

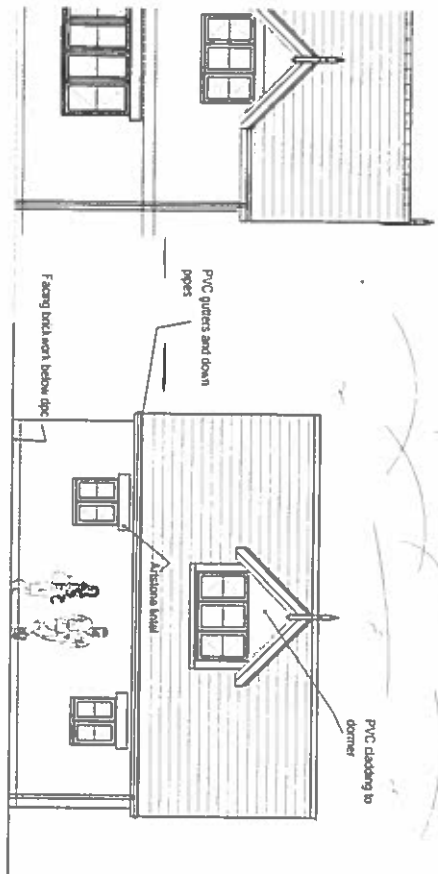
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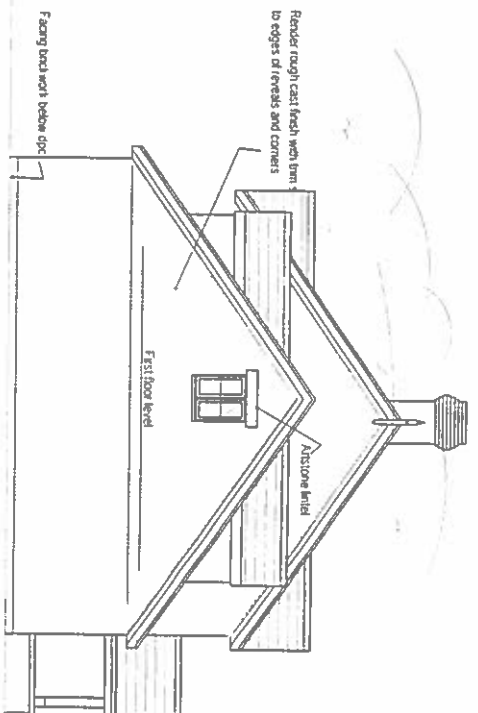
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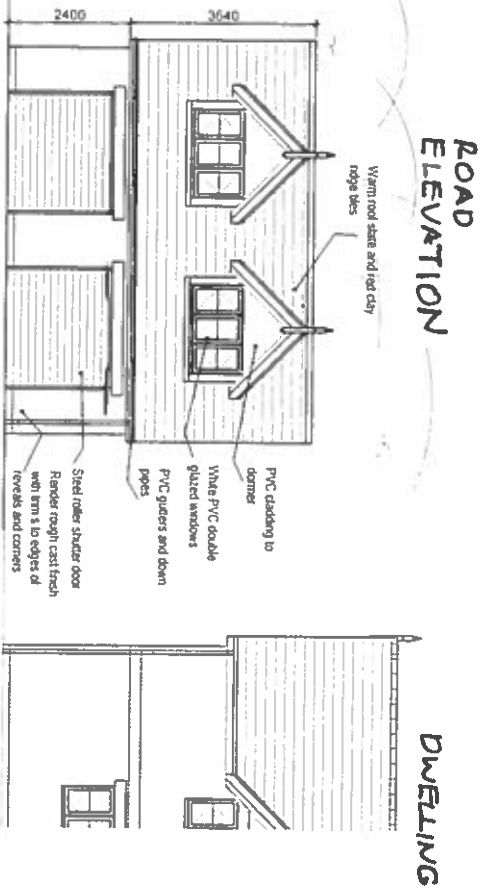
# ELEVATION PLANS



