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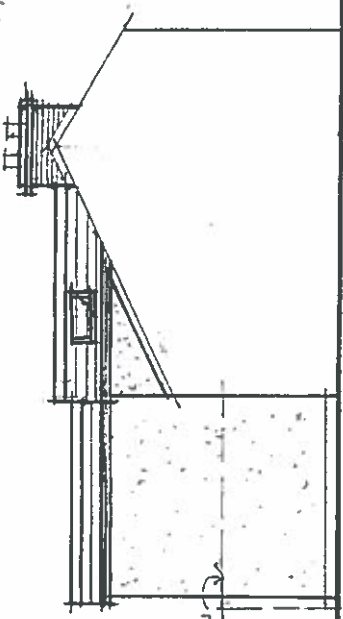
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PROPOSED ELEVATIONS AND SITE PLAN

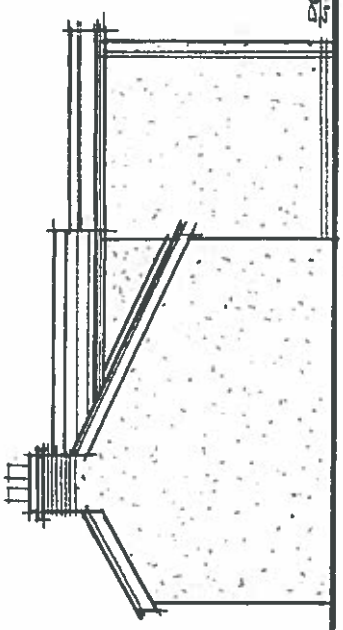
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OUTLINE OF ADJOINING EXTENSION

