

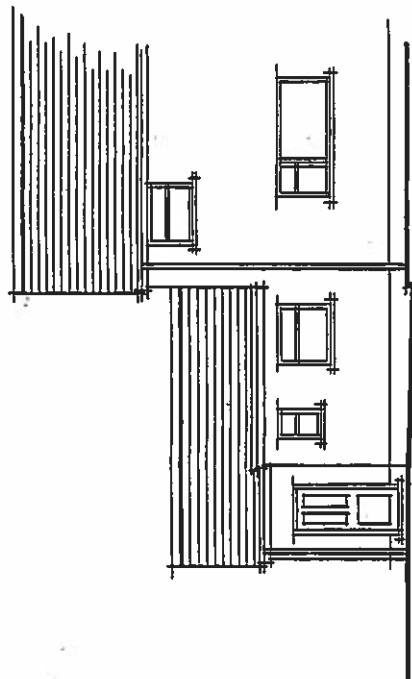
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15/2016/0828/PF

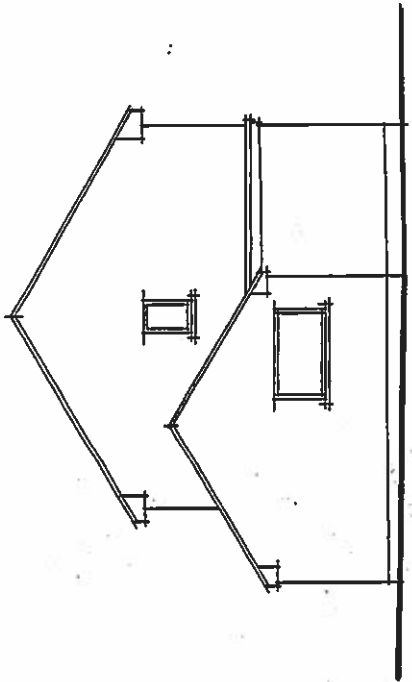
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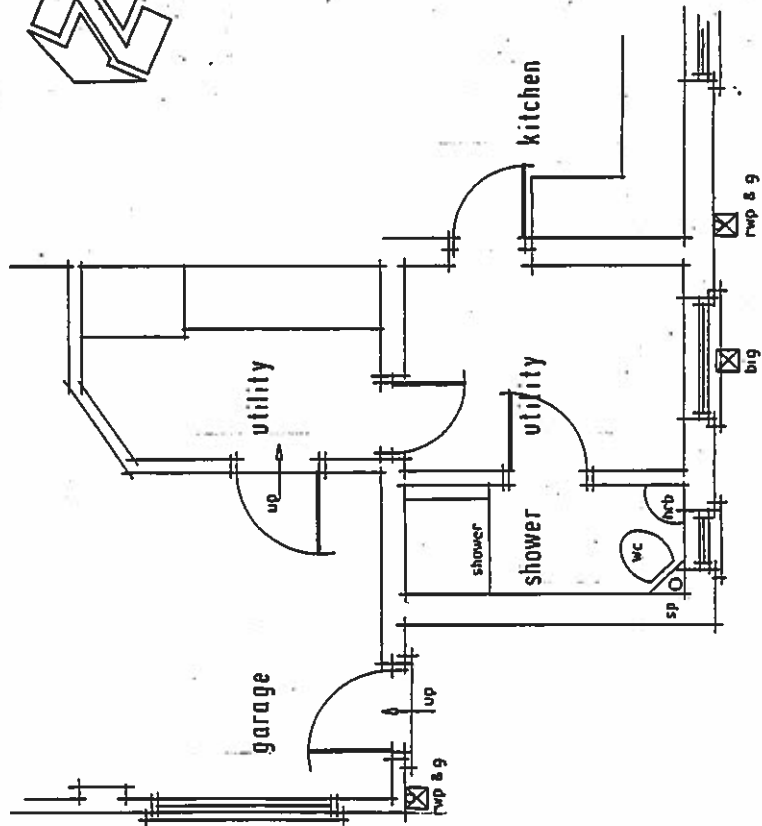




