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31/2016/1003/PF

Scale: 1:2500

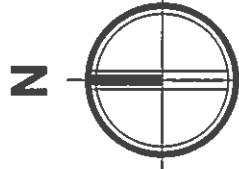
Printed on: 21/12/2016 at 14:07 PM



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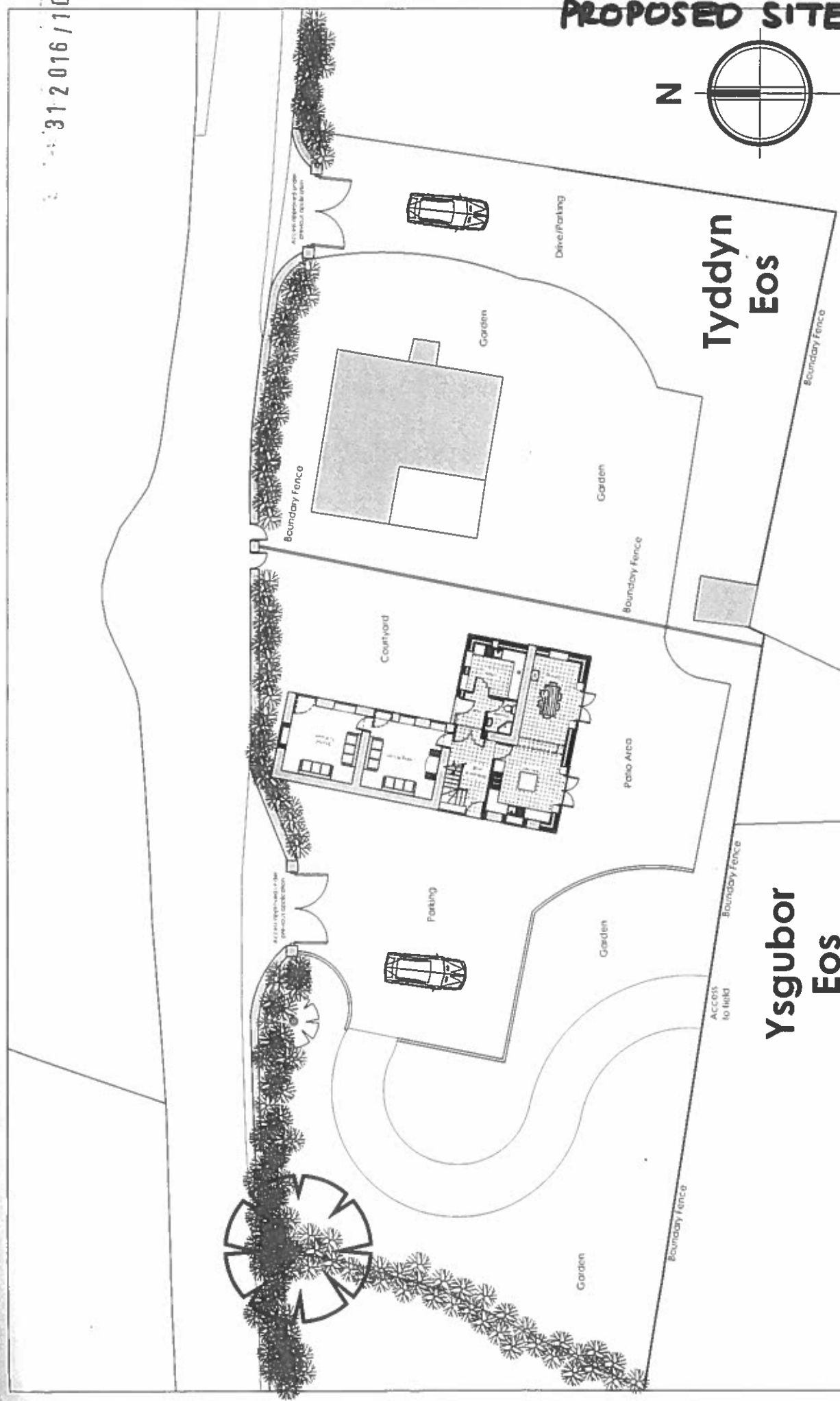
312016/100

