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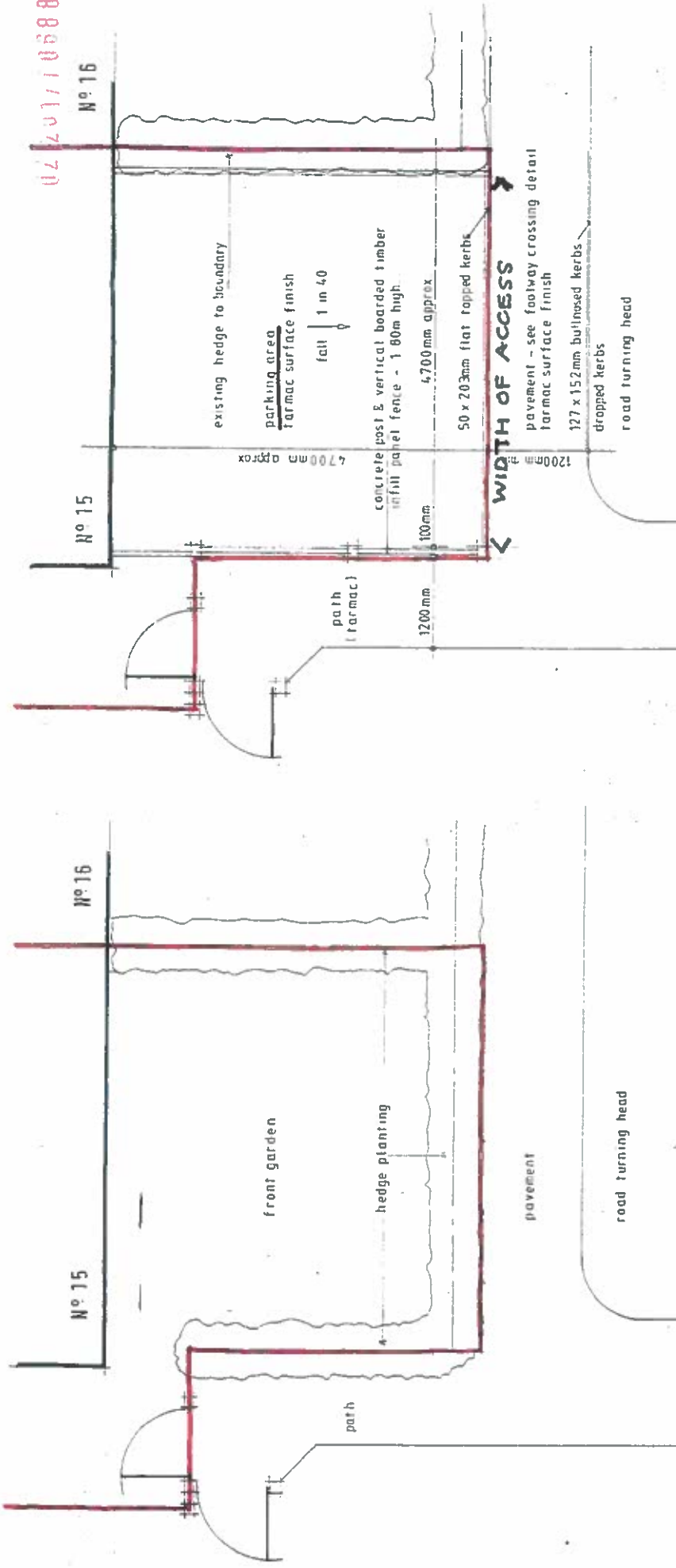
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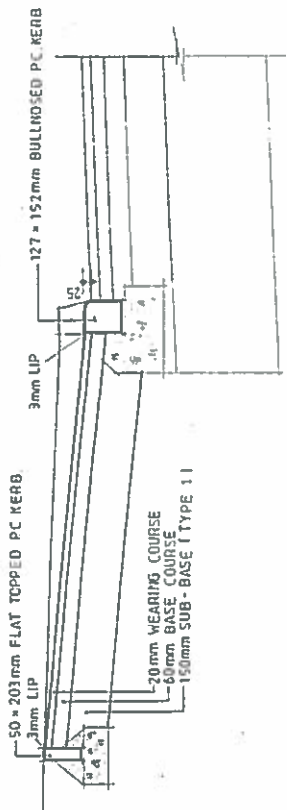
U2201/10888/PF