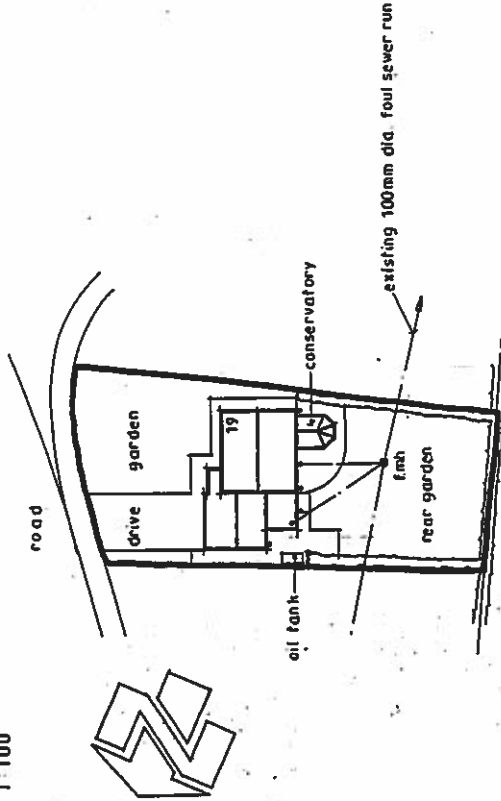
REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100



PART GROUND FLOOR LAYOUT PLAN  
1:50



SITE LAYOUT PLAN  
1:500

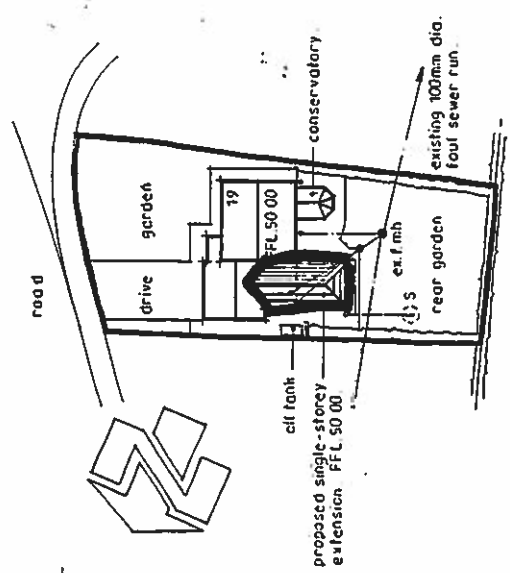
12 AUG 2016

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<b>MATISCHOK &amp; ROSS</b> architectural services	
project title	Nº 19, MAES IAL, LLANARMON - VN - IAL.
drawing title	Existing Plan, Elevations & Site Plan.
project no.	0656
drawing no.	1
revision	
scale	1:50, 1:100, 1:500
drawn by	PM
date	05:07:16
Birch House, Hen Lon Parcwr, Ruffhly, Denbighshire, LL15 1NA t 01824 785 222 e 01824 707 171 w mat@matischokross.co.uk os www.matischokross.co.uk	