PROPOSED SITE PLAN



12 OCT 2016

Proposed Site Plan

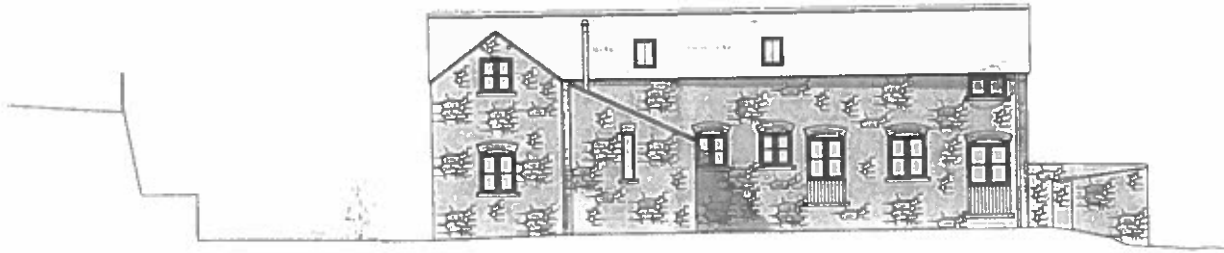


DRAWING NUMBER	SCALE	DATE
CH082016/F103	1:200 @ A3	12 OCT 2016

Outbuilding Conversion into Residential Unit
 Mr Afion Ffion

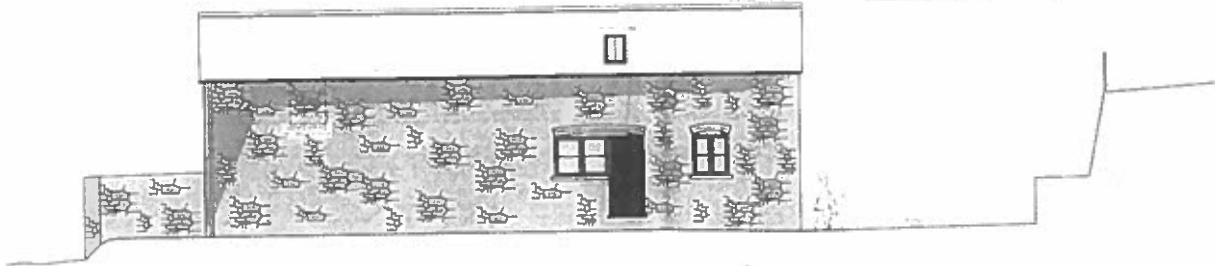
Existing Survey Drawings
 mattthewjonesarchitects
 CHERRY TREE COURT, 100, WINDYBANK ROAD, BANGOR, Gwynedd, LL57 2JG, WALES
 TEL: 01824 811111 FAX: 01824 811112
 EMAIL: matt@matthewjonesarchitects.co.uk
 WWW: www.matthewjonesarchitects.co.uk

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Proposed Front Elevation

- Material Finishes
1. Roof
 Welsh slate to match existing
 2. Windows
 conservation roof lights
 painted timber windows
 3. Walls
 Natural Stone



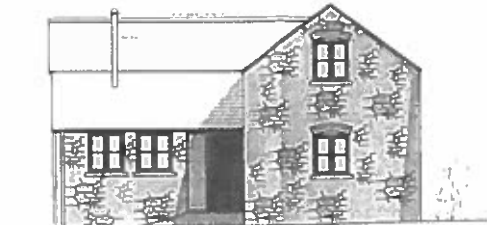
Proposed Rear Elevation

12 OCT 2016

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Architect: [illegible]	Drawn by: [illegible]	Checked by: [illegible]	Approved by: [illegible]
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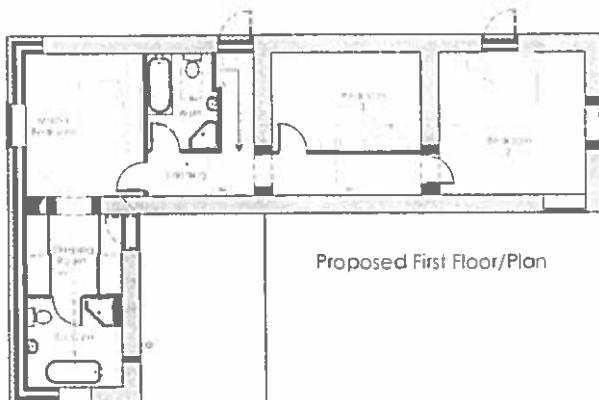


Proposed Ground Floor Plan



Proposed Side Elevation

- Material Finishes
1. Roof
 Welsh slate to match existing
 2. Windows
 conservation roof lights
 painted timber windows
 3. Walls
 Natural Stone



