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21/2017/0045

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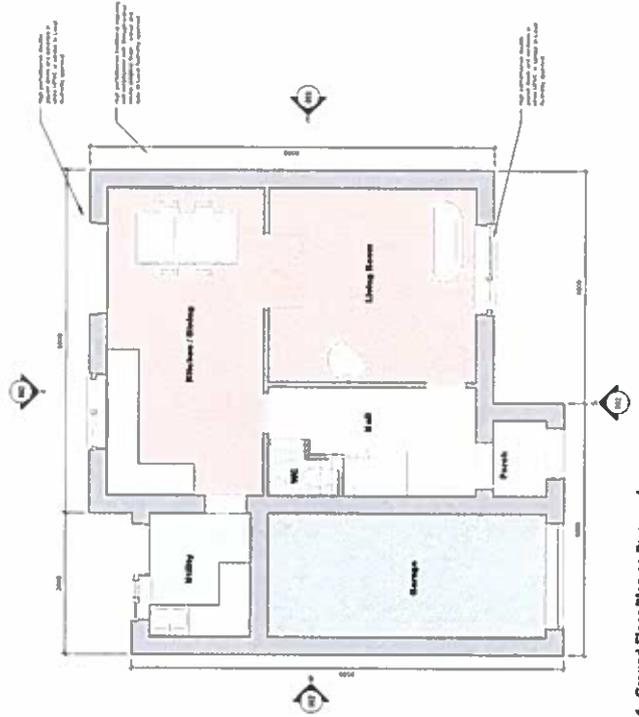
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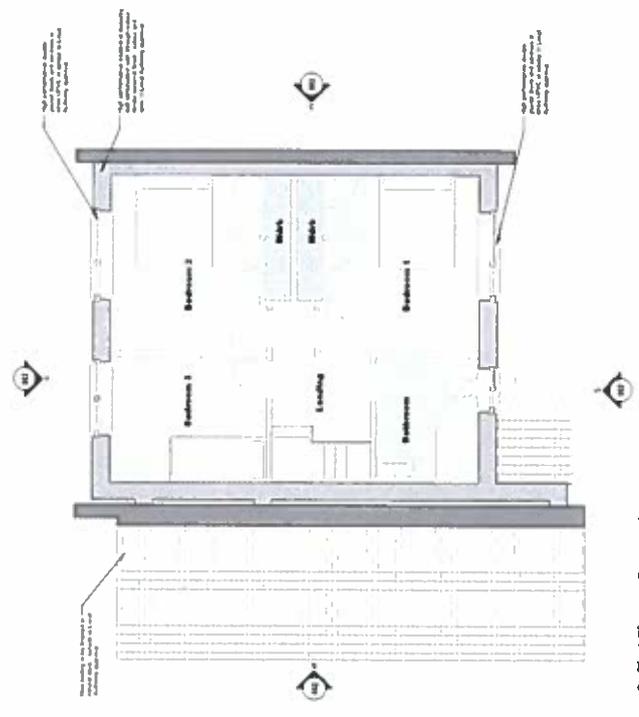
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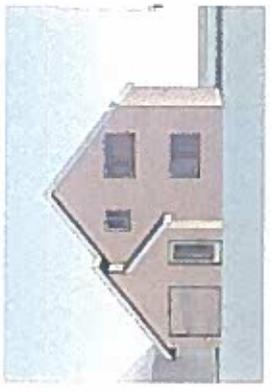
# ELEVATION & FLOOR PLANS



