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43/2016/1083/PF

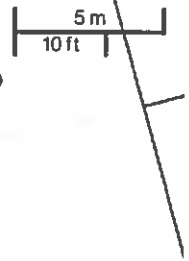
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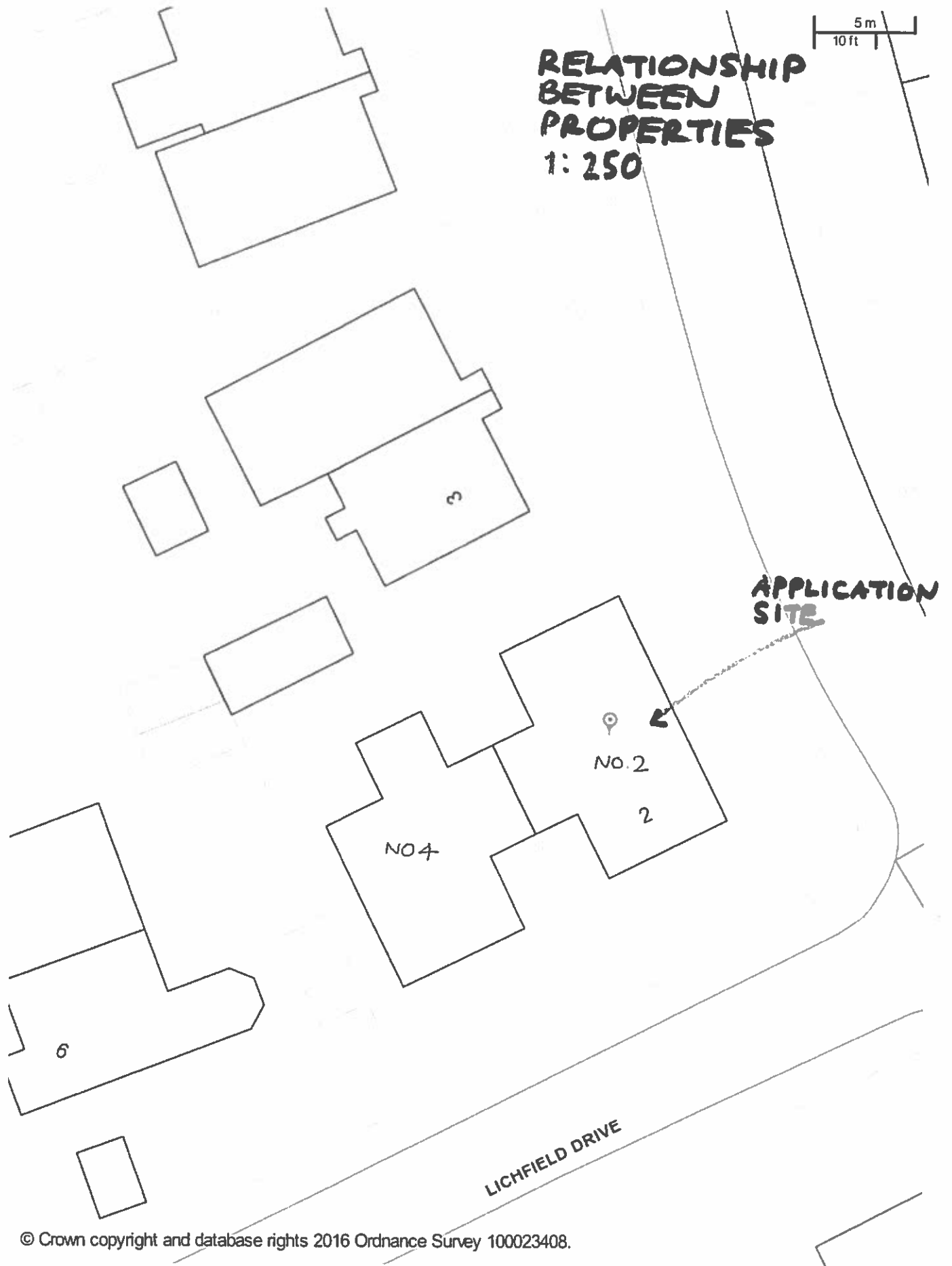


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**RELATIONSHIP
BETWEEN
PROPERTIES
1: 250**