Proposed First Floor/Plan

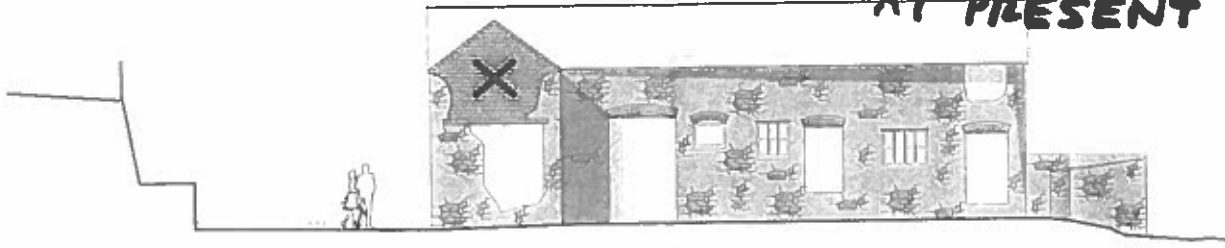


Proposed Side Elevation

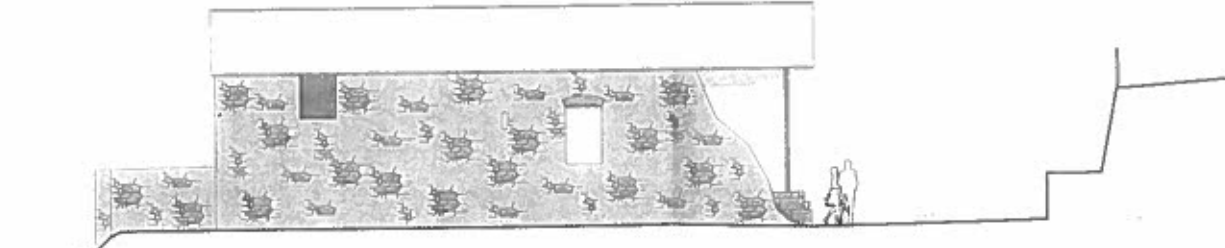
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[illegible]		[illegible]	

12 OCT 2016

**CURRENT APPLICATION
- BUILDINGS AS
AT PRESENT**



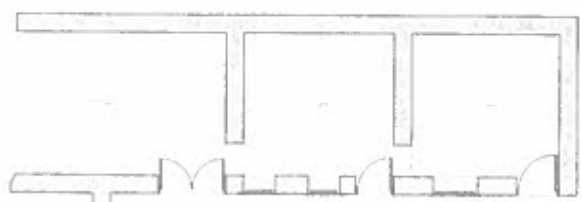
Existing Front Elevation



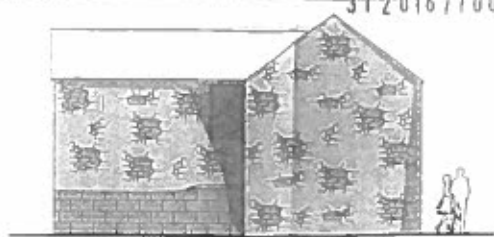
Existing Rear Elevation

12 OCT 2016

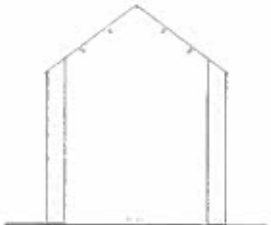
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	<p>01 Building Construction & Infrastructure 02 Architecture 03 Existing Civils Documents</p>	<p>04 Planning 05 Civils 06 Structural 07 Mechanical 08 Electrical 09 Environmental 10 Other</p>	<p>11 Other 12 Other 13 Other 14 Other</p>