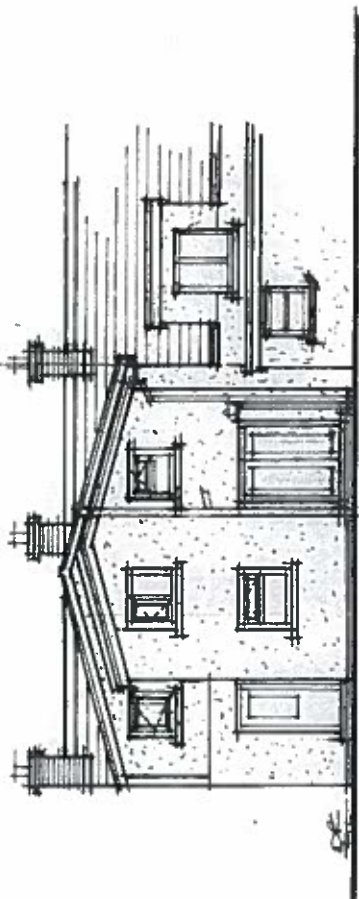
EG

SIDE ELEVATION

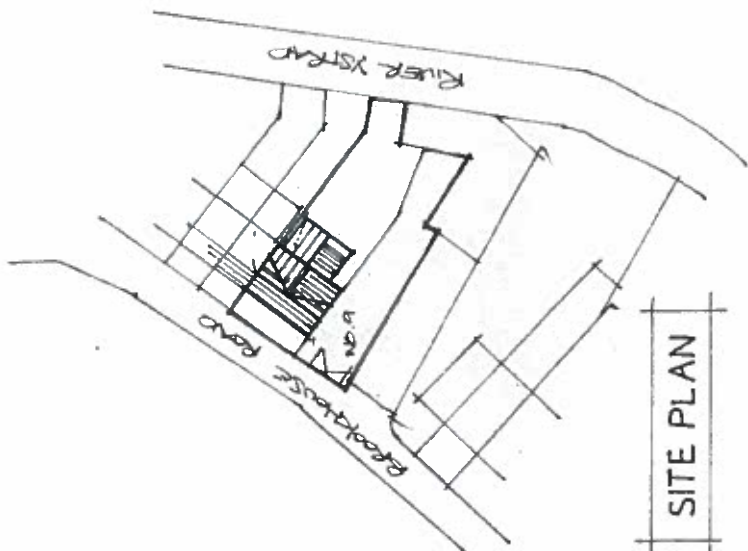


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SIDE ELEVATION



REAR ELEVATION



SITE PLAN

PROPOSED EXTENSION & ALTERATIONS
AT FORGE COTTAGE, 9 BROOKHOUSE RD., DENBIGH
DRAWING No. 5
PROPOSED ELEVATIONS & SITE PLAN 21 FEB 2017
scale - 1:100 & 1:500
date - FEB. 2017

**EXISTING ELEVATIONS
AND SITE PLAN**

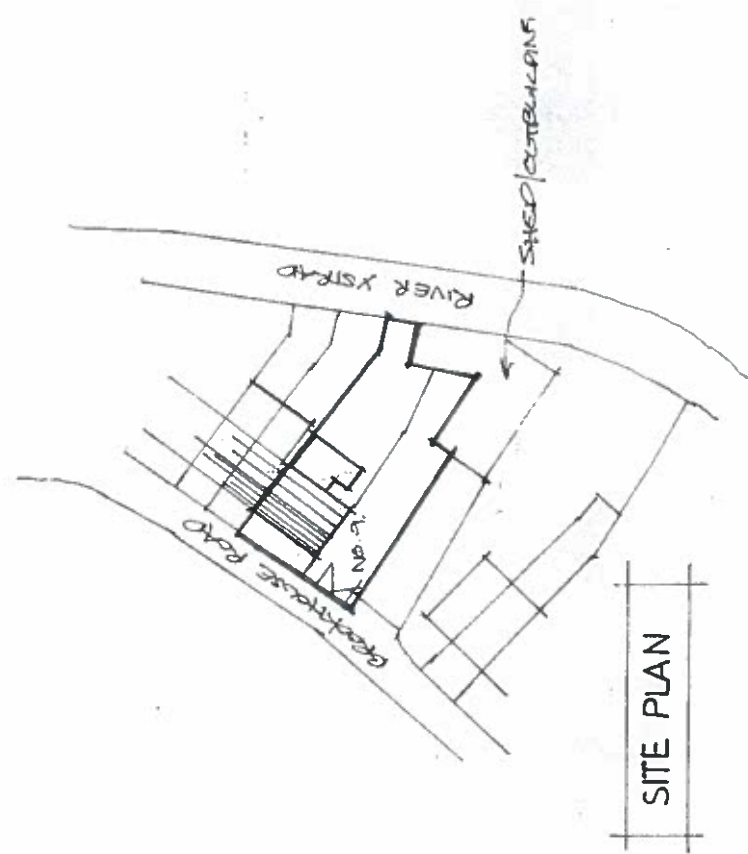
012017/0171/PF



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



SITE PLAN

PROPOSED EXTENSION & ALTERATIONS
AT FORGE COTTAGE, 9 BROOKHOUSE RD., DENBIGH
DRAWING No. 2
EXISTING ELEVATIONS & SITE PLAN
Scale - 1:100 & 1:500
date - Feb. 2017

21 FEB 2017

WARD : Denbigh Lower

WARD MEMBER(S): Cllr Mark Young
Cllr Rhys Thomas

APPLICATION NO: 01/2017/0171/ PF

PROPOSAL: Erection of extension and alterations to dwelling

LOCATION: Forge Cottage 9 Brookhouse Cottages Brookhouse Road
Denbigh

APPLICANT: Mr Ben Wilcox-Jones

CONSTRAINTS: C2 Flood Zone

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

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

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 08/05/2017

REASONS FOR DELAY IN DECISION:

