

© Crown copyright and database rights 2017 Ordnance Survey 100023408.

47/2017/0475 - Wadham House, Rhualt

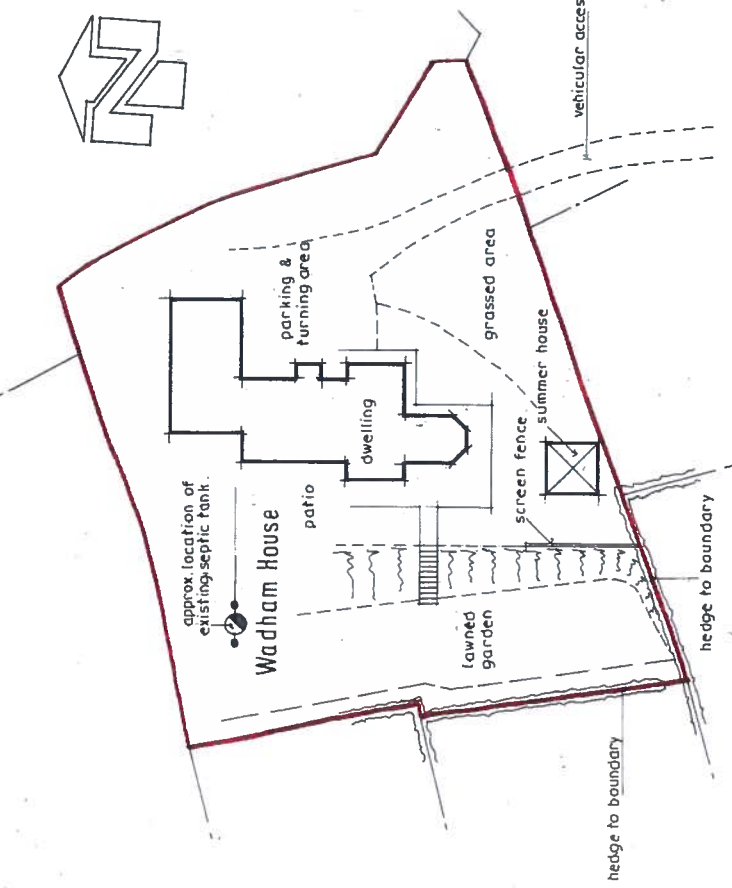
Scale: 1:2500

Printed on: 27/6/2017 at 11:13 AM

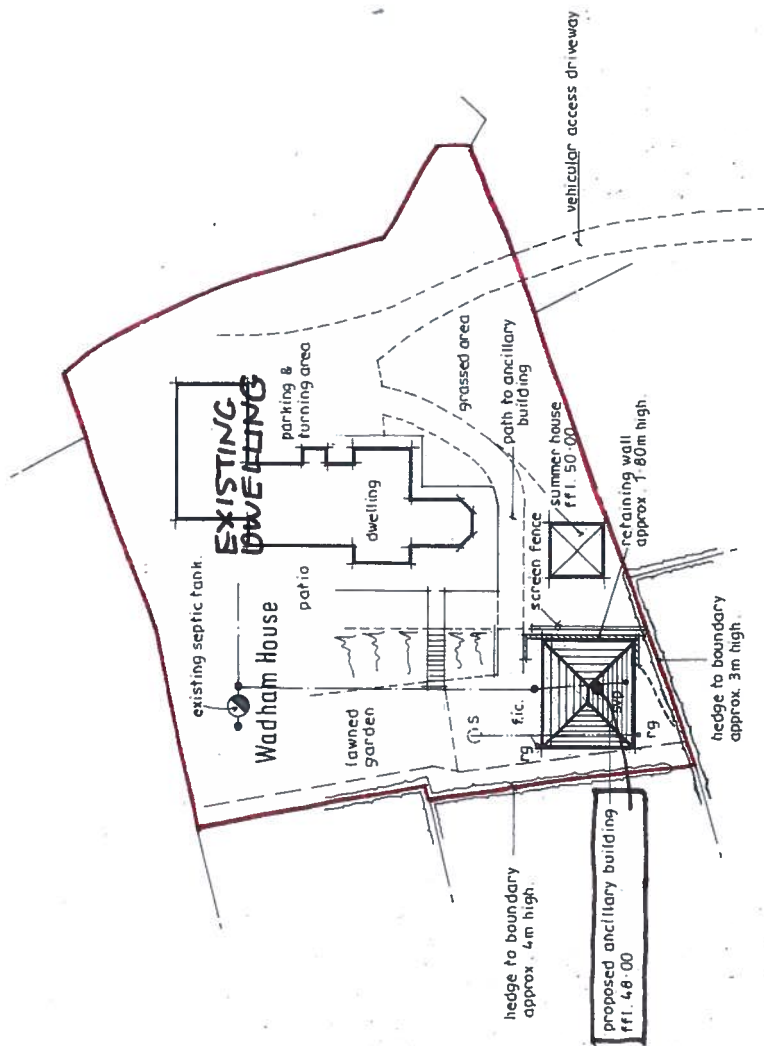
# EXISTING & PROPOSED SITE PLAN

© COPYRIGHT. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

|  |   |   |       |
|--|---|---|-------|
| <b>M Z R</b>   |   | <b>MATISCHOK &amp; ROSS</b><br>architectural services |       |
| Project title  | Ancillary Building, Wadham House, Rhulit. |   |       |
| Drawing title  | Existing & Proposed Site Plans.           |   |       |
| Project no.  | 0715                                      | Drawing no.   | 1     |
| Date   | 05.04.17                                  | Scale   | 1:500 |
| Arch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA |   | E: 01824 705 222 & 01824 707 171                      |       |
| M: matischokross.co.uk                                     |   | W: www.matischokross.co.uk                            |       |
| Drawn by   |   | PM  |       |