**APPLICATION
SITE**



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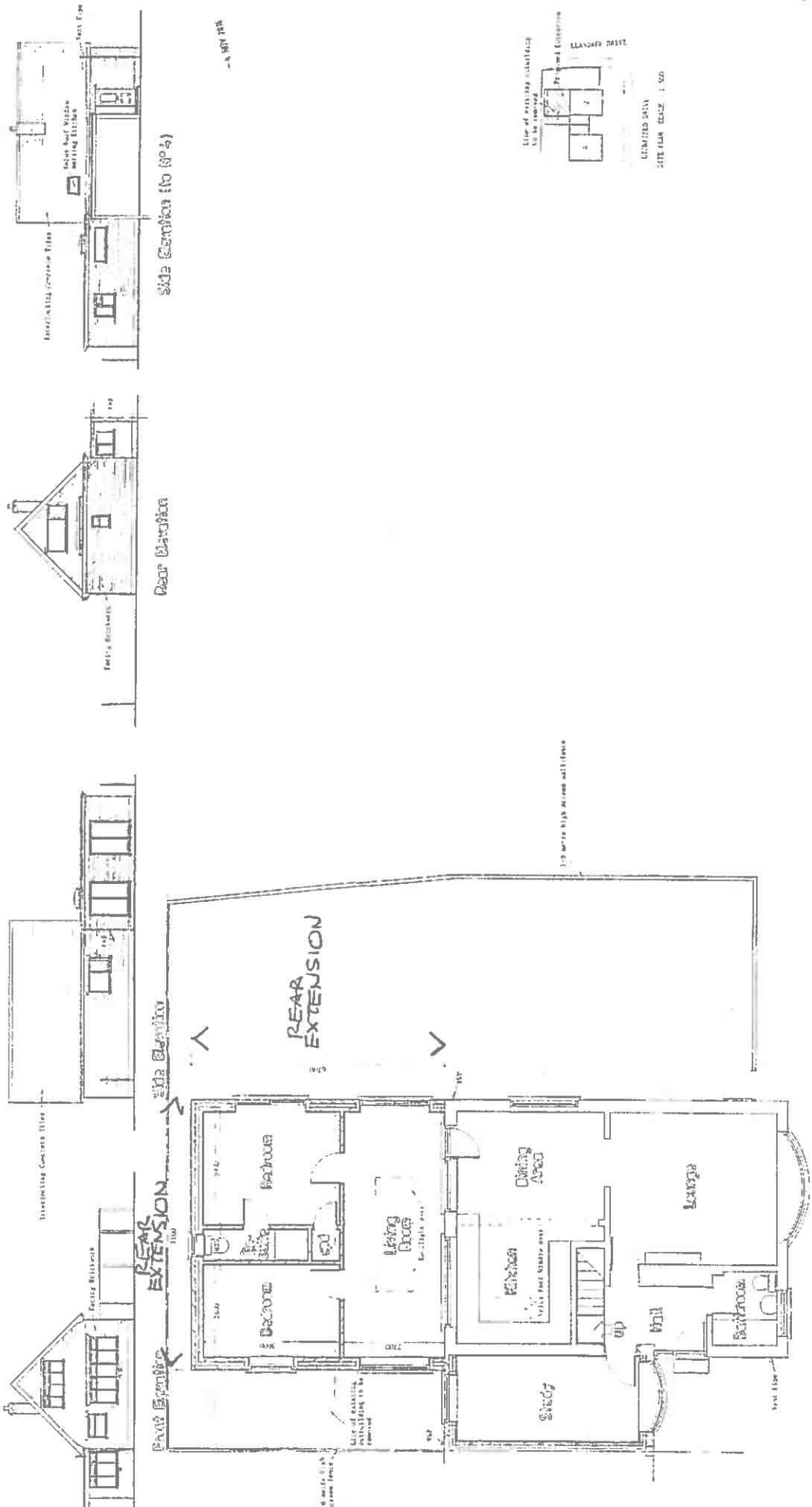
sir ddiinbych
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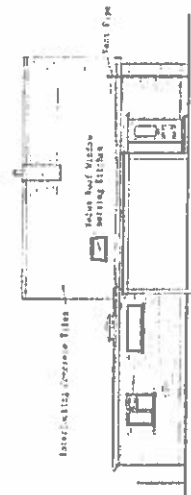
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PROPOSED PLANS