**1. Ground Floor Plan as Proposed**  
Scale 1/50



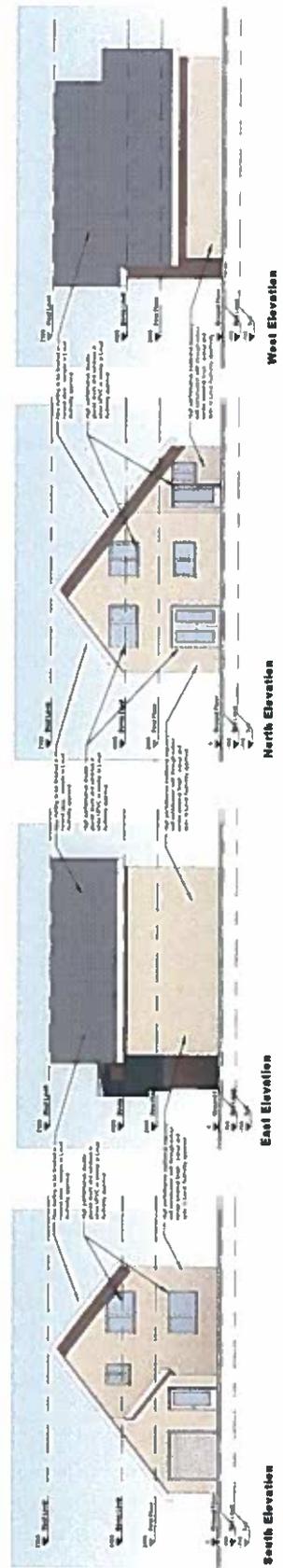
**2. First Floor as Proposed**  
Scale 1/50



**3D View 1**



**3D View 2**



**South Elevation**

**East Elevation**

**North Elevation**

**West Elevation**

Planning

**Hadfield Architectural Design**  
 4000 West 10th Street, Suite 100  
 Aurora, CO 80012  
 Phone: (303) 733-1111  
 Email: info@hadfieldad.com

**LABC**  
 Licensed Architectural Bookkeeper  
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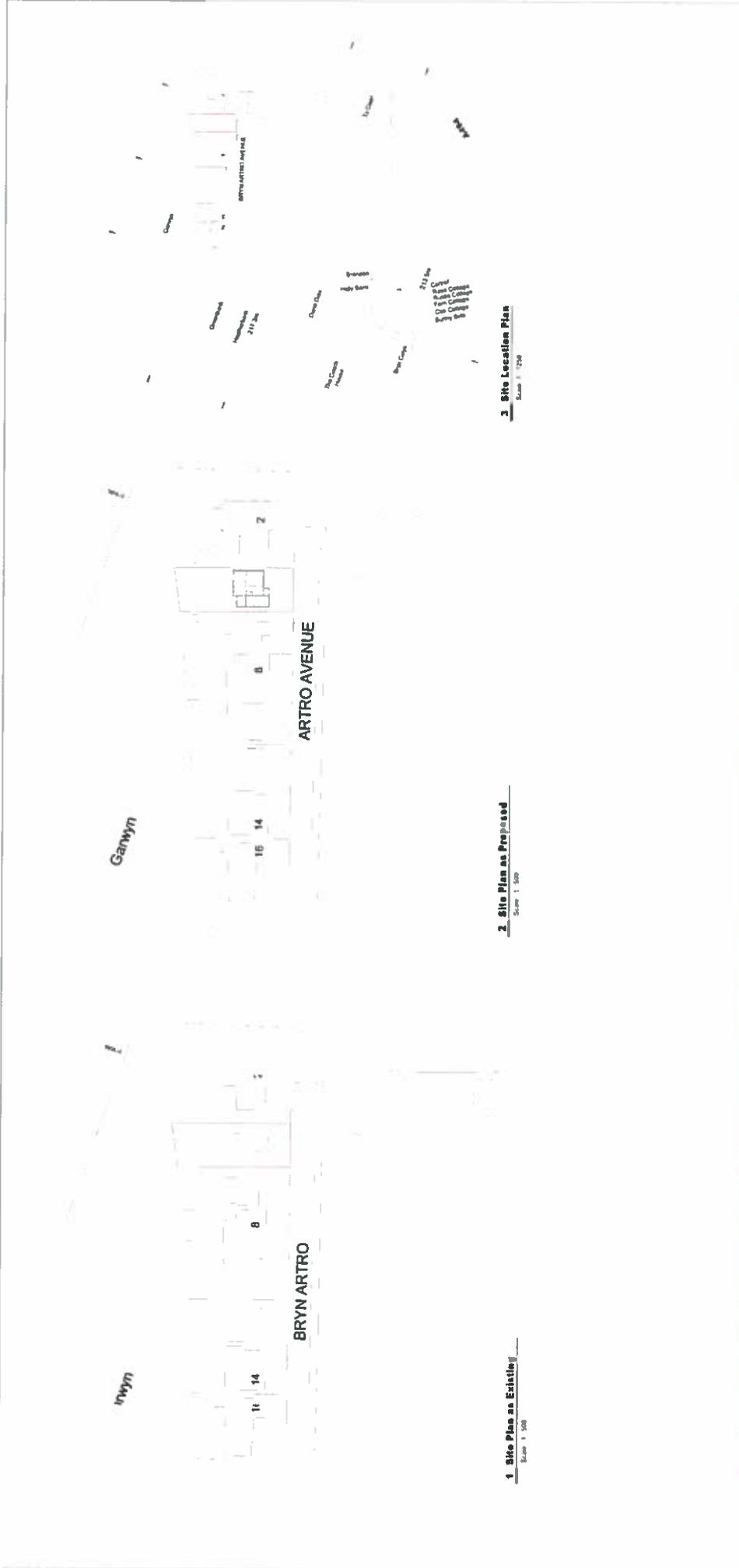
**CIAT**  
 Colorado Interiors Association  
 1000 West 10th Street, Suite 100  
 Aurora, CO 80012  
 Phone: (303) 733-1111  
 Email: info@ciat.com