SITE PLAN



PROPOSED SITE LAYOUT PLAN
1:50

EXISTING SITE LAYOUT PLAN
1:50



VEHICULAR CROSSING
1:20

- Footway/Vehicular Crossing Construction**
- Slab - 3mm thick slurry bed complying with the requirements of M4AS.
 - Wearing Course - 20mm consolidated thickness of Dense Wearing Course Macadam complying with Clause 7.5 BS 4987 Part 1 & 2; 1993, 6mm nominal size aggregate, 300 pen binder.
 - Base course - 60mm consolidated thickness of Dense Base Course Macadam complying with Clause 6.5 BS 4987 Part 1 & 2; 1993, 20mm nominal size aggregate, 200 pen binder.
 - Sub-Base - 150mm thickness of granular sub-base material Type 1 complying with Clause 6.03 of the SHW.
 - Kerbs - 51 x 203 mm flat topped edging kerb on 12mm 4:3 cement/sand mortar bedding on 250 x 100 mm Class ST1 concrete base and haunching.
 - 127 x 152mm bull-nosed precast concrete kerbs on 12mm 1:3 cement/sand mortar bedding on 250 x 150mm Class ST1 concrete base and haunching.



MATISCHOK & ROSS
architectural services

project title
No 15, HAULFRYN, RUTHIN

drawing title
Existing & Proposed Site Plans

project no.	0728	drawing no.	1	revision	
date	10-07-17	scale	1:50, 1:20	drawn by	PM

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WARD : Ruthin

WARD MEMBER(S): Cllrs Bobby Feeley, Huw Hilditch Roberts and Emrys Wynn (c)

APPLICATION NO: 02/2017/0688/ PF

PROPOSAL: Formation of vehicular access and parking area to front of dwelling

LOCATION: 15 Haulfryn Ruthin

APPLICANT: Miss Emily Owen

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 – 4 or more objections received

CONSULTATION RESPONSES:

RUTHIN TOWN COUNCIL
"No objections"

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer
No objection. The loss of on-street parking has been considered and is not a highway safety concern. Separate Highway consent will be required to construct the vehicular footway crossing.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Philip McLaren, 10 Haulfryn, Ruthin (O)
Mrs. A. L. Edwards, 17 Haulfryn Ruthin (O)
Mrs G Vaughan, 20 Haulfryn, Ruthin (O)
P. M. Thomas, 8, Haulfryn, Ruthin (O)

Summary of planning based representations in objection:

Highway impacts

Inappropriate for a cul de sac, will adversely affect vehicular access along the road and reduce turning space / will reduce the availability of on-street parking to other residents of Haulfryn - already difficult to park on the estate, and the proposal will force neighbours to have to park further away from their houses.

EXPIRY DATE OF APPLICATION: 06/09/2017

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 is for the formation of a vehicular access and parking area to the front of the dwelling.
- 1.1.2 The proposal is to remove an existing hedge which currently forms the front boundary to enable vehicles to access the site, and the existing front garden area would be finished with a tarmac surface to form the parking area.
- 1.1.3 A 1.8m fence is proposed along the side boundary adjacent to the path leading to the front door, and the hedge along the side boundary with the adjoining property is proposed to be retained.
- 1.1.4 The basic details can be seen on the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The dwelling is a semi-detached property which occupies a plot at the end of a cul de sac on the Haulfryn housing estate in Ruthin.
- 1.2.2 Some dwellings on the estate are served by private vehicular accesses with off-road parking, although the majority do not have their own vehicular access and driveway / parking area, meaning there are a number of cars parked on the estate road, and along the cul de sac leading to the application site.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Ruthin development boundary as defined in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 Separate highway consent would be required for the construction of the vehicular footway crossing and dropped kerb.