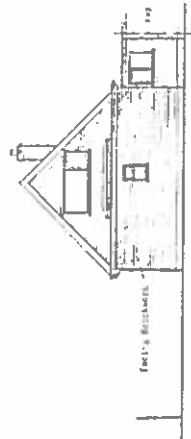
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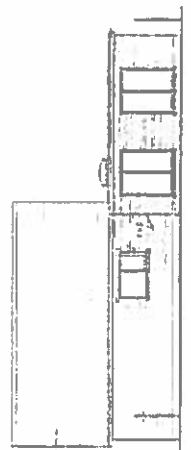
GROUND FLOOR PLAN



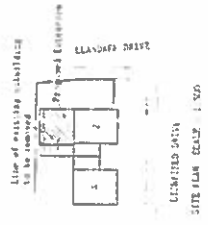
Side Extension (No 2)



Rear Extension



Front Extension

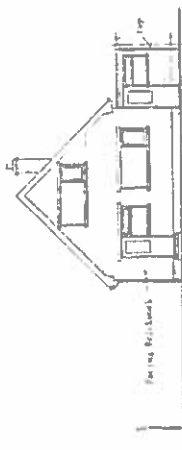


PROPOSED EXTENSION AT REAR OF 2 HERFIELD DRIVE, PRESTATYN.
 PLANS AS PROPOSED
 SCALES .. 1:50, 1:100.

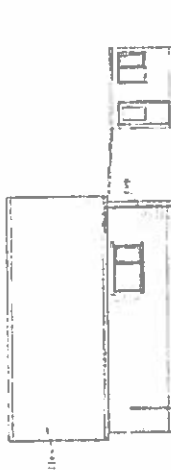
PLAN NO. 2027/202/010

PLANNING PERMISSION - GRANT. 02/07/01.
 27 Church Avenue, Llanelli,
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 TEL: 01292 501100 FAX: 01292 522229
 E: 02922 501100
 © 2001 J. H. HUGHES ARCHITECTURAL CONSULTANTS

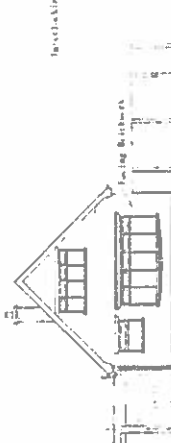
EXISTING PLANS



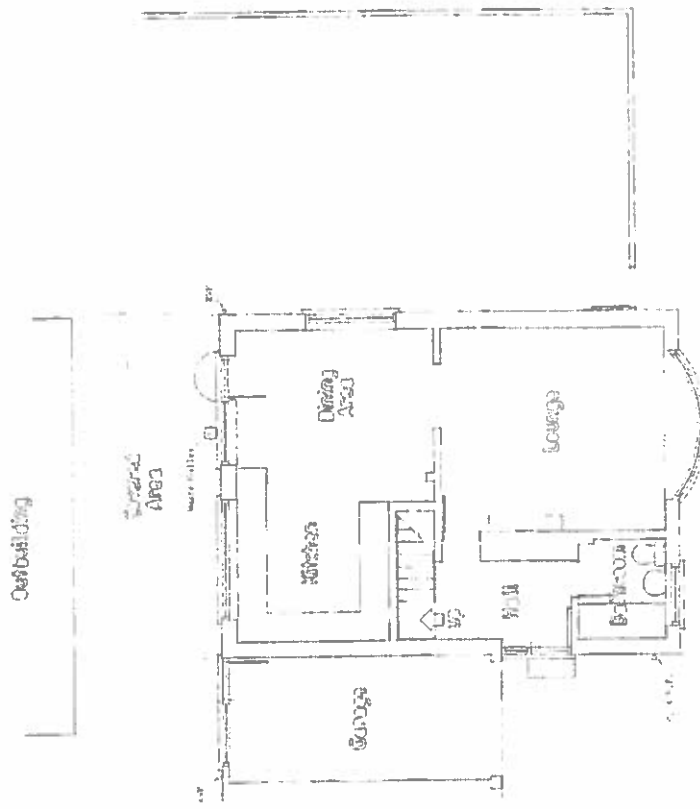
EXISTING REAR ELEVATION



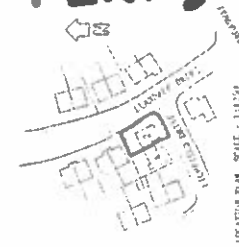
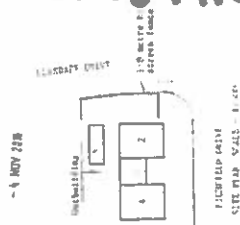
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



PLAN NO. 20-1100001

PROPOSED EXTENSION AT SIDE OF 2 LICKFIELD DRIVE, PRESTATIM.
 PLANS AS EXISTING.
 SCALES - 1:50, 1:100.