REAR ELEVATION



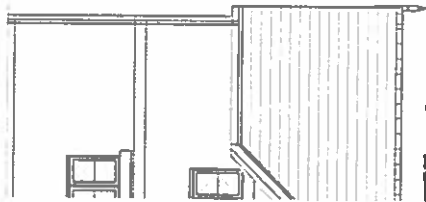
GABLE ELEVATION



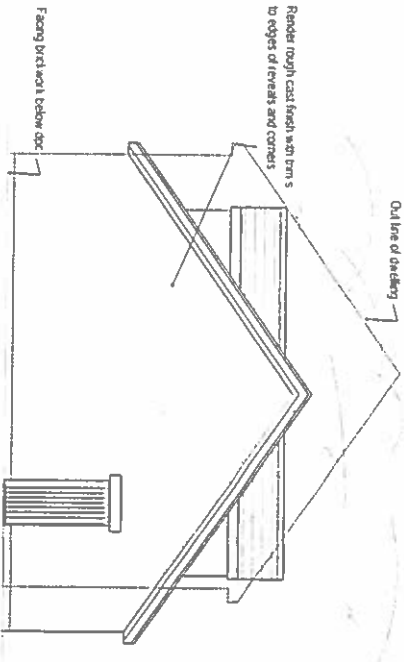
ROAD ELEVATION

FRONT ELEVATION

GARAGE



DWELLING



SIDE ELEVATION

- 7 JUN 2017

PROJECT & CLIENT

NEW GARAGE @ TY MINFFORDD  
ERYRYS, MOLD CH7 4DD.  
FOR SHARON ROBINSON



Chartered Institute of  
Architectural Technologists

DWG. TITLE:

PROPOSED GARAGE  
ELEVATIONS

DWG. No:

001

DATE:

05-2017

REV:

a

SCALE:

1/100

Brian Lewis MCIAT  
Architectural Services

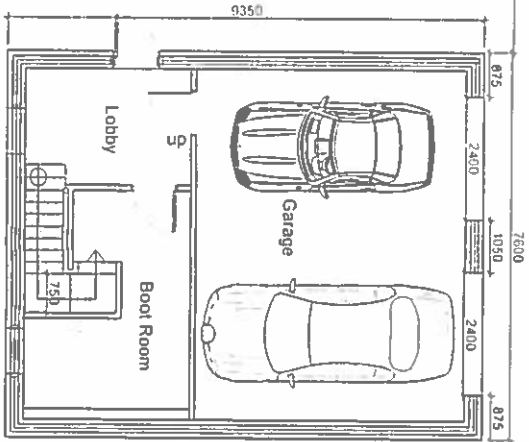
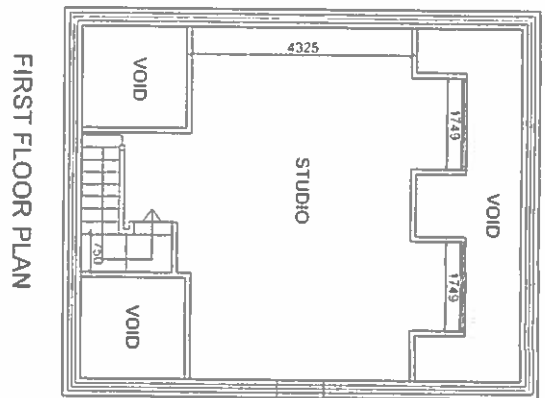
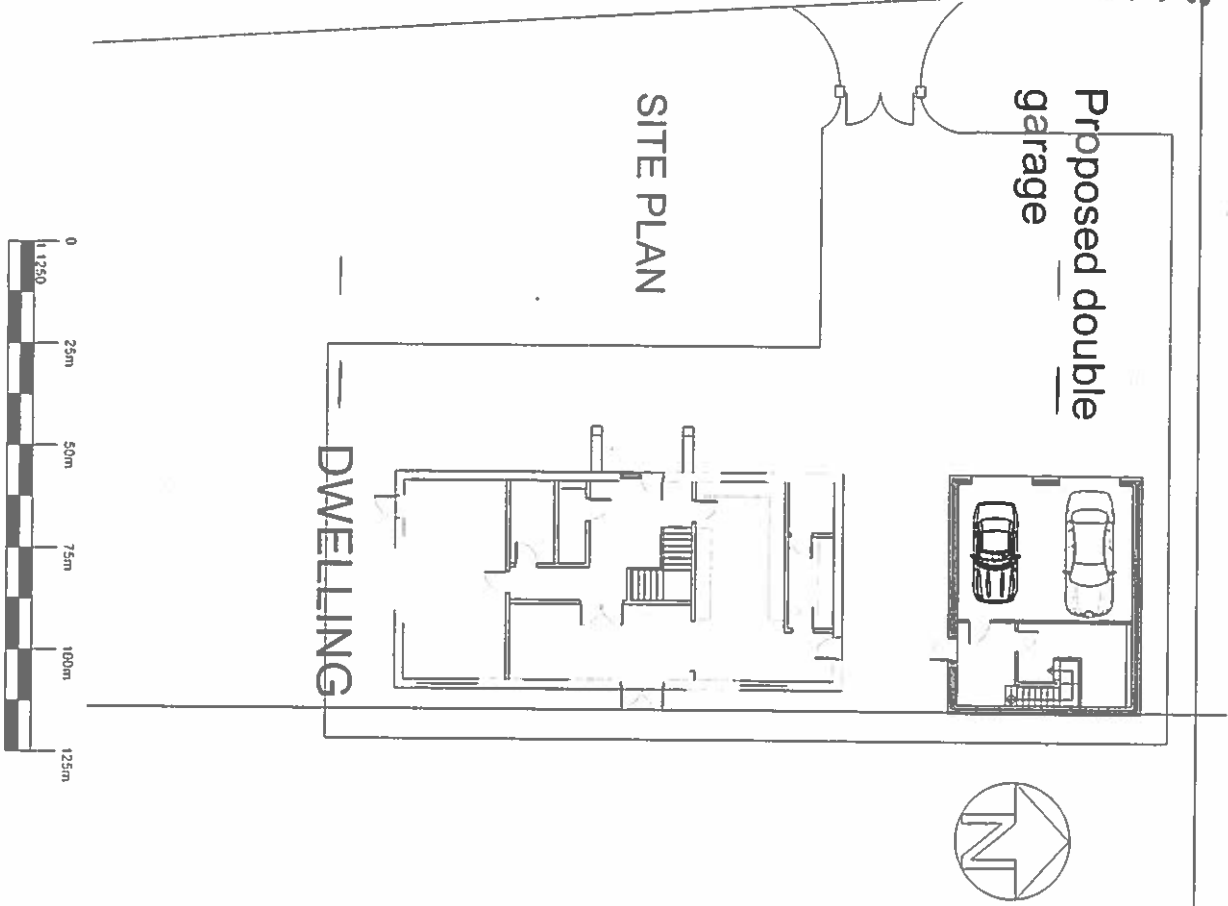
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Email. brian.lewis-architecture@hotmail.co.uk