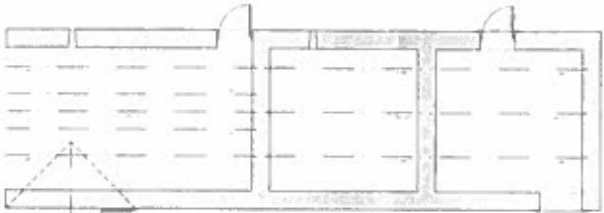
Existing Ground Floor Plan



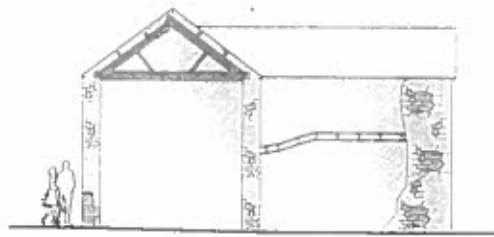
Existing Side Elevation



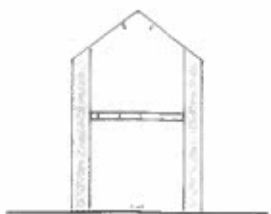
Section Through



Existing First Floor/Void Plan



Existing Side Elevation

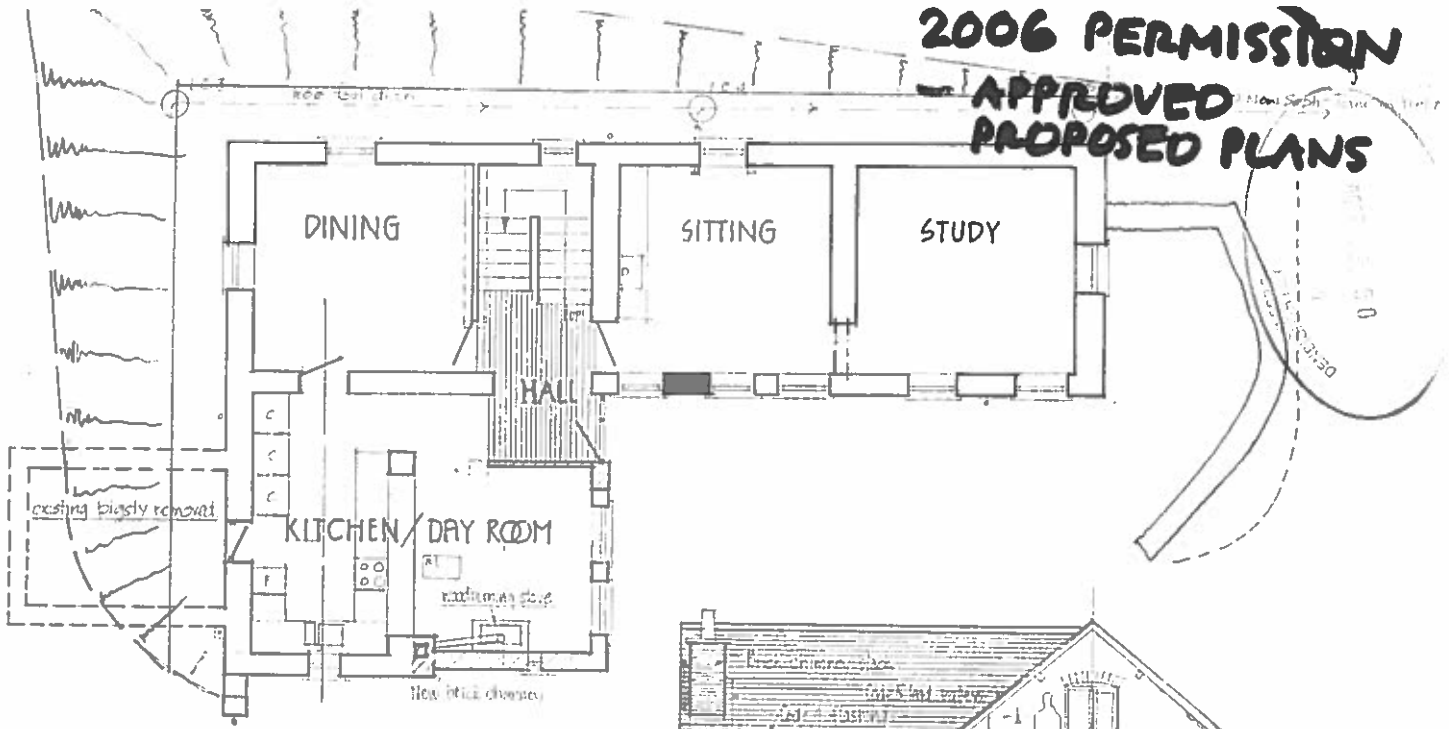


Section Through

12 OCT 2016

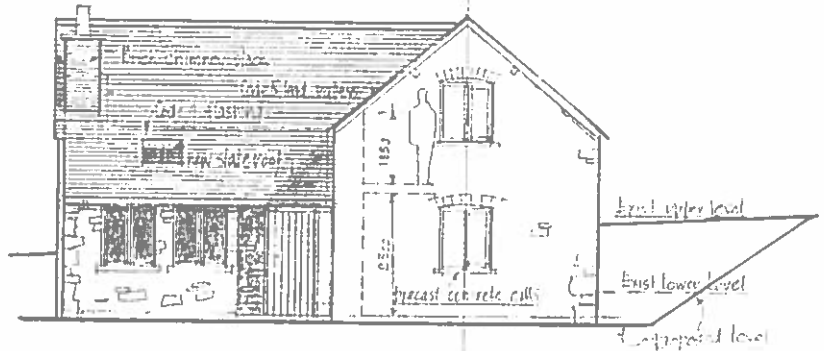
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	<p>01 Building Construction & Infrastructure 02 Architecture 03 Existing Civils Documents</p>	<p>04 Planning 05 Civils 06 Structural 07 Mechanical 08 Electrical 09 Environmental 10 Other</p>	<p>11 Other 12 Other 13 Other 14 Other</p>