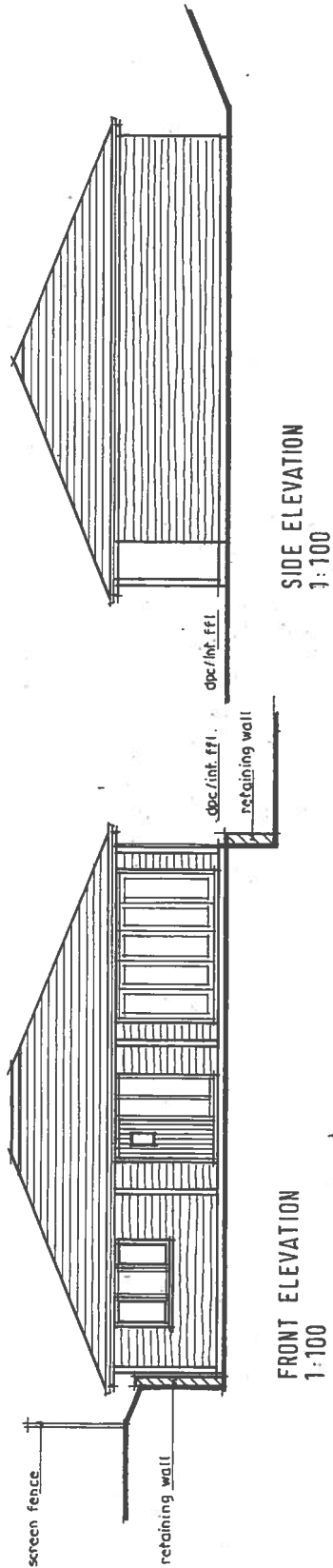
EXISTING SITE LAYOUT PLAN  
1:500



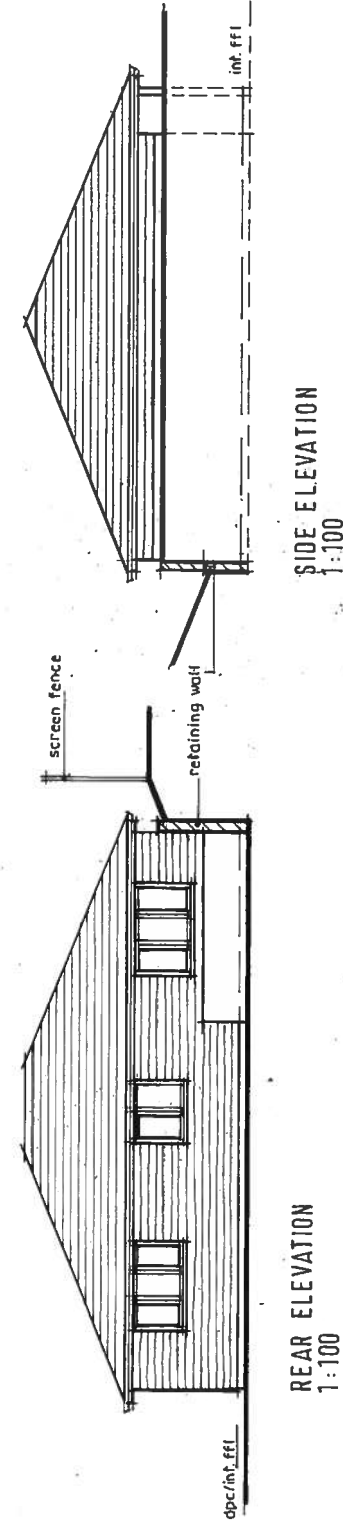
PROPOSED SITE LAYOUT PLAN  
1:500

- 100MM DIA. FOML DEAIN EHN
- 100MM DIA. SURFACE WATER DEAIN EHN
- S. SOAKAWAY CONSTRUCTION

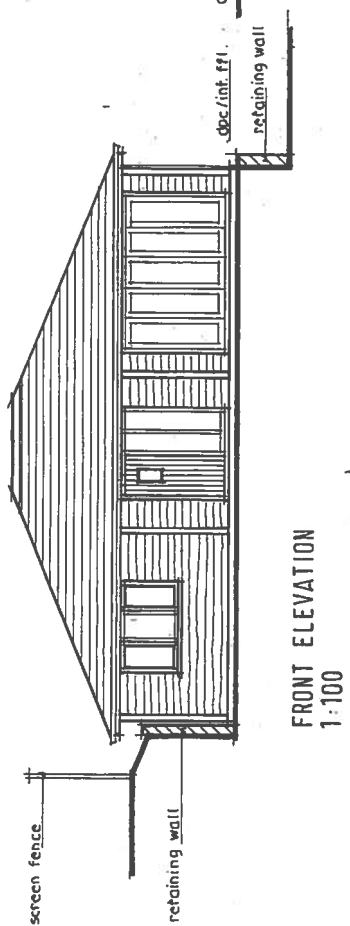
# PROPOSED ELEVATION PLANS



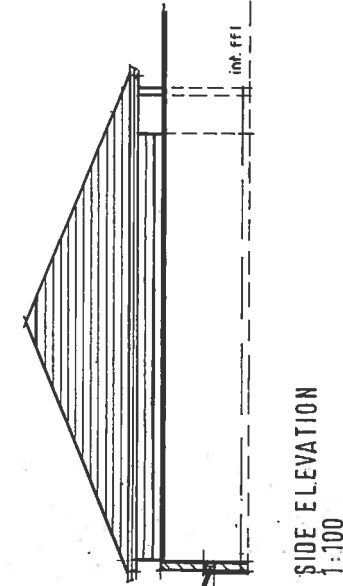
FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100



SIDE ELEVATION  
1:100

**EXTERNAL MATERIALS**  
 Roof :- New or second-hand natural blue/grey mineral slates.  
 Walls :- Natural stained waney-edge timber cladding finish to client's approval.  
 Windows/External Doors :- Natural stained or painted timber windows/external doors.  
 Fascia & Barge Boards :- Natural stained or painted timber fascia & barge boards.  
 Rainwater Goods :- Black upvc gutters and down pipes.

