

© Crown copyright and database rights 2016 Ordnance Survey 100023408.

01/2016/0924/PR

Scale: 1:1250

Printed on: 2/11/2016 at 11:18 AM



© Denbighshire County Council

SITE PLAN

Ffordd Celyn

39

access from estate road

Tarmacadam to parking & to turning area

+TBM 50.00

grass

43

41

PROPOSED DWELLING

outline of proposed house

patio area

Retain existing screen fence

grass

4 No trees - 2 cherry
2 beech trees

6

4

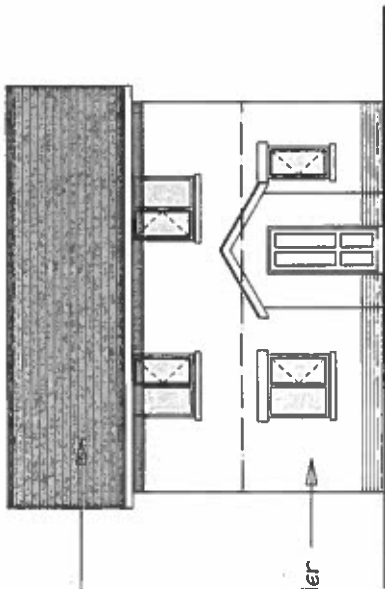
2

Lon Wynne

PROPOSED ELEVATIONS

NOTES:

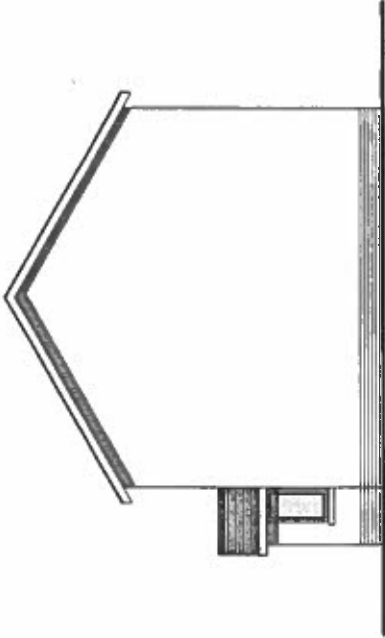
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK ON THE PERFORMANCE OF MANUFACTURING DRAWINGS. DO NOT SCALE FROM DRAWING. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ARCHITECTURAL SERVICES CONSULTANT



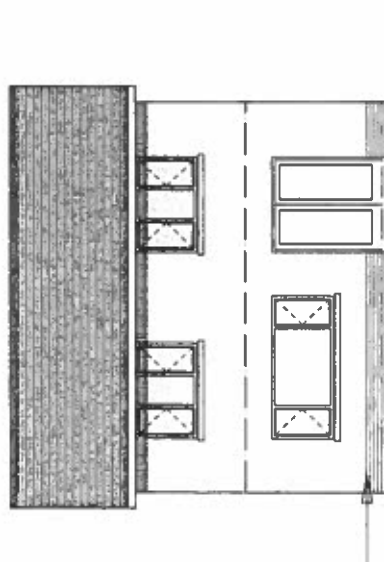
Concrete tiles to match adjoining dwellings

White finished render

FRONT ELEVATION

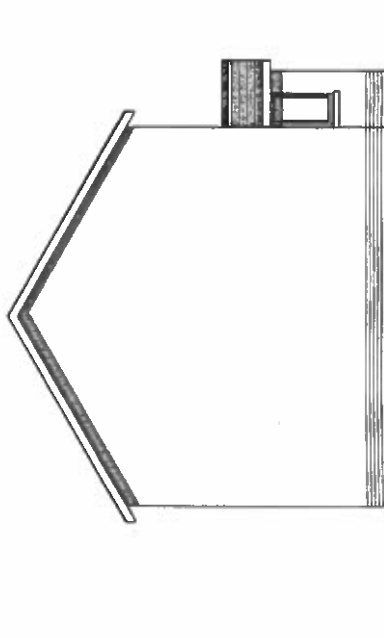


SIDE ELEVATION



Facing brick plinth to match adjoining dwellings

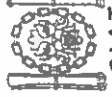
REAR ELEVATION



SIDE ELEVATION

RECEIVED
23 SEP 2016
CALLED: (14) RECEPTION

NO. REVISION



WYNN ROGERS
Architectural Services

Studio 3, Rosemary Lane, Derbyshire, U116 3TT
01743 812100 E-mail: consult@wynn-rogers.co.uk
www.wynn-rogers.co.uk