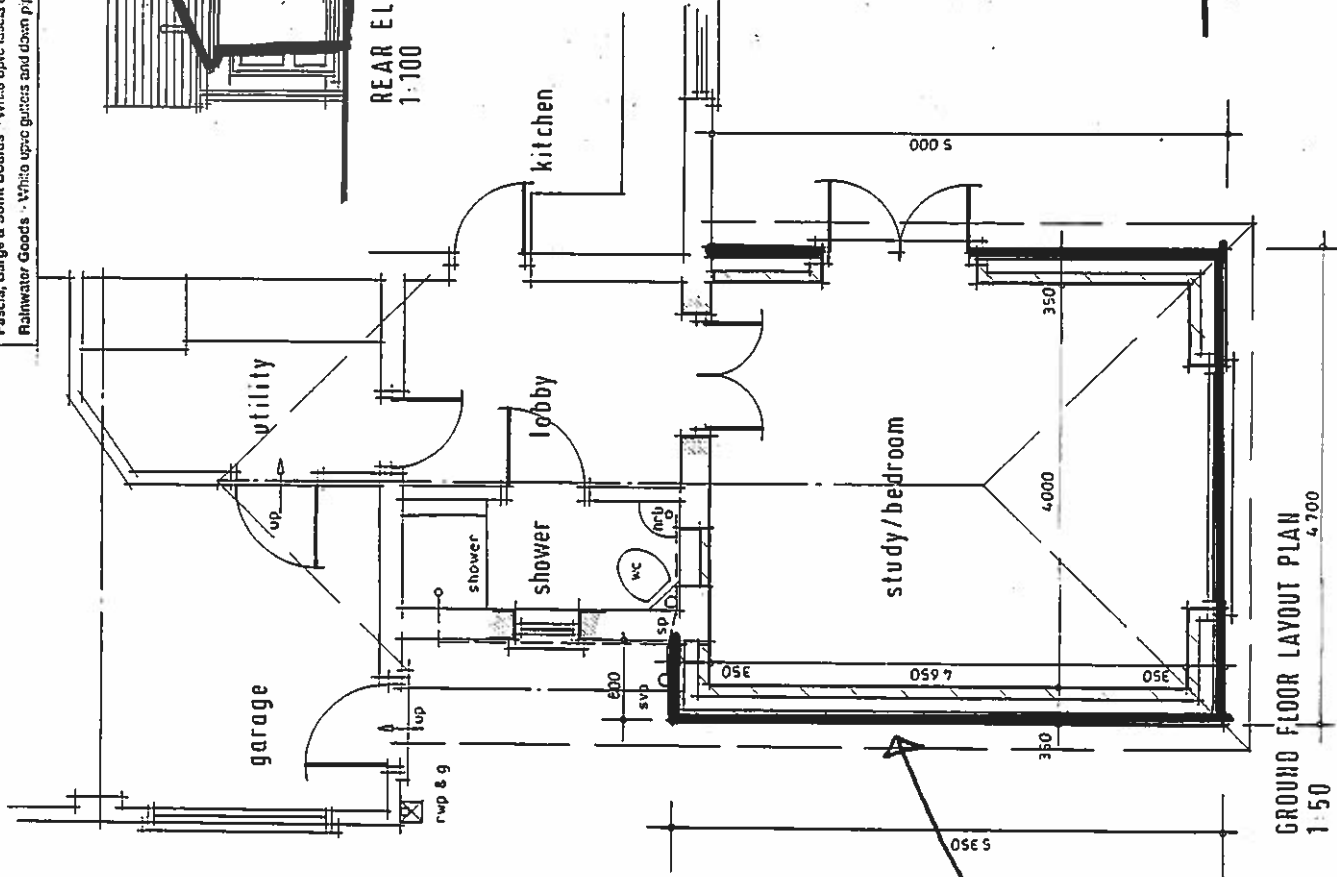
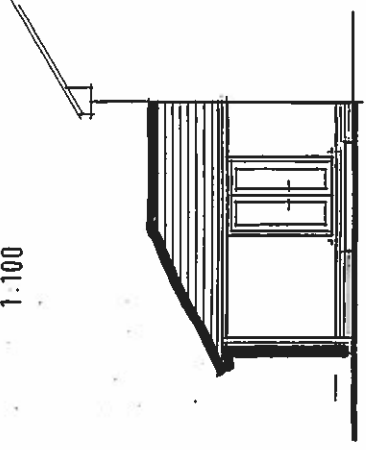
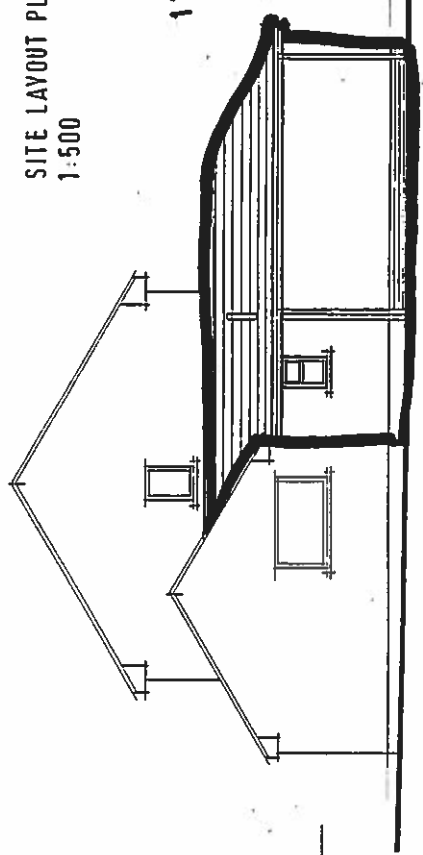
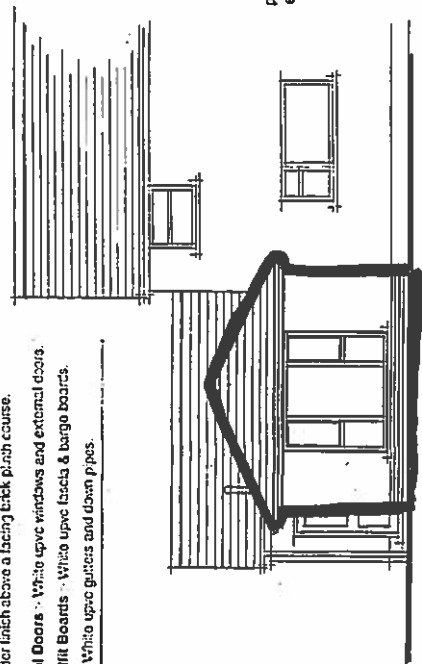