© COPYRIGHT. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

**M&R** **MATISCHOK & ROSS**  
 architectural services

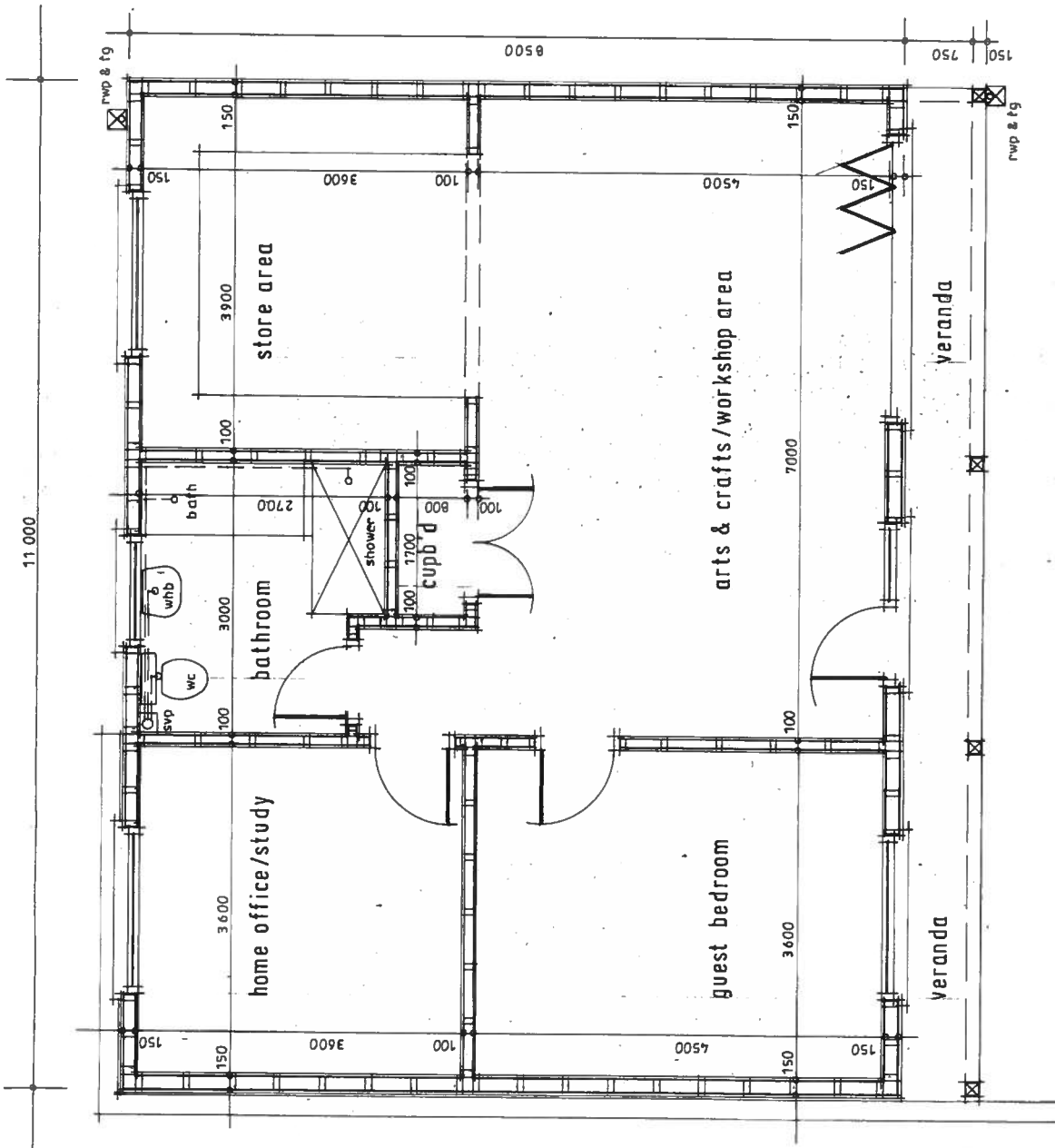
Project title  
 Ancillary Building, Wadhams House, Rhuddl.

Drawing title  
 Proposed Elevations.

|             |          |             |       |          |
|-------------|----------|-------------|-------|----------|
| Project no. | 0715     | Drawing no. | 3     | revision |
| Date        | 28/04/17 | Scale       | 1:100 | drawn by |
|             |          |             |       | PM       |

Birch House, Hen Lon Fawcwr, Ruthin, Denbighshire, LL15 1NA  
 t 01824 705 222 e 01824 707 171  
 e: mail@matischokross.co.uk w: www.matischokross.co.uk

# PROPOSED FLOOR PLANS



GROUND FLOOR LAYOUT PLAN  
1:50

© COPYRIGHT. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

**M.A.R.** **MATISCHOK & ROSS**  
architectural services

|               |  |             |      |
|---------------|--|-------------|------|
| project title | Ancillary Building, Wadham House, Rhuallt. |             |      |
| drawing title | Proposed Floor Plan.                       |             |      |
| project no.   | 0715                                       | drawing no. | 2    |
| date          | 27.04.17                                   | scale       | 1:50 |
| drawn by      | PM   | revision    |      |

Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA  
t 01824 705 222 & 01824 707 171  
e mail@matischokross.co.uk w www.matischokross.co.uk

**WARD :** Tremeirchion

**WARD MEMBER(S):** Margaret Marston

**APPLICATION NO:** 47/2017/0475/ PF

**PROPOSAL:** Erection of a detached ancillary domestic accommodation building and associated works

**LOCATION:** Wadham House Rhualt St Asaph

**APPLICANT:** Mr John Merfyn Jones

**CONSTRAINTS:** PROW  
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:**

TREMEIRCHION, CWM AND WAEN COMMUNITY COUNCIL:

“Objection on the grounds that the proposed building was too large and an over-development of the site. The visual impact would be a matter of concern in this AONB as the finishing materials were not in keeping with the existing property. Concern was expressed about the proposed use of the building as a business property.”

**RESPONSE TO PUBLICITY:** None.

**EXPIRY DATE OF APPLICATION:** 09/07/2017

**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 application seeks permission for a detached single storey building and associated works within the residential garden area of Wadham House. The application form refers to this as ‘an ancillary domestic accommodation building’.
- 1.1.2 The proposal involves a single storey detached building with a hipped pitched roof with a footprint of 11m by 8.5m, i.e. a total gross floor area of 93.5sq.m. The ridge height would be 4.3m.
- 1.1.3 The building would be timber clad with a blue/grey slate roof, window and door openings in the front and rear elevations. It would accommodate an arts and crafts / workshop area and a guest bedroom to the front, with a home office / study, bathroom and store area to the rear, and a veranda is proposed across the full width of the front elevation.

1.1.4 The proposal also includes the erection of a retaining wall to the side (east elevation), the erection of a screen fence between the building and an existing summerhouse, and provision of a path from the existing parking and turning area serving the dwelling.

1.1.5 The proposed site layout and details of the proposed building are shown on the plans at the front of this report.

#### 1.2 Description of site and surroundings

1.2.1 The site is within the rear garden area of the main dwellinghouse, which is a substantial detached two-storey building set within a large plot bordering other similar residential development on the west, north and east boundaries.

1.2.2 It is located within the village of Rhualt.

1.2.3 The proposed building would be adjacent to an existing summerhouse, to the south of Wadham House.

1.2.4 The dwelling is accessed via a private track off the B5429 and is not visible from the public highway.

1.2.5 The section of garden where the proposed ancillary building would be located is at a lower level than the main dwelling. Levels fall generally down from east to west.

#### 1.3 Relevant planning constraints/considerations

1.3.1 The site is within the development boundary of the village of Rhualt as defined in the Local Development Plan.

#### 1.4 Relevant planning history

1.4.1 There are historical planning consents relating to the erection of the main dwellinghouse dating back to 1976, however these are not of direct relevance to the current proposal.

#### 1.5 Developments/changes since the original submission

1.5.1 The Agent has submitted additional information in response to the Community Council's objection which suggests the building is sited within a large plot and has been positioned on the lower tier garden close to the boundary to help limit the visual impact.

1.5.2 The agent has also clarified that the building would be used as a hobbies and interests room and for guest accommodation, and there is no suggestion it would be used for business purposes.

#### 1.6 Other relevant background information

1.6.1 None.

## **2. DETAILS OF PLANNING HISTORY:**

2.1 None of direct relevance to the current application.

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy RD3** – Extensions and alterations to existing dwellings

**Policy VOE2** – Area of Outstanding natural Beauty and Area of Outstanding Beauty

3.2 Supplementary Planning Guidance

SPG Residential Development

SPG Access for all

SPG Residential Space Standards

## SPG Parking Standards in New Development

### 3.3 Government Policy / Guidance

Planning Policy Wales Edition 9 November 2016  
Development Control Manual

## 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

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 relates specifically to the extension and alteration of existing dwellings, and states that these will be supported subject to compliance with detailed criteria.

Policy RD1 supports development proposals within development boundaries providing a range of impact tests are met.

The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

The principle of appropriate extensions and alterations to existing dwellings, including the development of ancillary buildings is therefore acceptable. The assessment of the specific impacts of the development proposed 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 a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

Criteria iii) of Policy RD3 requires that a proposal does not represent an overdevelopment of the site.

