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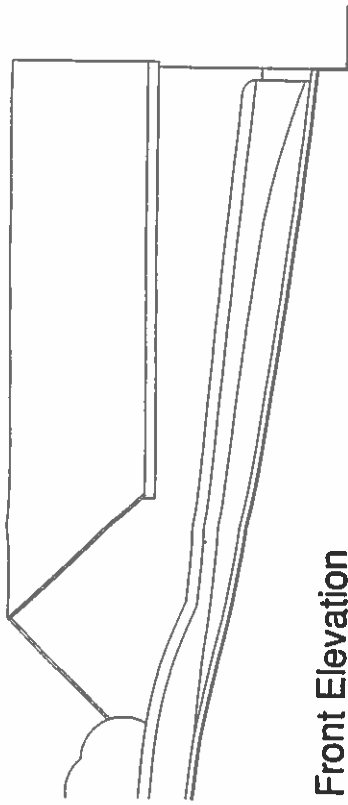
47/2016/0997/PF

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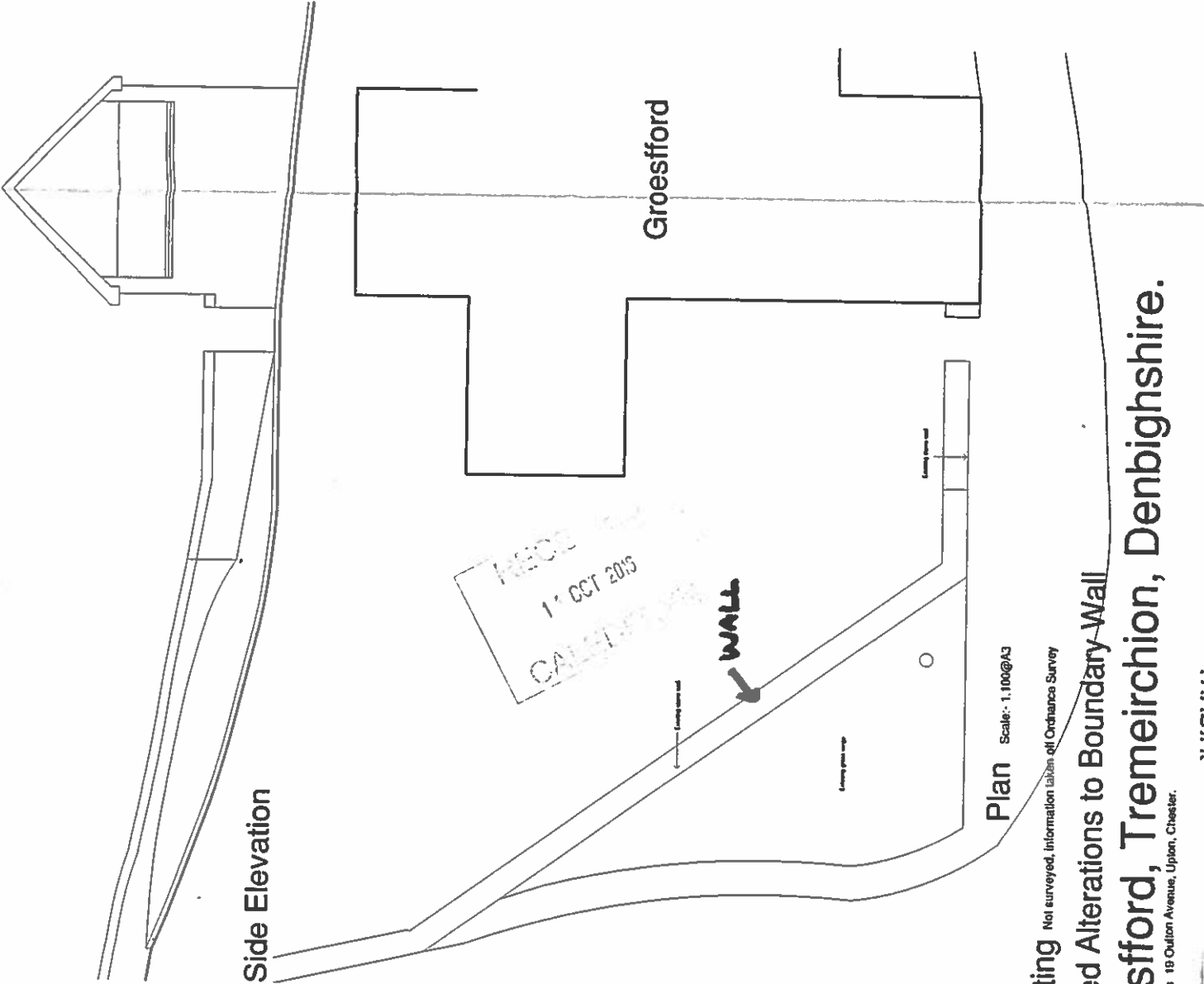
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Front Elevation



Side Elevation

Groesford

MEDE 11 OCT 2015
CALS

WALL

Plan Scale: 1:100@A3

AS EXISTING

As Existing Not surveyed, information taken off Ordnance Survey

Proposed Alterations to Boundary Wall

Groesford, Tremeirchion, Denbighshire.