**2006 PERMISSION
APPROVED
PROPOSED PLANS**

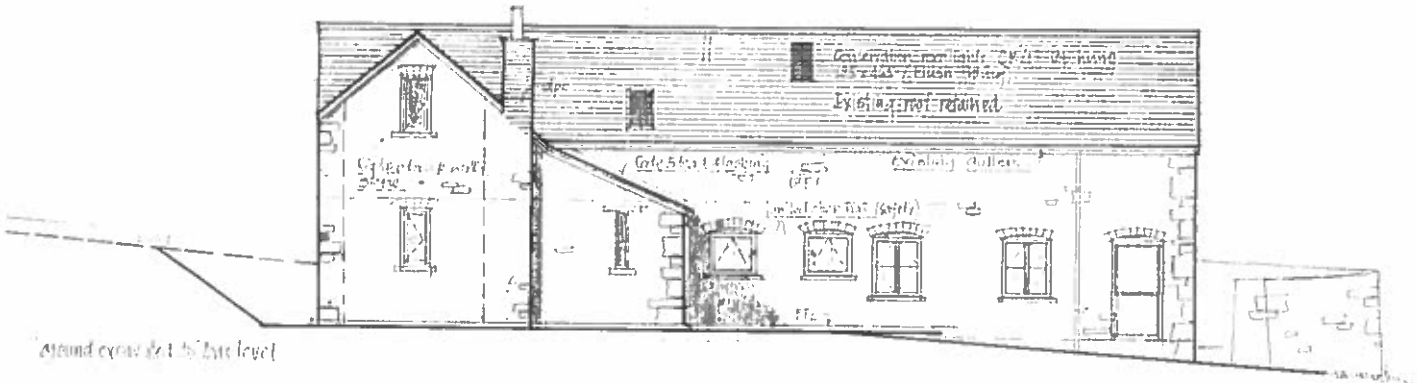


GROUND FLOOR PLAN · 1:100

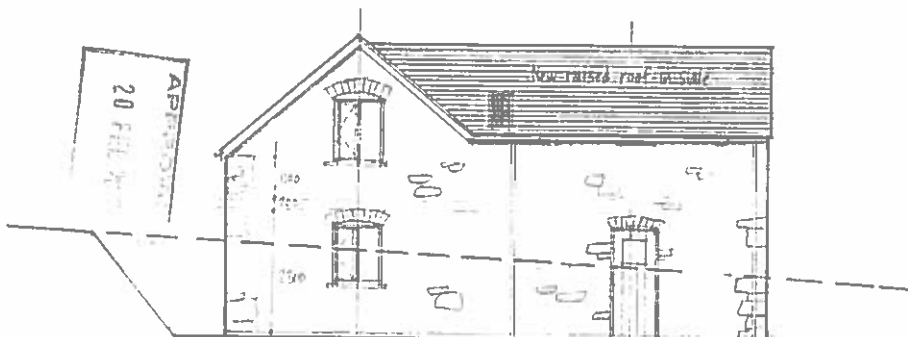
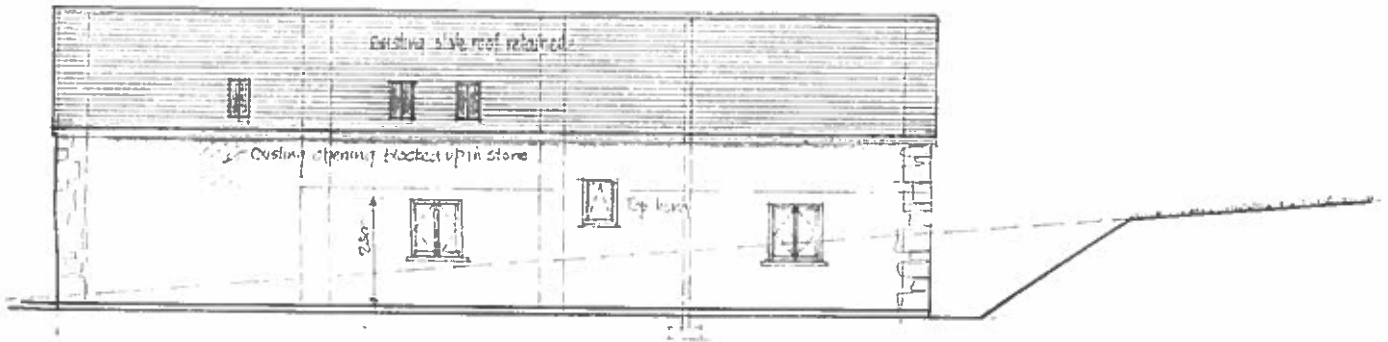
New windows: Incorporated in the new window openings are generally double opening casements to comply with U.L.O.F. 6.5.5. draught sealed, double glazed with low E glass (internal) and with 800mm² trickle vents (updraft vents) frost free cills, 100mm on face, weathered and finished. New steel timber frame notes and throughout.