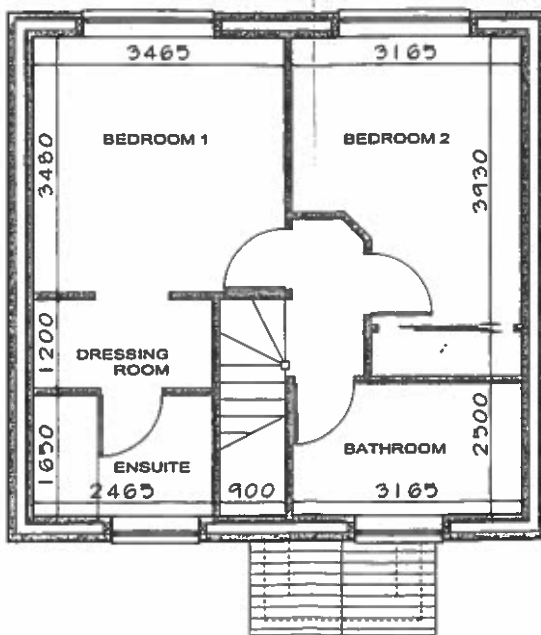
PROJECT NO. 2314
DRAWN BY: modc
SCALE: 1:100
DATE: Sept 2016
CLIENT: Mr & Mrs W Edwards
PAPER: A3

PROJECT NO. 2314
DRAWN BY: modc
SCALE: 1:100
DATE: Sept 2016
CLIENT: Mr & Mrs W Edwards
PAPER: A3

PROJECT NO. 2314
DRAWN BY: modc
SCALE: 1:100
DATE: Sept 2016
CLIENT: Mr & Mrs W Edwards
PAPER: A3


PROPOSED FLOOR PLANS

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK AND BE RESPONSIBLE FOR ANY DISCREPANCIES. NO NET SCALE FROM DRAWING. ANY DIMENSIONS TO BE SHOWN INDICATED BY AN APPROVED DIMENSION LINE TO THE APPROPRIATE ARCHITECTURAL SERVICE OFFICE.



RECEIVED
23 SEP 2016
CALEDFYN RECEPTION!!

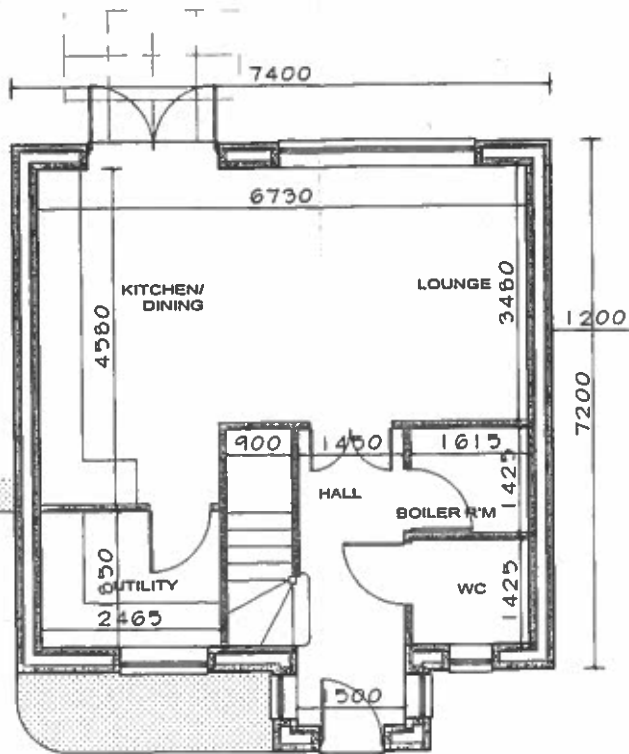
FIRST FLOOR PLAN 1:50


WYNN ROGERS
 Architectural Services
 Studio 3, Rosemary Lane, Denbigh, LL16 3TF
 01743 812100 E-mail: conrad@wynn-rogers.co.uk
 www.wynn-rogers.co.uk

CIAT Approved Practice
 Project: Rear of 4 Lon Wynne, Colomaney Denbigh, LL16 5YD
 Drawing Title: First Floor plan - OPTION 2
 Client: Mr & Mrs W Edwards


PROJECT NO: 2314
 DRAWING NO: 5
 SCALE: 1:50
 DATE: Sept 2016
 DRAWN: AJ

01 / 2016 / 0924 / PR



RECEIVED
23 SEP 2016
CALEDFYN RECEPTION!!