Client: Mr. J. Carter  
 Project: Replacement 3 Bedroom Dwelling  
 Address: 4 Bray Drive Avenue  
 Tabernash, CO 80551  
**Plans and Elevations as Proposed**

Sheet: 17-01-002  
 Date: 01/15/2017  
 Author: JAC  
 Checker: JAC



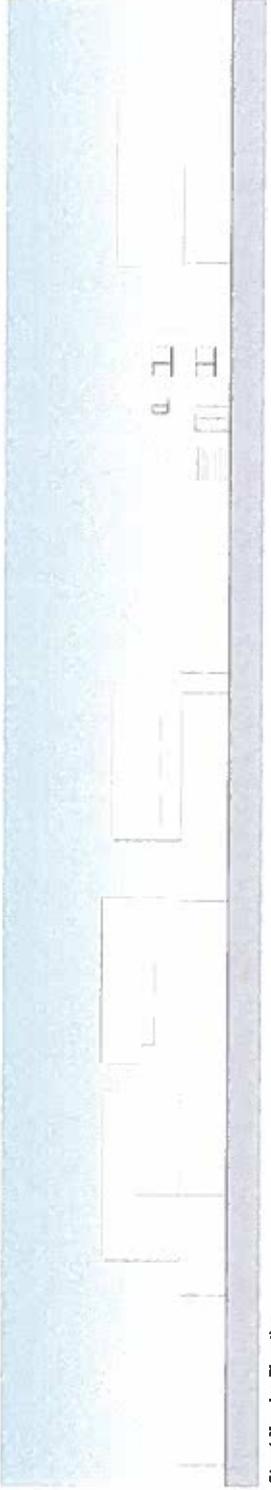
# SITE PLAN



**1 Site Plan as Existing**  
Scale: 1/8" = 1'-0"

**2 Site Plan as Proposed**  
Scale: 1/8" = 1'-0"

**3 Site Location Plan**  
Scale: 1/8" = 1'-0"



Street Massing Elevation

Planning

**Hadfield Architectural Design**  
 Arad Hadfield Creative Collaborative, LLC LP  
 5017 72nd Street, Suite 100  
 Seattle, WA 98148  
 Phone: (206) 835-1111  
 Fax: (206) 835-1112  
 Email: info@hadfieldad.com  
 Website: www.hadfieldad.com

Client: **Mr. J. Carter**  
 Project: **Replacement 3 Bedroom Dwelling**

Address: **4 Bryn Artro Avenue**  
 City: **Takoma Park, District of Columbia**

**Site Plans as Existing and as Proposed**

DATE	SCALE	DESCRIPTION
11-05-2017	AS INDICATED	AS SHOWN
17-01-001		



**WARD :** Llanarmon yn Ial

**WARD MEMBER(S):** Cllr Martyn Holland

**APPLICATION NO:** 21/2017/0045/ PF

**PROPOSAL:** Erection of replacement dwelling

**LOCATION:** 4 Bryn Artro Avenue Llanferres Mold

**APPLICANT:** Mr Carter

**CONSTRAINTS:** AONB

**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:**

**LLANFERRES COMMUNITY COUNCIL:**

"The Community Council has discussed the above-mentioned application and has an objection to the proposals.