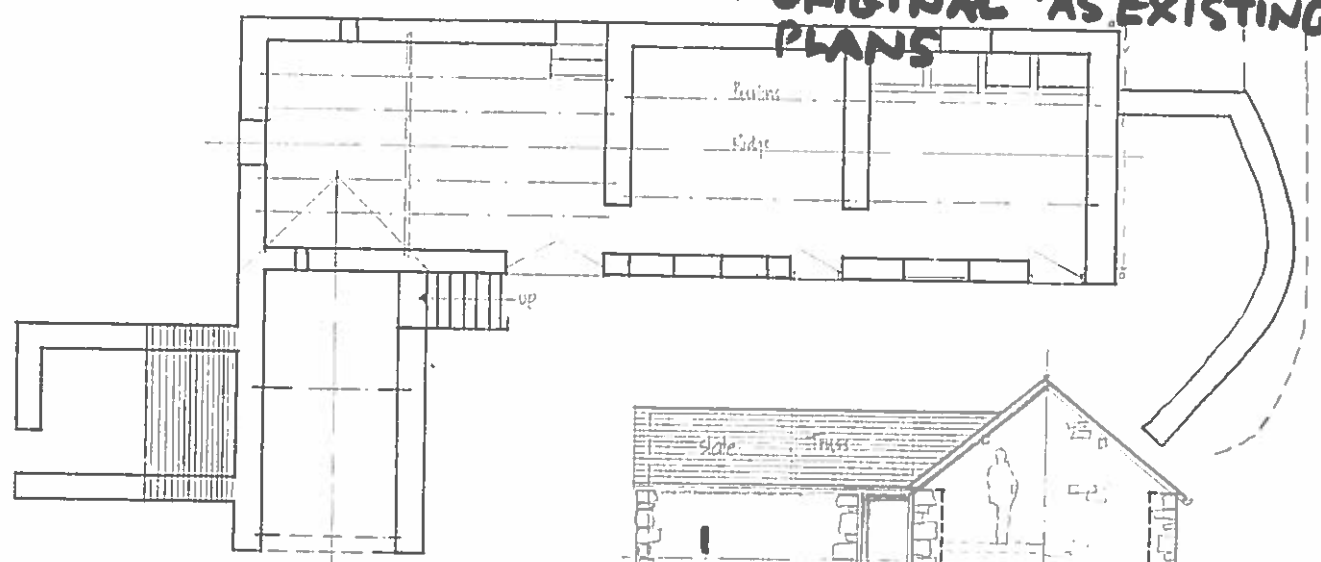
NORTH



Ground level set to base level



2006 PERMISSION
- ORIGINAL 'AS EXISTING'
PLANS

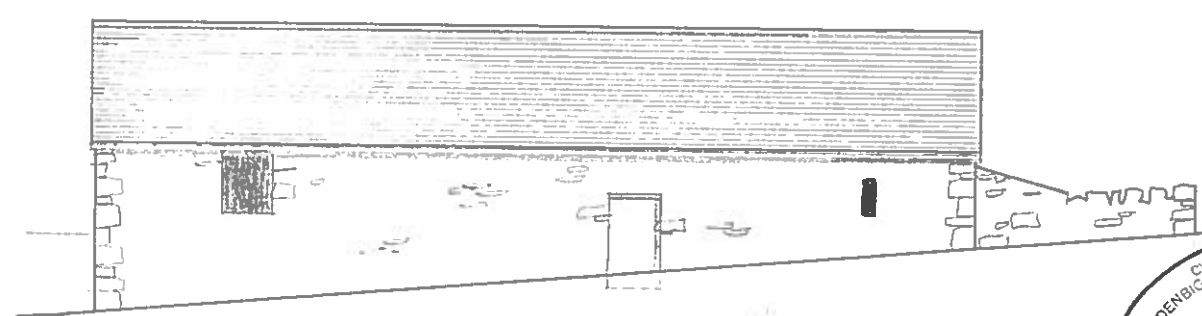


PLAN · 1:100
AS EXISTING · SEPT.05

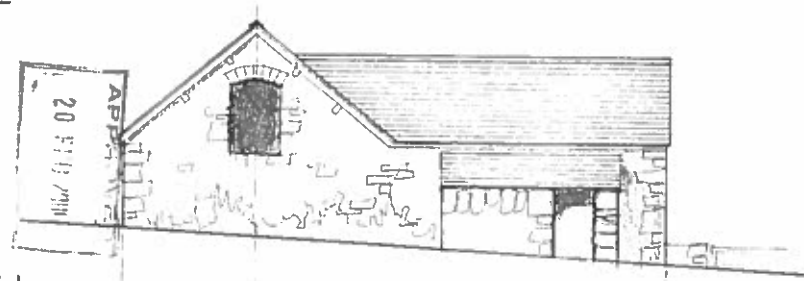
SECTION/NORTH ELEVATION



EAST



WEST



SOUTH

DENBIGHSHIRE COUNTY COUNCIL
RECEIVED
- 6 DEC 2005
DESIGN
PLANNING

REDUNDANT OUTBUILDING
AT TYDDYN EOS · GROESFFORD
MARLI · CEFNMEIRIADOG
AS EXISTING 10/05

SCALE: 1:100

31122011468/1

WARD : Trefnant

WARD MEMBER(S): Cllr Meirick Lloyd Davies (c)

APPLICATION NO: 31/2016/1003/ PF

PROPOSAL: Conversion of outbuilding to form 1 no. dwelling (amended design to that previously approved under code no. 31/2005/1468)

LOCATION: Outbuilding At Tyddyn Eos Groesffordd Marli Abergele

APPLICANT: Mr A Pierce

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:

CEFN MEIRIADOG COMMUNITY COUNCIL:

"It is the opinion of the council that the design of the plans of the original application should be adhered to. Therefore the proposed revision should not be approved.

The community council notes that building work has been on this site for many years and that it is important that the project is completed".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
None.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 25/12/2016

REASONS FOR DELAY IN DECISION (where applicable):

Delayed for consideration at Planning Committee.

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Full planning permission is sought for an amended scheme of conversion of an outbuilding to form a dwelling at Tyddyn Eos, Groesffordd Marli.
- 1.1.2 The original scheme of conversion was approved under code no. 31/2005/1468 in 2006. It was commenced around 2010, however it is not possible to implement the scheme as approved owing to structural issues arising.
- 1.1.3 The main changes from the original scheme are:
- Rebuilding of the south and part of the east elevations.
 - Alterations to openings (two new openings, three enlarged openings, one removed opening)
 - Installation of a flue rather than a solid brick chimney.
 - Alterations internally to change layout of the dwelling.

1.1.4 The scheme of conversion would create a dwelling with 3 bedrooms, a kitchen/diner, and living accommodation on the ground floor.