- **Need for Committee decision.**

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The scheme proposes to make alterations at the rear of the dwelling to slightly enlarge the footprint of an existing single-storey extension and add a first floor above the structure.
- 1.1.2 The ground floor addition has a small footprint of 1.1 metres by 1.1 metres and allows for the combined area to be utilised as an open plan kitchen/dining area with openings to the rear only.
- 1.1.3 The first floor has the same depth as the ground floor at 4.1 metres with a width of 5.8 metres and accommodates an additional (4th) bedroom and a bathroom which is relocated from its current position on the ground floor.
- 1.1.4 The upper floor has windows to the rear only and the materials of construction for the works are indicated as being rendered to match the host property along with artificial slate for the roof.
- 1.1.5 The application is reported for determination by Planning Committee as the Applicant is a member of staff of the Planning and Public Protection section of the Council. Section 2.1.6 of the Scheme of Delegation obliges referral of applications by such

members of staff.

1.2 Description of site and surroundings

1.2.1 The subject property is a two-storey end terraced house standing at the south western end of a run of eight such dwellings with a further block of five terraced units across a side driveway to the south west.

1.2.2 The plot has a garden leading down to the river at the south eastern side and faces open fields across the road to the north west.

1.2.3 The adjacent dwelling at no. 8 has an existing single-storey flat-roofed rear extension projecting out to approximately the same depth as the proposed addition.

1.3 Relevant planning constraints/considerations

1.3.1 The site stands outside of the development boundary in an area without any specific designation in the Local Development Plan.

1.4 Relevant planning history

1.4.1 Consent for extension and alteration in 1996.

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 01/196/96/PF - Extension and alteration to dwelling: Granted 14/09/1996.

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 RD3 – Extensions and alterations to existing dwellings

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

SPG – Residential Development

SPG – Residential Space Standards

SPG – Parking Requirements in New Developments

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

Circulars

3.4 Other material considerations

None

4 MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 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' (PPW 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, and fairly and reasonably relate to the development concerned (PPW section 3.1.4). Development Management Manual 2016 states that material considerations 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 (DMM section 9.4).

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 Highways (including access and parking)

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 of the Local Development Plan advises that the extension or alterations to existing dwellings will be supported subject to compliance with detailed criteria. Extensions and alterations to existing dwellings are therefore considered acceptable in principle. 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 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 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.

The proposal will primarily add an upper floor above the existing single-storey structure and will utilise rendered walls to match but with an artificial slate roof proposed rather than the existing natural slate used on the existing dwelling.

Having regard to the design, siting, 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 the proposals would not have an unacceptable impact on visual amenity and would therefore be in compliance with the policies listed above subject to a condition requiring the use of natural slate to match the host building rather than artificial slates as proposed.

4.2.3 Residential amenity

Planning 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. The Residential Development SPG states that no more than 75% of a residential property should be covered by buildings, and the Residential Space Standards SPG specifies that 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

The extension has around the same depth as a single-storey extension already in place on the adjoining dwelling and avoids any side facing windows on either flank wall.

Having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in compliance with the policies listed above.

4.2.4 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. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The development raises no issues in relation to the existing access or parking arrangements for the site.

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 recommendation.

5 SUMMARY AND CONCLUSIONS:

5.1 The application is considered acceptable and is recommended to be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th June 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 and site plan (Drawing No. 2) received 21 February 2017
 - (ii) Existing floor plans (Drawing No. 1) received 21 February 2017
 - (iii) Proposed elevations and site plan (Drawing No. 5) received 21 February 2017
 - (iv) Proposed ground floor plan (Drawing No. 3) received 21 February 2017
 - (v) Proposed first floor plan (Drawing No. 4) received 21 February 2017
 - (vi) Proposed sections (Drawing No. 6) received 21 February 2017
 - (vii) Location plan received 21 February 2017
3. The extension and alterations proposed shall utilise natural mineral slate for the roof and not the artificial slate indicated.

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.
3. In the interest of visual amenity and to ensure that the development is in keeping with the existing house and the character of the area.

NOTES TO APPLICANT:

DWR CYMRU WELSH WATER Note 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.