Construction should be more in keeping with the current housing adjacent. On the easterly boundary, the property should be set back in line with the adjacent properties. Drawings submitted are not of sufficient clarity and detail to make an informed decision. The Community Council cannot support the application in its present format."

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE:**

"This is the last of the existing sub-standard dwellings on Bryn Artro Avenue to be replaced, and the Joint Committee has no objection in principle to its replacement. The design and appearance of the replacement dwelling is disappointingly suburban in character and the committee would have preferred an alternative design. However, the proposed materials and overall mass of the structure are consistent with the existing street scene and, in this context, the committee has no further observations to make on the design. The existing hedge along the rear boundary should be retained to help integrate the development into its rural setting."

**DWR CYMRU / WELSH WATER:**

No objections

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Highways and Infrastructure

- Highways Officer: no objections

Ecologist: no objections

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

R Astbury, 2 Bryn Arthro Avenue, Tafarn-y-Gelyn, Llanferres

Summary of planning based representations in objection:

**EXPIRY DATE OF APPLICATION: 17/5/17**

**EXTENSION OF TIME AGREED? 16/6/17**

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 Full planning permission is sought for the erection of a replacement dwelling at 4 Bryn Arthro, Llanferres.
- 1.1.2 The proposed dwelling would have a footprint of 9.6 metres by 8.5 metres. The dwelling would be two storeys with a ridge height of 7.2 metres.
- 1.1.3 The external walls would be finished with render, and the roof would be slate. Windows would be white upvc double glazing, and water goods would be upvc.
- 1.1.4 The proposed dwelling would be on the site of the existing dwelling.

1.2 Description of site and surroundings

- 1.2.1 The site is located in open countryside, within a row of dwellings. These have all been replacement dwellings constructed recently, replacing similar structures to that as what is now proposed to be replaced.
- 1.2.2 The dwelling proposed to be demolished is a timber framed, timber clad bungalow. It is located in the centre of the site, set back from the highway by approximately 5 metres, and immediately on the eastern boundary. It is single storey in design, with a pitched roof. The dwelling is in a visible state of disrepair.
- 1.2.3 Existing development in the area is predominantly residential.
- 1.2.4 The site is generally flat.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 None to this site, although it should be noted, that the adjacent dwellings are replacement dwellings.

1.5 Developments/changes since the original submission

- 1.5.1 Following the initial objection of the Community Council, the applicants have amended the plan to move the proposed dwelling 400mm off the eastern boundary. At the time of writing, the comments of the Community Council to the amendments are still pending.

1.6 Other relevant background information

- 1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

- 2.1 None

### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:  
Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

- Policy RD4** – Replacement of existing dwellings
- Policy VOE1** - Key areas of importance
- Policy VOE2** – Area of Outstanding Natural Beauty
- Policy ASA3** – Parking standards

3.1 Supplementary Planning Guidance  
SPG – Residential Space Standards

3.2 Government Policy / Guidance  
Planning Policy Wales Edition 9 January 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, 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 Use of building
- 4.1.3 Failings of existing dwelling: structural soundness/existing design/energy efficiency
- 4.1.4 Visual amenity/Impact upon AONB
- 4.1.5 Residential amenity
- 4.1.6 Highways (including access and parking)
- 4.1.7 Ecology

Other matters

4.2 In relation to the main planning considerations:

- 4.2.1 Principle  
The scheme is for a replacement dwelling in the open countryside. LDP Policy RD4, Replacement of existing dwellings, allows for such replacements where it can be demonstrated that i) the building has legal use rights as a dwelling; and ii) the dwelling is not of local historical importance or makes a valuable contribution to the character of an area; and iii) the dwelling is structurally unsound, of a poor design, and inefficient in terms of energy and water.

It is considered that a proposal of this nature would be acceptable in principle subject to assessment of its impacts and compliance with the specific criteria of Policy RD4. These are set out in the following paragraphs.

- 4.2.2 Use of building

Although the property has been empty for a number of years, there is no evidence to suggest that the use of the building as a dwelling has not been abandoned, and no objections have been raised in relation to the use. It is therefore considered that the existing structure has lawful use rights as a dwelling.

- 4.2.3 Failings of existing dwelling: structural soundness/existing design/energy efficiency  
Policy RD 4 requires proposals for replacement dwellings to demonstrate that the existing dwelling is structurally unsound, of poor design, and inefficient in terms of energy consumption etc.