1.1.5 Access to the site would be via the existing access.

1.2 Description of site and surroundings

1.2.1 The site is located in the open countryside on the eastern approach to Cefn Meiriadog village.

1.2.2 The site comprises of the dwelling Tyddyn Eos and the outbuilding on its western side.

1.2.3 The agricultural use on the site appears to have ceased with the commencement of the conversion of the outbuilding.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located in 'open countryside' as defined by the Local Development Plan.

1.4 Relevant planning history

1.4.1 As mentioned above planning permission was granted for the original conversion in 2006.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 In response to the comments of the Community Council the Agent has advised that the Applicant hopes to resume works once planning permission is granted.

2. DETAILS OF PLANNING HISTORY:

2.1 31/2005/1468 Conversion and extension of existing agricultural building to form dwelling and associated change of use of land to form curtilage land and installation of new septic tank. Granted under delegated powers 20/02/2006

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 PSE 4 – Re-use and adaptation of rural buildings in open countryside

3.2 Supplementary Planning Guidance

SPG Re-use and adaptation of rural buildings

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9 2016

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, December 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 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, towards the aim of sustainability, and be fairly and reasonably related to the development concerned. 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 (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 Ecology
- 4.1.5 Highways (including access and parking)
- 4.1.6 Employment Use Test
- 4.1.7 Local Needs Affordable Housing
- 4.1.8 Other matters Well – being of Future Generations (Wales) Act 2015

4.2 In relation to the main planning considerations:

4.2.1 Principle

LDP Policy PSE 4 Re-use and adaptation of rural buildings in open countryside allows for conversions subject to the assessment of detailed impacts set out in the following paragraphs.