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 vi) of Policy RD1 requires that development proposals do not affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

Planning Policy Wales section 5.3 refers to considerations to be given to conserving landscape and biodiversity, and in respect of statutory designations such as AONBs, confirms the primary objective for designation is the conservation and enhancement of their natural beauty, whilst noting the need to have regard to the economic and social well-being of these areas.

There are no representations raising visual amenity issues from any neighbouring properties. The Community Council have objected to the proposal on the grounds that the proposed building is too large, would constitute an over-development of the site, would have a visual impact on the AONB, and that the finishing materials would be out of keeping with the existing property.

As noted in the report, the proposal is for a detached single storey ancillary building with a hipped roof within the substantial residential curtilage of a large existing two storey dwelling. Respectfully, in this context, the proposed ancillary building would clearly be subordinate in scale and form to the main dwellinghouse.

The building is proposed to be finished with timber clad walls and a slate roof. Whilst the main dwelling is a brick structure, Officers consider the materials proposed are in no way inappropriate for an ancillary building as they reflect what are often used on such domestic structures.

It is also to be noted that the rear garden is terraced, and the outbuilding would be sited on the lower tier, which is below the main dwelling and upper garden area. The difference in ground levels and the existing boundary treatments and planting, and proposed additional screening would ensure the building is well screened, and as the site is also set back from the main public highway with dwellings to the north and west, it would not be clearly visible from any public vantage points.

Whilst the site itself is outside the AONB, it immediately abuts the boundary of that area. However, for the reasons outlined, as the building would be sited within the residential garden area, in the corner of the site on the lower tier garden area, adjacent to an existing summerhouse, Officers do not consider the proposal would adversely affect the character or setting of the AONB, and there is no conflict with the requirements of Policy VOE2 of the Development Plan.

Overall, having regard to the design, siting, scale, massing and materials of the proposed building 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 general compliance with the policies listed above.

#### 4.2.3 Residential Amenity

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.

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.

The Residential Development SPG (2016) states that no more than 75% of a residential property should be covered by buildings.

The Residential Space Standards SPG specifies that 40m<sup>2</sup> of private external amenity space should be provided as a minimum standard for residential dwellings.

In relation to the residential amenity considerations, the Community Council have expressed concerns that the building would represent an overdevelopment of the site.



The proposed building would be sited in the rear garden near the boundary with the properties Cae Haf and Bod Alw to the west / south west. The nearest part of the building to these dwellings would be approximately 21m (Cae Haf) and 18m (Bod Alw). There are established hedges along these boundaries which offer effective screening. The combination of the detailing of the building and the landform / landscaping is such that the proposal would not adversely impact on the residential amenity of the occupiers of these properties.

It is clear from the plans that even with the new building in place, extensive external amenity space would remain around Wadham House (way in excess of the 40sq. m figure in the Residential Space Standards SPG), and the proportion of the site covered by buildings would be well below the 75% guide referred to in the Residential Development SPG.

Overall, 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 general compliance with the policies listed above.

### Other matters

#### Commercial use of the property

Whilst the Community Council raise concerns over the proposed use of the building as a business property, it is to be noted that the application is put forward as a householder application, and seeks permission for a building to be used for ancillary domestic purposes. If permission is granted, a planning condition can be applied to restrict the use of the building to purposes ancillary to the use of the dwellinghouse only.

#### 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 principles of sustainability are promoted in the Local Development Plan and its policies and are taken into account in the consideration of development proposals. 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 respecting the Community Council's concerns, having due regard to the detailing of the proposals, the relationship with adjacent development and the limited extent to which the building would be visible from any public viewpoints, it is not considered that there are any reasonable grounds for resisting the grant of permission.

**RECOMMENDATION: GRANT-** for the following reasons:-

1. The development to which this permission relates shall be begun no later than .....insert DATE (5 years)
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 (Drawing No. 3) received 10 May 2017
  - (ii) Proposed floor plans (Drawing No. 2) received 10 May 2017
  - (iii) Existing and proposed site plans (Drawing No. 1) received 10 May 2017
  - (iv) Location plan received 10 May 2017
3. The building hereby permitted shall be used solely for purposes ancillary to the residential use of the dwelling known as Wadham House and shall not be used as an independent residential unit or for any commercial use.

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.
3. For the avoidance of doubt and in the interests of residential amenity.