GROUND FLOOR PLAN 1:50


WYNN ROGERS
 Architectural Services
 Studio 3, Rosemary Lane, Denbigh, LL16 3TF
 01743 812100 E-mail: conrad@wynn-rogers.co.uk
 www.wynn-rogers.co.uk

CIAT Approved Practice
 Project: Rear of 4 Lon Wynne, Colomaney Denbigh, LL16 5YD
 Drawing Title: Ground floor plan
 Client: Mr & Mrs W Edwards

PROJECT NO: 2314
 DRAWING NO: 4
 SCALE: 1:50
 DATE: Sept 2016
 DRAWN: AJ

NOTES:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK AND BE RESPONSIBLE FOR ANY DISCREPANCIES. NO NET SCALE FROM DRAWING. ANY DIMENSIONS TO BE SHOWN INDICATED BY AN APPROVED DIMENSION LINE TO THE APPROPRIATE ARCHITECTURAL SERVICE OFFICE.

WARD : Denbigh Lower

WARD MEMBER: Councillors Ray Bartley and Mark Young

APPLICATION NO: 01/2016/0924/PR

PROPOSAL: Details of appearance and landscaping submitted in accordance with condition number 1 of outline planning permission 01/2013/0969 (reserved matters application)

LOCATION: Land rear of 4 Lon Wynne between 39 & 41 Ffordd Celyn Denbigh

APPLICANT: Mr L C & E Edwards

CONSTRAINTS: None

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

CONSULTATION RESPONSES:
DENBIGH TOWN COUNCIL –
“No objection.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

- (i) Mrs E Wood, 33 Ffordd Celyn, Denbigh
- (ii) Mr D Hughes, 39 Ffordd Celyn, Denbigh
- (iii) Mrs Gwenfron Marchington, 43 Ffordd Celyn, Denbigh
- (iv) Aeron Pritchard, Owner of 41 Ffordd Celyn, Denbigh
- (v) Eleri Davies, 45 Ffordd Celyn, Denbigh

Summary of planning based representations in objection:

- a) Loss of privacy for adjacent houses;

Other matters raised

- (i) Poor visibility and narrow access into the site;
- (ii) Impact on parking for adjacent occupiers;
- (iii) Increased traffic onto the cul-de-sac;
- (iv) Blockage of access for emergency vehicles.

EXPIRY DATE OF APPLICATION: 17/11/2016

REASONS FOR DELAY IN DECISION (where applicable): No delay

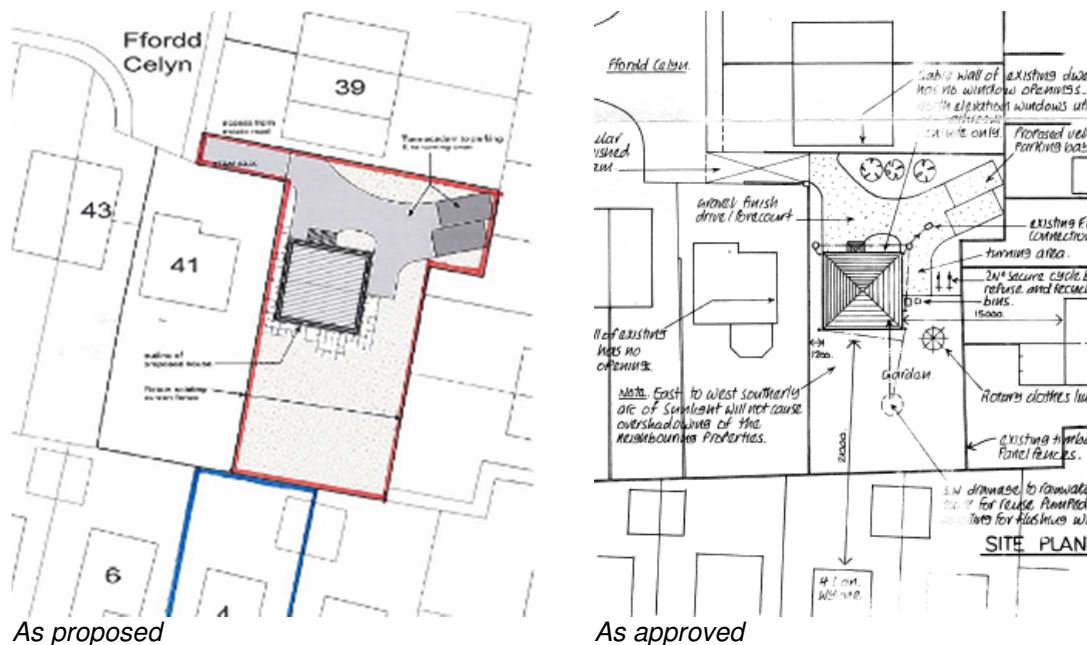
PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application follows the granting of outline permission ref 01/2013/0969 on 30 September 2013 for the erection of one dwelling at the site, which approved the matters of access, layout and scale.
- 1.1.2 The current submission provides details of the remaining two reserved matters of appearance and landscaping in accordance with Condition 1 of the 2013 outline consent.