It is also noted that the principle of the conversion of the outbuilding has been established with the original grant of planning permission in 2006. The scheme of conversion was commenced following the approval of conditions in 2010. However there are difficulties implementing the permission as approved owing to the loss of the south and part of the east elevation.

The Community Council have objected to the development on the basis that a departure from the original plans should not be permitted and concerns over the amount of time taken to develop the site. With respect to their concerns, the end product of the conversion will be almost identical to the approved scheme, albeit with some changes to the fenestration. As mentioned above the scheme of conversion cannot be implemented now owing to the loss of the end and part of the side elevations. The majority of the original will remain hence it is considered reasonable to approve permission and enable development to proceed. Cllrs will recall that similar situations have arisen on conversions in Llanellidan and Rhualt in the past where significantly more of the outbuildings had collapsed, hence Officers are taking the steer from these decisions and supporting the proposal.

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 repeated in Policy PSE 4 which requires conversion schemes to make a positive contribution to the landscape.

The application proposes minimal changes to the external alterations to the original conversion. Although walls would be rebuilt on the end and side elevations the resulting dwelling would appear almost as approved. The main changes relate primarily to fenestration and the site layout remains as approved in 2006.

It is considered that the proposed amended scheme would not impact negatively on the appearance of the building. The proposal is considered acceptable regarding its impact upon visual amenity and the planning policies above.

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. Further guidance on the acceptability of a proposal in terms of the amenity it would provide for occupants is contained in Supplementary Planning Guidance Note 7, Residential Space Standards.

The nearest dwelling to the site is the existing house at Tyddyn Eos. The general arrangement of the site is not proposed to change.

The principle of the conversion of an outbuilding to a dwelling adjacent to Tyddyn Eos is established and was deemed acceptable previously. There would be no policy conflicts in relation to residential amenity.

4.2.4 Ecology

Policy VOE 1 seeks to ensure that wildlife and bio-diversity are not negatively affected as a result of development.

No surveys have been submitted as the building is partially complete and open to the elements where there would be limited use by protected species.

Owing to the nature of the development it is considered that the ecological impacts of the proposal are acceptable.

4.2.5 Highways (including access and parking)

Planning Policy Wales 3.1.4 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. The acceptability of means of access is therefore a standard test on most planning applications. This reflects general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The proposal utilises an existing access and no alterations are proposed. The submitted site layout shows a large area allocated for parking and turning.

It is considered that the proposal is acceptable in terms of its impact upon highway safety, and sufficient parking and turning space can be accommodated within the site.

4.2.6 Employment Use Test

Policy PSE 4 permits conversions of rural buildings to dwelling houses where it is demonstrated that there are no viable alternative employment uses.

No employment test has been provided as the principle of the development has been established and planning permission was commenced.

Officers accept that in this instance an employment test is not deemed necessary owing to the existence of the original planning permission.

4.2.7 Affordable Local Needs Housing

Policy PSE 4 states that where it is accepted that there is no commercial use viable for a rural building it may be converted to a dwelling, but that dwelling must be affordable for local needs.

No affordable housing information has been provided as the principle of the development has been established and planning permission was commenced.

Officers accept that in this instance the development is not required to be affordable for local needs owing to the existence of the original planning permission.

4.2.6 Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed

4 SUMMARY AND CONCLUSIONS:

5.1 This report attempts to highlight the specific issues arising with regard to Policy PSE 4. It acknowledges the basis of the policy, but that there are other material considerations relating to this application which must be taken into account alongside the employment test and need to provide affordable dwellings in the open countryside.

5.2 Permission was granted in 2006 and commenced in 2010. The changes necessary to complete the conversion are not significant therefore the fall-back position is a significant consideration, hence Officers recommend that permission be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 11th January 2022.
2. The development hereby permitted shall be carried out in 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 (Drawing No. SU02) received 12 October 2016
 - (ii) Existing floor plans and elevations (Drawing No. SU01) received 12 October 2016
 - (iii) Proposed elevations (Drawing No. PL02) received 12 October 2016
 - (iv) Proposed elevations and floor plans (Drawing No. PL01) received 12 October 2016
 - (v) Existing site plan (Drawing No. SU03) received 12 October 2016
 - (vi) Proposed site plan (Drawing No. PL03) received 12 October 2016
 - (vii) Location plan received 12 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.

NOTES TO APPLICANT:

None