External Materials - to match existing dwelling  
 Roofs - Interlocking concrete tiles - smooth grey  
 Walls - Painted render finish above a facing brick plinth course.  
 Windows & External Doors - White upvc windows and external doors.  
 Fascia, Garge & Soffit Boards - White upvc fascia & barge boards.  
 Rainwater Goods - White upvc gutters and down pipes.



SITE LAYOUT PLAN  
1:500

12 AUG 2016



PROPOSED EXTENSION

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<b>MATISCHOK &amp; ROSS</b> architectural services	Project title Nº 19, MAES IAL, LLANARMON-VN-JAL.
	Drawing title Proposed Plan Elevations & Site Plan.
	Project no. 06556
	revision 2
	date 06-07-16
	scale 1:50, 1:100, 1:500
	drawn by PM
	Birch House, Ken Lon Parcwr, Ruidin, Denbighshire, LL15 1HA t 01824705222 e 01824707171 c: mail@matischokross.co.uk w: www.matischokross.co.uk



**WARD :** Llanarmon yn Ial  
**WARD MEMBER:** Councillor Martyn Holland  
**APPLICATION NO:** 15/2016/0828/ PF  
**PROPOSAL:** Erection of single storey extension to rear of dwelling  
**LOCATION:** 19 Maes Ial Llanarmon Yn Ial Mold  
**APPLICANT:** Mr Martyn Holland  
**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:**

LLANARMON YN IAL COMMUNITY COUNCIL  
"Supported"

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE  
"The Joint Committee has no objection to this application"

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 9/10/16

**REASONS FOR DELAY IN DECISION:**

- Awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

1.1.1 Full planning permission is sought for the erection of a single story extension to 19 Maes Ial, Llanarmon Yn Ial.

1.1.2 The extension would be 4.7 metres wide, projecting 5.3 metres from the rear elevation of the existing dwelling. It would feature a pitched roof, and patio doors onto the rear lawn.

1.1.3 The extension would be constructed of block and render walls, and concrete tiles for the roof. Windows and doors would be white upvc.

1.1.4 The plans at the front of the report show the detailing of the proposed extension.

**1.2 Description of site and surroundings**

1.2.1 The dwelling is located in the residential cul de sac, Maes Ial, which is on the western edge of Llanarmon Yn Ial.

1.2.2 The estate comprises a mix of detached dwelling types - some bungalows, and some two storey dwellings.

1.2.3 19 Maes Ial is a two storey detached dwelling with a driveway to the front and lawned gardens to the rear. The rear garden is surrounded by mature, well established planting. The boundary to the neighbouring garden is delineated by a dense leylandii hedge approximately 3 metres high.

1.3 Relevant planning constraints/considerations

1.3.1 The site is within the development boundary of Llanarmon yn Ial and is also within the Clwydian Range and Dee Valley AONB.

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 The application is reported to Committee as the applicant is a member of the County Council.

**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

Policy VOE 2 - Area of Outstanding Natural Beauty

**3.2 Supplementary Planning Guidance**

SPG Extensions to Dwellings

SPG Residential Space Standards

SPG Household Development Design Guide

**3.3 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.
- 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 proposals for extensions and alterations 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.

The proposed extension would be located to the rear of the dwelling. Public views of the proposal would be limited. The proposal is small in scale when compared to the existing dwelling, and would be constructed of material to match the existing materials.

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 have an acceptable impact on visual amenity and the 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. 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 40m<sup>2</sup> of private external amenity space is provided.

Given the location of the extension, and distances to other properties, boundary treatments 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 benefit 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.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered acceptable with no adverse impact on visual or residential amenity.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 12th October, 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, Floor & Site Layout Plan (Dwg. No. 1) received 12 August 2016
  - (ii) Proposed Elevations, Floor & Site Layout Plan (Dwg. No. 2) received 12 August 2016
  - (iii) Location Plan (Dwg. No. 0656/LP) received 12 August 2016

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.