2. DETAILS OF PLANNING HISTORY:

- 2.1 N/A

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 RD1 – Sustainable development and good standard design

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

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' (Section 3.1.3). It advises that material considerations '... must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability' (Section 3.1.4).

The 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 (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 1 Sustainable development and good standard design sets basic tests to be applied to proposals on sites within development boundaries.

The site is located within the development boundary of Ruthin.

The principle of this type of proposal would normally be considered acceptable, subject to consideration of localised impacts, which are referred to in the following sections of the report.

- 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.

The application proposes the formation of a new vehicular access and a parking area within the curtilage of the dwelling. To facilitate the development, the existing hedgerow along the front boundary would be removed and the front garden area would be surfaced with tarmac. A 1.8m fence is proposed to be erected along the side boundary along the path leading to the front door, and the hedge along the side boundary with No.16 is proposed to be retained.

The proposal would have some impact on the visual appearance of the property, but it is not considered this would be unacceptable in this location.

- 4.2.3 Residential amenity
Local Development Plan Policy RD 1 test (vi) seeks to ensure development proposals do no unacceptably affect the amenity of the locality.

Neighbours have raised concerns with the proposal on grounds that it would reduce the availability of on-street parking, which would affect their amenity as it would result in them having to park further from their own homes.

Having regard to the detailing, it is not considered the proposals would directly impact on any individual private vehicular access or dedicated parking space within the curtilage of neighbouring properties. The presence of the access would mean the section of highway immediately in front of the property could not be used for parking purposes, but this is considered a limited impact. As ever it is not possible to ensure any residents have a dedicated parking space close to their dwellings on any public highway, and consequently it is not concluded this is a reasonable residential amenity objection.

4.2.4 Highways

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users; and consideration of the impact of development on the local highway network. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Concerns have been raised by neighbours over the impact of the proposal on the availability of on-street parking, and on access and turning space along the cul de sac.

Highways Officers have raised no objection to the proposal and they have confirmed that the loss of on-street parking has been considered and it is not a highway safety concern.

Whilst respecting the comments of neighbours, in considering an application of this nature Officers consider due account needs to be taken of the advice of key technical consultees in matters of highway safety. The site is situated at the end of a cul de sac and as such there would be no through traffic, and vehicular movements along the highway would be low. Highways Officers have clearly stated that the loss of on-street parking is not a highway safety concern, and therefore Officers would consider that the relevant policy and guidance in relation to highways considerations is met.

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 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 The proposal is for an access and hardstanding to park a vehicle off the road in a housing estate location where the majority of properties do not have vehicular accesses and driveways and there is parking on the public highway.

- 5.2 Neighbours have raised concerns with the proposal as it would reduce the availability of on-street parking, and on the impact on access and turning space along the cul de sac.
- 5.3 Highways Officers have raised no objection to the proposal, and have confirmed the impact on on-street parking has been considered and is not a highway safety concern.
- 5.4 The proposal would result in the loss of a hedgerow along the front boundary, which would alter the appearance of the site, however it would not unduly impact on the character of the site and the surrounding area, and as such the visual amenity impacts of the proposal are not considered unacceptable.
- 5.5 The loss of an on street parking space in front of the property to allow access to the parking area is noted, but there is no legal duty or policy requirement to ensure residents are able to park on the public highway outside their own house, and therefore the proposal does not warrant a refusal on highway or residential amenity grounds.
- 5.6 Whilst Officers recognise the concerns raised by neighbours, the proposal would be in general compliance with relevant policy and guidance and 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 13th September 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 and proposed site plans (Drawing No. 1) received 10 July 2017
 - (ii) Location plan received 10 July 2017

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.