17/01/2010 10:00 AM
 SCALE - 1:1000
 20-1100001
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WARD : Prestatyn South West

WARD MEMBER(S): Cllr Bob Murray (c)
Cllr Gareth Sandilands (c)

APPLICATION NO: 43/2016/1083/ PF

PROPOSAL: Erection of extension to rear of dwelling (re-submission)

LOCATION: 2 Lichfield Drive Prestatyn

APPLICANT: Mrs Gloria Edwards

CONSTRAINTS: Article 4 Direction

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 – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

“Residents have raised concerns about over intensification, poor drainage, flooding, traffic management and parking”

RESPONSE TO PUBLICITY:

Representations received from :

:

Lynne Jones, 6 Lichfield Drive, Prestatyn E Thornton, 4 Lichfield Drive, Prestatyn Mrs, Mr, & Miss Auld, 5 Llandaff Drive
Karl Stephens, 3 Lichfield Drive, Prestatyn

Summary of representations in objection:

Parking- concerns over lack of parking as a result of intensified use of dwelling.

Amenity- overlooking from the extension.

Anti-social behaviour/ noise / disturbance from intensified use.

EXPIRY DATE OF APPLICATION: 29/12/2016

REASONS FOR DELAY IN DECISION:

- awaiting consideration at Planning Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 Planning permission is sought for an extension and alterations at no. 2 Lichfield Drive in Prestatyn.

- 1.1.2 A single storey flat roofed extension is proposed to the rear of the dwelling. It would project a total of 6.7 metres from the rear elevation, and measure 7.1 metres in width. It would have an overall height of 2.8 metres.
- 1.1.3 The extension would comprise of a living room, and two bedrooms. Windows are proposed to serve all rooms, including a rear window for an en suite room off one of the bedrooms.
- 1.1.4 External materials are proposed to match the dwelling.
- 1.1.5 The existing garage is also shown to be converted to a study (a development not requiring planning permission).
- 1.1.6 The proposals are shown on the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The semi-detached dormer bungalow is located in the west of Prestatyn.
- 1.2.2 The dwelling fronts Lichfield Drive, but as it occupies a corner plot, the side of the house runs along Llandaff Avenue. The attached semi is on the western side of no. 2.
- 1.2.3 There are bungalows on Llandaff Avenue to the north and south and similar dormer dwellings to the west on Lichfield Drive.
- 1.2.4 It is a flat site. The rear and side curtilage is bounded by a 2 metre high panel fence (see planning history). The front of the site is open to the road in front of Lichfield Drive and is used for the parking of vehicles.
- 1.2.5 The extension would replace a flat roof ancillary building which is presently located in the rear curtilage and is linked to the rear elevation by an open car-port type structure. The existing outbuilding measures 3.2 metres by 8.2 metres with a similar overall height to the proposed extension.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Prestatyn.

1.4 Relevant planning history

- 1.4.1 Planning permission was refused in 2016 for the erection of a side extension on the dwelling as Officers felt it would impact negatively on the character of the area.
- 1.4.2 Prior to this, planning permission was granted in 2012 for the retention of a 2 metre high panel fence on the boundary of the 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 43/2016/0839 Erection of extension to dwelling. Refused under delegated powers 12/10/2016 for the following reason:

“It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its design, scale and location have an adverse impact on the character and appearance of the existing dwelling and the surrounding area. Therefore the proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 of the Denbighshire County Council Local Development Plan and advice contained within Planning Policy Wales paragraph 4.11.9 and Denbighshire SPG Extensions to Dwellings and SPG Householder Development Design Guide”

2.2 43/2012/1355 Retention of boundary fence. Granted under delegated powers 22/12/2012

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

Supplementary Planning Guidance Residential Development

Supplementary Planning Guidance Parking Requirements in New Developments

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9

Wellbeing of Future Generations (Wales) Act 2015

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.