1.1.3 The submitted details retain the approved layout and access arrangement and depict the proposed detached house to have two bedrooms and constructed with a white rendered finish and concrete roof tiles to reflect those on the adjacent houses. The site layout includes small areas of soft landscaping along with areas of tarmac for the driveway and parking areas, with screen fencing around the perimeter of the site. A comparison of the proposed and approved site layouts are illustrated below to confirm there is no material change to the permitted site and access:



1.1.4 The house internal layout has been designed to include no side facing windows at all with each gable end (west and east) being completely blank, and all habitable room windows in the first floor level facing to the rear (south) only with bathroom windows to the front. On the ground floor, the house has a small front porch and windows for a wc and utility room to the front (north), with the main openings for the lounge and kitchen/dining area facing over the rear garden to the south.

1.2 Description of site and surroundings

1.2.1 The application site is a broadly rectangular parcel of land which is currently utilised as part of the rear garden for the house at 4 Lon Wynne to the south of the plot. The site has a maximum width (north to south) of 29 metres and a typical depth of 14 metres other than at its northern end where there is an additional 4 metres of depth.

1.2.2 The site is abutted to all sides by existing residential houses as follows:

- North – Two-storey semi-detached house (39 Ffordd Celyn) with a blank gable facing the site and a fence of around 1.8 metres in height along the boundary.
- East – Row of two-storey semi-detached houses (5, 7, 9 & 11 Ffordd Celyn) which have habitable room rear facing windows at first and ground floor level overlooking the site and a boundary comprised typically of fencing of around 1.8 metres in height.
- South – 2 two-storey detached houses (2 & 4 Lon Wynne) which have habitable room rear facing windows at first and ground floor level overlooking the site with a fence of around 1.8 metres to no. 2 but no dividing boundary to no. 4 as the land is currently used as its rear garden;
- West – Two-storey detached house (41 Ffordd Celyn) with a blank gable facing the site and a fence of around 1.8 metres in height along the boundary, with a further demi-detached house (43 Ffordd Celyn) having its front garden adjacent to part of the proposed site access.

- 1.2.3 The land has a narrow existing access point between 39 and 41 Ffordd Celyn at its north western corner which is shown on the submitted plan as measuring around 2.7 metres but on the ground measures only around 2.2 metres (87 inches) between the boundary fences/walls of the adjacent houses. The access is shown in the photograph provided below:



1.3 Relevant planning constraints/considerations

- 1.3.1 The site stands within the development boundary as designated in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 Records show a previous consent in 1989 for the change of use of the land to a garden area, along with the 2013 outline consent for a dwelling.

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 1/10374 - Change of use of disused play area to residential garden: Granted 25/09/1989.
- 2.2 1/13254 - Erection of horticultural glass house and garden tool shed: Granted 17/02/1993.
- 2.3 01/2013/0969/PO – Development of 0.045ha of land by erection of one dwelling (Outline application including access, layout and scale): Granted 30/09/2013.