From an inspection of the building, it is clear that the building is falling into a state of disrepair, and it is considered to be of poor design in terms of internal space, and is inefficient in terms of energy and water.

It is considered that the proposal passes the structural failings, design and inefficiency test.

- 4.2.4 Visual Amenity including impact on AONB  
Policy RD4 allows the replacement of dwellings in the open countryside where the existing dwelling does not make a valuable contribution to the character of the area and is not of local historical importance. As the site is within an Area of Outstanding Natural Beauty (AONB), policy VOE 2 is also of relevance. Policy VOE 2 seeks to protect the AONB from development that would unacceptably harm the character and appearance of the landscape and the reasons for the designation as an AONB.

The proposed dwelling would have a footprint of 9.6 metres by 8.5 metres. The dwelling would be two storeys with a ridge height of 7.2 metres. The external walls of the dwelling would be finished with render, and the roof would be slate. Windows would be white upvc double glazing, and water goods would be upvc.

The existing building is of a single storey pitched roof design. Although not unattractive, it is not considered that the existing building makes a valuable contribution to the character of the area, and is not of local historical importance. The AONB Committee have not raised an objection to the proposal.

In considering the overall size and scale of the proposal, it is noted that Policy RD 4 does not include criteria requiring replacement dwelling proposals to be similar in size, scale or appearance of the existing dwelling. Proposals for replacement dwellings should therefore be assessed on whether the proposed design in itself would be harmful to the character and appearance of the area. Having regard to other development within the vicinity it is not considered that the proposal would appear out of character with the area, or detrimental to the Area of Outstanding Natural Beauty. In Officers opinion, the proposal complies with adopted planning policies relating to visual amenity and replacement dwellings.

- 4.2.5 Residential Amenity  
In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 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. The impact of a development on residential amenity is therefore a relevant test on planning applications.

Concern has been raised about the distance between the proposed dwelling and the eastern boundary, which is 400mm. The proposal is in an existing row of dwellings. The windows are located in the front and rear elevations, with no side windows being proposed. The floor area of the dwelling is approximately 140 metres square, with a rear garden well in excess of 40 square metres.

With respect to the concerns raised in relation to the distance of the dwelling to the eastern boundary, SPG Residential Development suggests that a 1 metres gap should be considered between dwellings and site boundaries. However, it acknowledges that this is not always achievable. The key consideration in relation to this is whether there is an overbearing impact as a result of the proximity. In this instance, although the distance to the boundary is 400mm, the wall to wall distance would be approximately 4metres. It is not considered that the relationship between the proposed dwelling and 2 Bryn Artro would be unacceptably overbearing. In relation to the impact upon the privacy of neighbours, and given the orientation and location of windows, and the context of the site, it is not considered that the proposal would result in a loss of amenity for neighbouring properties. The proposal also provides adequate internal and external space for future occupants. In terms of residential amenity it is considered the proposal is acceptable.

#### 4.2.6 Highways (including access and parking).

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 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. 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 proposal utilises an existing access. Accordingly there are no objections from the Highway Authority. The proposal includes parking and turning areas within the site.

The proposal is considered acceptable in terms of highway impacts and access and parking.

#### 4.2.7 Biodiversity / Ecology / Nature Conservation

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The site has been surveyed for the presence of protected species, including bats.. No evidence of any species was found. It has therefore been recommended in the biodiversity report that the development may proceed following best practice.

It is considered that the proposal meets the requirements of VOE 1 and TAN 5.

#### 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 In officers opinion the proposal complies with adopted planning policies relating to replacement dwellings. It is therefore recommended 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 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) Proposed elevations and floor plan (drawing number 17-01-002 Rev P4) received 11 May 2017
  - (ii) Existing and proposed site & location plan (drawing number 17-01-001 Rev P4) received 11 May 2017
3. **PRE-COMMENCEMENT CONDITION**  
Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.
4. **PRE-COMMENCEMENT CONDITION**  
No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
  - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
  - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
  - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
  - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
  - (e) Proposed positions, design, materials and type of boundary treatment.
5. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.
6. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years 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.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
3. In the interests of visual amenity.
4. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.

5. To provide for the loading/ unloading, parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
6. To ensure a satisfactory standard of development, in the interests of visual amenity.

**NOTES TO APPLICANT:**

None