.1234567890.com

Project Name	1234567890
Client Name	ABCDEF
Address	123 Street, City
Phone	0123 456789
Website	www.1234567890.com

Scale	1:100
Number	1/1
Author	ABCDEF
Date	2023.12.15

Project Name	1234567890
Client Name	ABCDEF
Address	123 Street, City
Phone	0123 456789
Website	www.1234567890.com

SITE PLAN

- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CITY ENGINEER'S APPROVED PLANS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CITY ENGINEER'S APPROVED PLANS.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

Revision: **01.12.22**
 Date: **01.12.22**

Planning Application

Scheme Title:
Proposed Lot Conversion at Tal Y Bidwal Bach

Drawn by:
Proposed Site Plan

Scale:
1:250 (A3)

Drawn by:
PAI

Checked by:
MOH

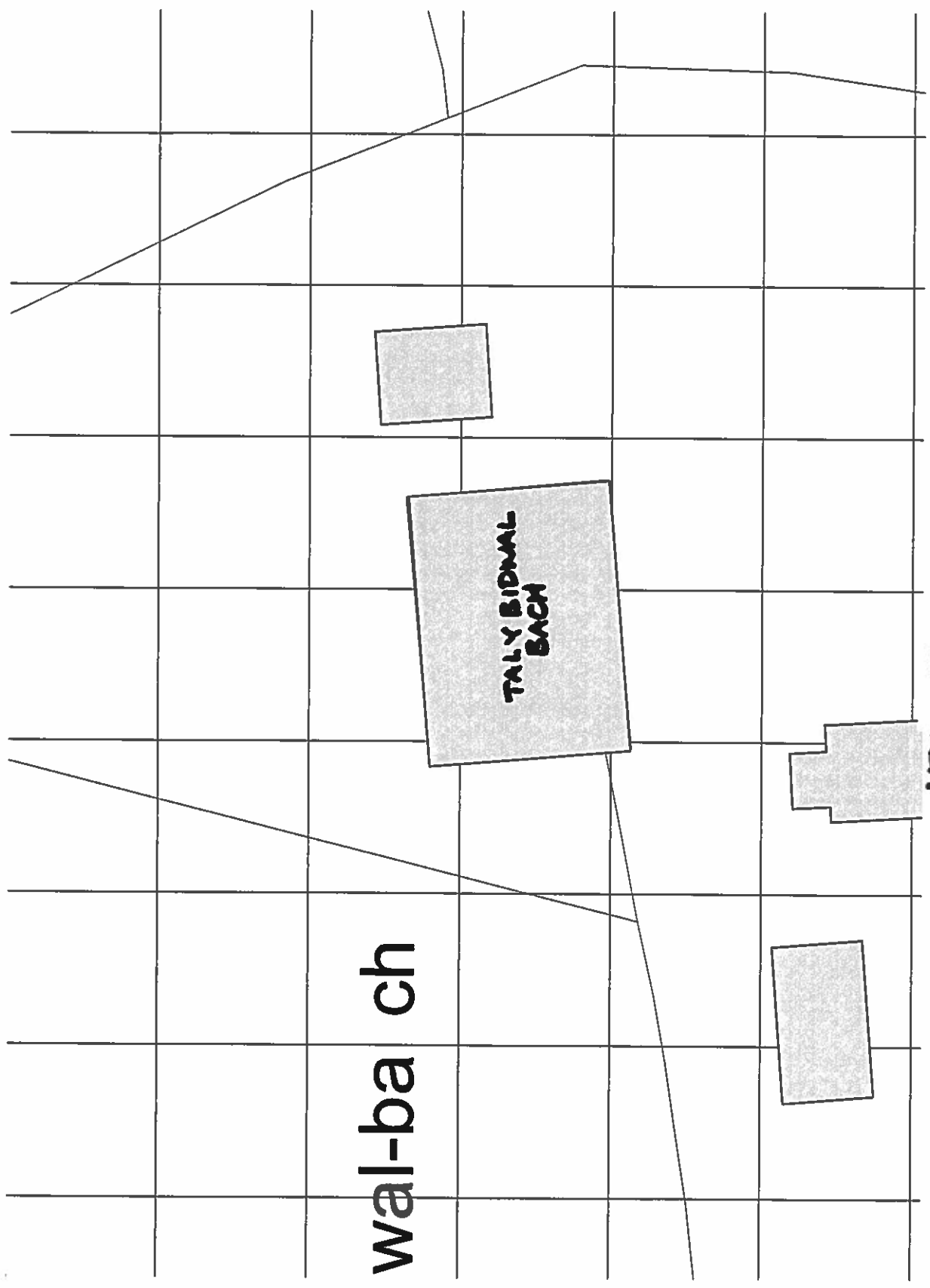
App No: 5335
App Date: A 03
For: X

d2 ARCHITECTS

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Derbyshire
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E: 01224 324 347
G: www.d2architects.co.uk



WARD : Llanfair Dyffryn Clwyd / Gwyddelwern

WARD MEMBER: Councillor Hugh Evans

APPLICATION NO: 10/2016/0664/ PF

PROPOSAL: Installation of roof windows in connection with loft conversion

LOCATION: Tal Y Bidwal Bach Bryneglwys Corwen

APPLICANT: Mr N Lockert

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters - Yes

CONSULTATION RESPONSES:

BRYNEGLWYS COMMUNITY COUNCIL

“Object to the proposal on the grounds of invasion of privacy and note that there are discrepancies between the original plan of Tal y Bidwal Bach and the planning application. There is no mention of the neighbouring property, Heulfryn Bach on the plans. The Council also agree with the objections stated in Mr and Mrs Morley’s letter that the height of the doors and balcony is 5 metres above ground level and this is a high level domination view”.

AONB JC –

“The Joint Committee has no objection in principle to the loft conversion but considers that the extensive use of large roof lights to provide natural light is inappropriate. Not only is this out of character with the local vernacular but will also contribute to increased light pollution in an area of dark countryside to the detriment of local tranquillity. The committee has no objection to the proposed gable windows, but any roof lights should be smaller conservation style units. It is also noted that the block and location plans submitted with the application are inaccurate and make it difficult to properly assess the application.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