WARD : Tremerchion, Cwm and Waen

WARD MEMBERS: Councillor Barbara Smith

APPLICATION NO: 47/2016/0997/ PF

PROPOSAL: Increase in height of front boundary wall

LOCATION: Groesffordd Tremeirchion St Asaph

APPLICANT: Mr G Eccleston

CONSTRAINTS: None

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

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

TREMEIRCHION, CWM AND WAEN COMMUNITY COUNCIL –

“Concern as planning application had not been sent from DCC planning department to the Temp. Clerk. Unable to read from the Web Application the increased height of wall requested. Members would like this wall to be in STONE and built from new. One meter high on roadside and a limit height should be 2 meters from ground level as the land in question is on an incline”

For clarification, the Clerk to the Community Council was contacted with respect to the response above, and in consultation with the Chairman of TCWCC, has confirmed the Community Council would like to **object** to the height of the wall in question.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer
Response awaited.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 05/12/2016

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 proposal is to increase the height of an existing stone wall to the front and side of an existing residential property and the installation of a new wrought iron gate with oak panels into an existing opening in the wall. The location and proposed elevations are shown on the plans at the front of this report.

- 1.1.2 The existing wall is of stone construction and forms the boundary with the public highway and is adjacent to a grassed road-side verge and public footway. The applicants indicate that due to the difference in levels, the existing boundary wall varies in height between 300mm and 750mm.
- 1.1.3 The proposal is to extend the existing wall to a new height in random stone to match the existing with lime/sand cement render.
- 1.1.4 The site is on sloping ground, and therefore ground levels vary, however the wall as proposed would range from approximately 1.4 metres to 2.5 metres above ground level.
- 1.1.5 The applicants have advised that the property suffers from being adjacent to the main road and a pavement, which allows pedestrians to look directly into the garden. The purpose is to raise the height of the wall to a level where the privacy of the residents would be protected. It is highlighted that the visibility splays for traffic entering and leaving the adjacent estate road would not be affected.

1.2 Description of site and surroundings

- 1.2.1 The property is situated on along the road junction between the B5429 and the minor road from Summer Hill Road opposite Ty Seren to Pont Llanerech, in Tremeirchion.
- 1.2.2 A public footpath runs adjacent to the road and there is a grass verge at the junction. The existing wall is adjacent to the grass verge along the B5429 and adjacent to the footpath along the minor road.
- 1.2.3 The vehicular access to the property is from the minor road, and is not affected by the proposal.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary of Tremeirchion.

1.4 Relevant planning history

- 1.4.1 None relevant to the application.

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 2/TRE/0313/88/P. Convert Outhouse to living accommodation, utility room and vehicular access to C46. Granted 10/11/1988

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

- Policy RD 1 - Sustainable Development and Good Standard Design
- Policy RD 3 - Extensions and Alterations to Dwellings

3.2 Supplementary Planning Guidance

- Residential Development SPG (2016)
- Residential Space Standards SPG

3.3 Government Policy / Guidance

- Planning Policy Wales Edition 9 2016

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9 (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 3.1.3).

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 Highways

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

Policy RD 3 advises that the extension or alterations to existing dwellings will be supported subject to compliance with detailed criteria. Extensions and alterations to existing dwellings and the developments within the residential curtilage are therefore considered acceptable in principle.
- 4.2.2 Visual Amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications.

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.

Members will appreciate from the plans at the front of the report that the dwelling is in a 'corner plot' location adjacent to a junction with the B5429 and a minor road in the village of Tremeirchion. The property is therefore in a prominent location.

The existing boundary wall is a traditional stone wall, and varies in height from 300mm to 750mm. The proposal is to extend the height of the wall and the plans show the extended section would be constructed from stone to match the existing wall, with lime/sand cement pointing. A new wrought iron gate with oak panels is also proposed. As noted previously, due to the sloping nature of the ground, the wall would vary in height above ground level, but would range from between 1.4 metres to 2.5 metres above ground level.

The Community Council has requested the wall should be built from new from stone, and should be 1 metre high on the roadside with a limit height of 2m from ground level as the land in question is on an incline.

In respecting the comments of the Community Council, Officers do not consider in the context of the site and its relationship to its surroundings that the dimensions of the wall as proposed would be visually unacceptable. The topography of the site and the

land around it are such that the wall would not appear to be out of character with the area or the existing dwelling.

Consequently, having regard to the design, siting, scale, massing and materials of the proposed wall extension, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the proposals would not have an unacceptable impact on visual amenity and would be in compliance with the tests of the policies listed above.

4.2.3 Highways

Local Development Plan 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. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The proposal is to increase the height of an existing wall which bounds the highway at a junction between the B5429 and the minor road from Summer Hill Road opposite Ty Seren to Pont Llanerech, in Tremeirchion.

Whilst the wall is at the road junction, it is situated behind the public footpath and the grass verge, and has no impact on visibility for users of the highway. The proposed increase in height would not hamper motorists or pedestrians.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposal to increase the height of the existing stone wall is not considered likely to have an adverse impact on visual amenity or highway safety, and is therefore recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th December 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) As existing received 11 October 2016
 - (ii) As proposed received 11 October 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.