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 Highways- Parking

4.1.5 Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

The principle of extensions and alterations to existing dwellings is generally acceptable in terms of current policies, subject to consideration of detailing and impacts. Policy RD 3 permits extensions and alterations subject to the acceptability of scale and form; design and materials; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; and whether the proposal represents overdevelopment of the site. Policy RD1 contains tests requiring development not to have an unacceptable impact on the amenity and appearance of the locality. The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments. The assessment of impacts is set out in the following sections.

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 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application was 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.

There are no representations in objection to the visual impact of the proposals.

The application proposes a single storey extension to the rear of the dwelling. The extension would replace an existing detached ancillary building and would be of a similar scale to it. The rear curtilage of the site is screened by a 2 metre high panel fence.

The dwelling is well screened to the north and east by panel fencing. The proposed extension would be a similar scale and height to the existing ancillary building to the rear of the house. Whilst a flat roof extension is not an ideal design approach, in this instance the screening limits any negative impact of a flat roof addition. Hence it is considered that the proposal would comply with tests i) and ii) of Policy RD 3 and advice within the supplementary planning guidance.

4.2.3 Residential amenity

Paragraph 3.1.7 of PPW 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. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. Test vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself. 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 states that no more than 75% of a residential property should be covered by buildings and that 40m² of amenity space is provided.

Concerns have been raised by neighbours over the amenity issues pertaining to this application.

The application proposes a single storey extension to the rear of the dwelling. It would be set off the boundary with the attached house by 2 metres. Windows are proposed on all elevations. To the rear the windows serve a wc and to the sides they would serve the living room and two bedrooms. There is a 2m high panel fence to the western side and beyond the fence a leylandi hedge within the curtilage of the neighbour's dwelling. To the rear of the attached house there is a conservatory which projecting to the rear. To the east of the extension a private amenity area would be retained, this would measure over 70 square metres.

Owing to the existence of the panel fence the site is well screened to all sides, including to the side of the attached dwelling, No.4. Hence it is not considered that there would be unacceptable direct overlooking as a result of the extension. There would be adequate amenity space remaining for the resulting four bedroom dwelling if the extension is permitted. Noise and antisocial behaviour has been raised in objections, however Officers consider it would be difficult to substantiate a refusal of an extension to a single dwelling based on these reasons. Considering the nature of the existing development and that proposed it is the opinion of Officers that the proposal would comply with test iii) of Policy RD 3.

4.2.4 Highways (parking)

Policy RD1 requires safe and convenient access for all together with adequate parking, services and manoeuvring space. SPG Parking Requirements in New Developments requires 1 parking space per bedroom in a new dwelling up to a maximum of 3 spaces.

Concerns have been raised over the lack of parking on the site.

No alterations are proposed to the parking area to the front of the dwelling. The area to the front of the dwelling is an open hardstanding. Parking is available on the site for at least 3 vehicles.

If the extension is permitted, the resulting dwelling would contain 4 bedrooms. In accordance with the SPG, three parking spaces are available for the dwelling. It is the opinion of Officers that it would be difficult to resist the proposal on parking reasons particularly where planning policies are in place to reduce reliance on the private car and promote sustainable means of transport. As such it is not considered that the proposal conflicts with the highways considerations of Policy RD1.

4.2.5 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

The site is not located within a flood risk zone or area designated as sensitive from the point of view of flooding or drainage. A standard note to application regarding drainage responsibilities is proposed to be attached to the permission if granted.

Having regard to the scale of the development it is considered that the extension would not be unacceptable in relation to drainage and flooding. The proposal is therefore considered to be compliant with the policies listed above.

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

5. SUMMARY AND CONCLUSIONS:

5.1 It is the opinion of Officers that the proposal complies with the tests of the relevant LDP planning policies RD1 and RD3, and advice set out in SPG Notes. The application is recommended for grant.

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 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 plan, site plan and location plan (Drawing No. 2807/1) received 4 November 2016
 - (ii) Proposed elevations, floor plan and site plan (Drawing No. 2807/2) received 4 November 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.

NOTES TO APPLICANT:

Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.