- (i) Mr and Mrs Morley, Heulfryn Bach, Bryneglwys

Summary of planning based representations in objection:

- (i) Inaccuracy of the submitted plans;
- (ii) Overlooking and loss of privacy;
- (iii) Design unsympathetic to the AONB.

EXPIRY DATE OF APPLICATION: 24/08/2016

REASONS FOR DELAY IN DECISION:

- Submission of amended plans with further neighbour consultation.

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for the installation of roof windows in order to provide accommodation within the existing roof space.

- 1.1.2 The roof space would accommodate an additional bedroom with an en-suite shower room and dressing room, along with a games area.
- 1.1.3 The roof space would be reached via a central internal staircase with the gable end glazed to one end (east) with a set of French doors to the other gable (west), along with three roof lights set within the front roof slope and two roof lights within the rear roof slope.
- 1.1.4 The design of the proposed roof lights are twin, with the base of them shown as being set at 1.7 metres from the internal floor level.
- 1.1.5 The floor and elevation plans are attached at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 Tal y Bidwal Bach is a large detached dwelling with a detached garage in open countryside some 2 km west of Bryneglwys village.
- 1.2.2 The application site, along with the property to the south now known as 'Heulfryn Bach' were formerly all part of the same group of outbuildings which have been converted into residential properties and have been split into separate ownership.
- 1.2.3 The dwelling 'Heulfryn Bach' is located approximately 10m away at its closest point. Due to the orientation of the properties, the front elevation of the application site faces the main rear elevation of 'Heulfryn Bach'.
- 1.2.4 Tal y Bidwal Bach has rendered walls painted white, and has a slate roof.
- 1.2.5 A photograph of the front elevation of the dwelling is shown below.



Tal y Bidwal Bach

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside any development boundary within the Local Development Plan, within open countryside. The site is located within the Area of Outstanding Natural Beauty (AONB).

1.4 Relevant planning history

- 1.4.1 The site has an extensive history of permissions for alterations and extensions along with outbuildings and conversion to a dwelling.