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 BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing Infrastructure Contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and Open Space
Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

SPG – Residential Development
SPG – Parking Requirements in New Developments
SPG – Trees and Landscaping

3.2 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016
Technical Advice Notes

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 Landscaping
- 4.1.5 Recreation and Open Space

Other matters

Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the Local development Plan which is relevant to the principle of housing development in towns is BSC1 which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries. Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria.

As the site benefits from outline consent for a dwelling, the principle of the development on this plot, along with the access, layout and scale has already been established as acceptable. The only matters for consideration are the remaining 'reserved matters' details of the appearance of the dwelling and the landscaping.

4.2.2 Visual amenity

Local Development Plan 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 (iv) requires that development does not

unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (v) 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.

The SPG regarding Residential Development which was adopted by the Council on 12 October 2016 confirms that proposals for new residential development are expected to have regard to the objectives of good design when drafting their proposals.

The proposed house is of a similar appearance to the indicative plans provided with the 2013 outline consent, and is sited in the same position, which is adjudged to be in keeping with the overall character of the area.

It is not therefore considered that there has been any significant material change in planning policies or guidance which would dictate that the construction of one dwelling in this plot should now be considered to be unacceptable.

It is therefore concluded that the development complies with Policy RD 1 in regard to visual appearance and the scheme does not detract from the character and appearance of the area and as such complies with the guidance set out in the SPG.

4.2.3 Residential amenity

Local Development Plan 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 touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are concerns expressed by neighbours over the impact of the dwelling on privacy.

The SPG states at Section 6.4 that new built houses should not overlook neighbouring houses or gardens and that if habitable rooms such as bedrooms, living rooms, studies or kitchens are proposed on the first floor or above, care should be taken to avoid direct overlooking.

It is evident from the submitted floor plans that particular care has been paid to this matter to ensure that all primary habitable room windows are located in the rear (south) elevation of the new dwelling which therefore look into the rear garden of the house and achieve the separation distances set out in the SPG.

The lack of any windows in the end gables and the use of only bathroom windows in the first floor and non-habitable windows in the ground floor for the front (north) of the house ensure that the privacy and amenity of adjacent occupiers is not infringed. This design is therefore also in keeping with Condition 9 of the 2013 outline consent which precludes any habitable room windows in the west, north or east elevations.

Overall, the scheme is not considered likely to cause a degree of harm to any nearby occupiers to a level which would justify a refusal of permission and the development conforms to the requirements of Policy RD 1 and the SPG relating to residential development.

4.2.4 Landscaping

Local Development Plan Policy RD 1 test v) requires new development to incorporate existing landscape or other features and take account of site contours

and changes in levels, with test xiii) obliges schemes to include suitable landscaping measures such as appropriate hard and soft landscaping treatment.

Section 8 of the SPG confirms that landscaping is a vital component in new developments, and should be considered from the start of setting out site design and layout. Prospective applicants also have to bear in mind that landscaping is an integral part of the design process and that the Council is likely to refuse planning permission on the basis of poor landscape proposals.

Given the relatively small-scale nature of the single plot proposed, it is considered that the details provided depict an appropriate level of hard and soft landscaping for the new dwelling which would be in line with the requirements of Policy RD 1 and the SPG.

Other matters

Highways

There are comments in the representations relating to the adequacy of the access arrangements to serve the development. Whilst respecting these concerns, the only matters for consideration on the application before the Committee are the acceptability of the appearance of the dwelling and the landscaping. Access considerations have been dealt with in relation to the outline consent.

4 SUMMARY AND CONCLUSIONS:

4.1 The proposals in relation to the appearance and landscaping are considered acceptable and are recommended to be approved.

RECOMMENDATION: - APPROVE subject to the following conditions:-

1. 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) Proposed elevations (Drawing No. 6) received 23 September 2016
 - (ii) Proposed ground floor plan (Drawing No. 4) received 23 September 2016
 - (iii) Proposed first floor plan (Drawing No. 5) received 23 September 2016
 - (iv) Proposed landscaping and block plan (Drawing No. 3) received 23 September 2016
 - (v) Proposed sewer diversion plan (Drawing No. 2) received 23 September 2016
 - (vi) Location plan (Drawing No. 1) received 23 September 2016Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
Reason: In the interests of visual and residential amenity.