1.5 Developments/changes since the original submission

1.5.1 The original plans were revised to correct anomalies highlighted by the adjacent occupiers and following a site visit.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 10/2009/0544 - Conversion of outbuildings to form 1 no. dwelling, installation of new septic tank and re-instatement of vehicular access from the west: Granted 02/09/2009.

10/2012/0031 - Erection of front porch: Granted 05/02/2012.

10/2013/1376 - Erection of a two-bay oak framed domestic garage: Granted 12/12/2013.

10/2014/0141/PF - Amendment to existing scheme granted under Code No. 10/2009/0544 for conversion of outbuildings to form 1 no. dwelling, incorporating amended elevations, floor plans and addition of a car port: Granted 2/6/2014

10/2015/0058 - Amendments to existing scheme granted under Code No. 10/2014/0141/PF for conversion of outbuildings to form 1 No. dwelling, incorporating amended elevations, floor plans and additional car port (non-material amendment): Granted 20/02/2015.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD3 – Extensions and alterations to existing dwellings

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

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

SPG 1 – Extensions to Dwellings

SPG 7 – Residential Space Standards

SPG 24 – Householder Development Design Guide

SPG – Parking Requirements for New Developments

3.2 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016

Technical Advice Notes

Circulars

4 MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8 January 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 Impact on Area of Outstanding Natural Beauty / Area of Outstanding Beauty

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

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to 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. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which 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.

Concerns have been raised by the neighbouring property relating to the design of the proposal being unsympathetic to its location.

The insertion of glazing to one end of the property and the French doors to the other gable are considered to be acceptable and introduce features of interest to an otherwise uniform property.

Whilst the roof lights are noted as being considerable in size and larger than those which would typically be used for a residential loft conversion, consideration has been given to the number and size of rooflights installed at the adjacent property and in this respect it is not considered that the proposal would appear sufficiently out of character and visually harmful to justify a refusal of permission.

There would be no alteration to the overall shape and form of the dwelling and overall it is not considered that the proposals would result in an unacceptable impact upon visual amenity.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to 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 as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which 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. As the Courts have ruled

that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

The comments raised by the adjacent occupiers and the Community Council are duly noted in regard to the inaccuracy of the original plans and the potential loss of privacy. Revised plans have been submitted to correct the anomalies.

In relation to the proposal to alter the gable ends, introducing glazing and a French door, it is not considered that the alterations would result in any overlooking as they face open fields within the ownership of the applicant, and will not cause any harm to the occupiers to the south.

Whilst there are three twin roof lights proposed in the front roof slope, these would be set at a height of 1.7 metres above internal floor level due to the size of the roof space and would not give rise to unacceptable overlooking of the property to the south.

In respecting the comments on the matter of overlooking, having regard to the detailing, it is considered that there are no reasonable grounds on which a refusal of permission could be based in relation to impact on the amenity and privacy of the adjacent occupiers.

- 4.2.4 Impact on Area of Outstanding Natural Beauty / Area of Outstanding Beauty
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.

The comments of the AONB Advisory Committee are duly noted in relation to the '*extensive use of large roof lights*'; however it must be acknowledged that there are a total of five roof lights on the adjacent property, along with a further two roof lights in the front of the abutting section of building at the adjacent property 'Heulfryn Bach'.

It is therefore considered unreasonable to refuse the current application on this basis given the precedent established at the adjacent property.

It is considered that the proposals would comply with the requirements of the policy above as the proposals would not result in an unacceptable impact upon the appearance of the site within the wider Area of Outstanding Natural Beauty.

5 SUMMARY AND CONCLUSIONS:

- 5.1 It is considered that 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 12th October, 2021.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
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 and floor plans (Drawing No. A 02 rev B) received 30 August 2016
 - (ii) Proposed elevations and floor plans (Drawing No. A 04 rev A) received 22 June 2016
 - (iii) Proposed site plan (Drawing No. A 03 rev X) received 30 August 2016
 - (iv) Existing site plan and location plan (Drawing No. A 01 rev X) received 30 August 2016Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.