15 2017/0573/PF



# FLOOR PLANS



- 7 JUN 2017

**PROJECT & CLIENT**

NEW GARAGE @ TY MINFFORDD  
ERYRYS, MOLD CH7 4DD  
FOR SHARON ROBINSON



Chartered Institute of  
Architectural Technologists

**DWG TITLE:**

PROPOSED GARAGE  
PLANS AND ELEVATIONS

**DWG No:**

002

**DATE:**

05-2017

**REV:**

-

**SCALE:**

1/100

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Ruthin, Denbighshire. LL15 2YL

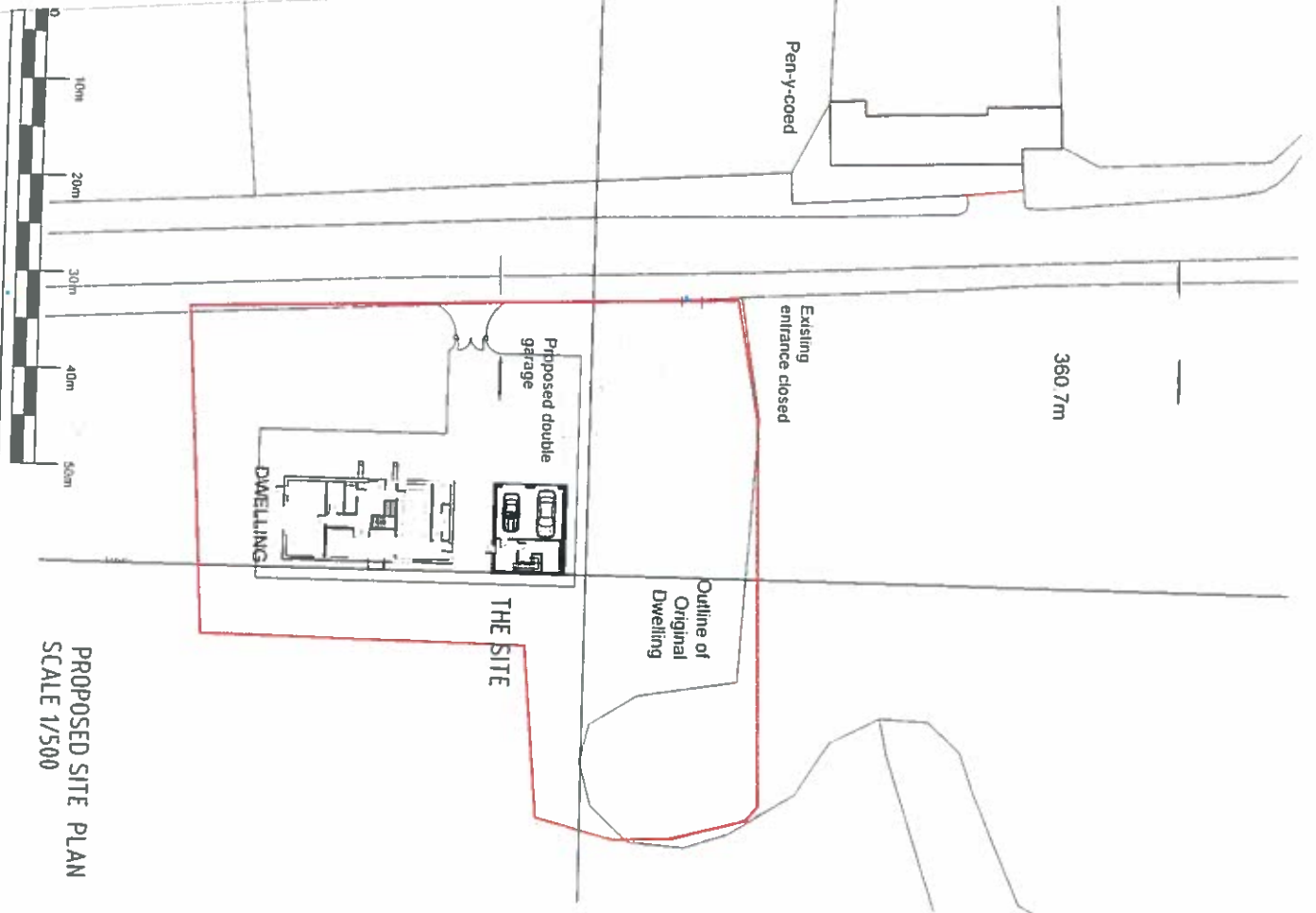
Tel. 01824 704725

Email: brian.lewis-architecture@hotmail.co.uk

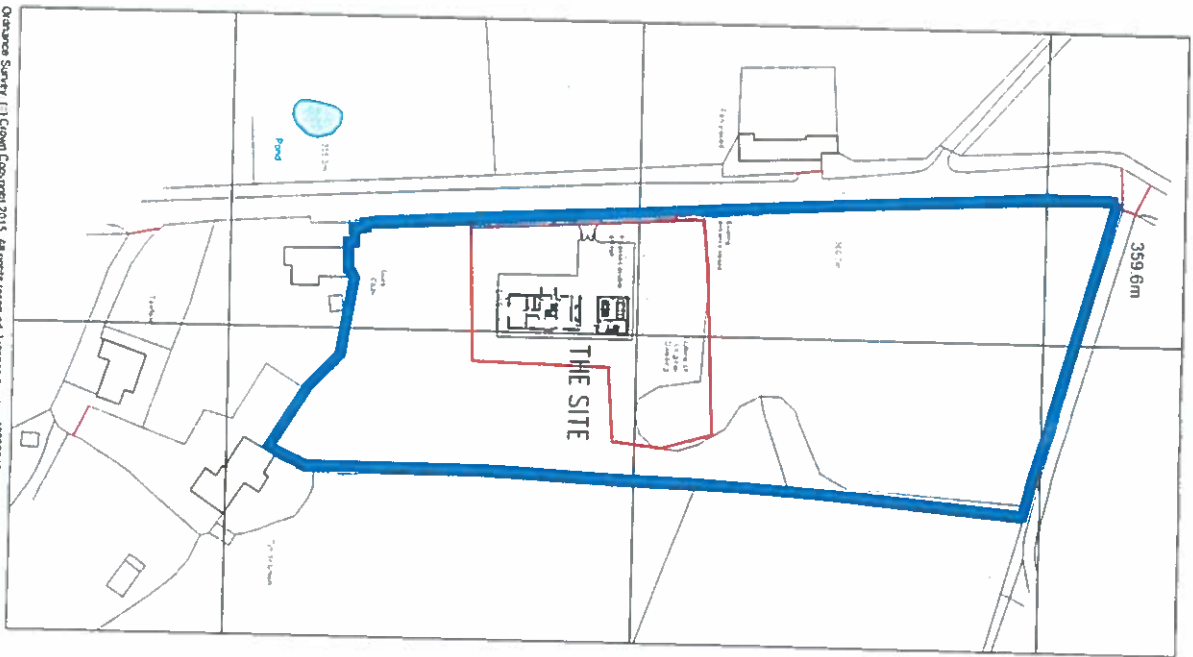
15 2017/0573/PF



# SITE PLAN



PROPOSED SITE PLAN  
SCALE 1/500



EXISTING LOCATION PLAN  
SCALE 1/1250

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15 2017/10573/PF

PROJECT & CLIENT  
NEW GARAGE @ TY MINFFORDD  
ERYRYS, MOLD CH7 4DD.  
FOR SHARON ROBINSON



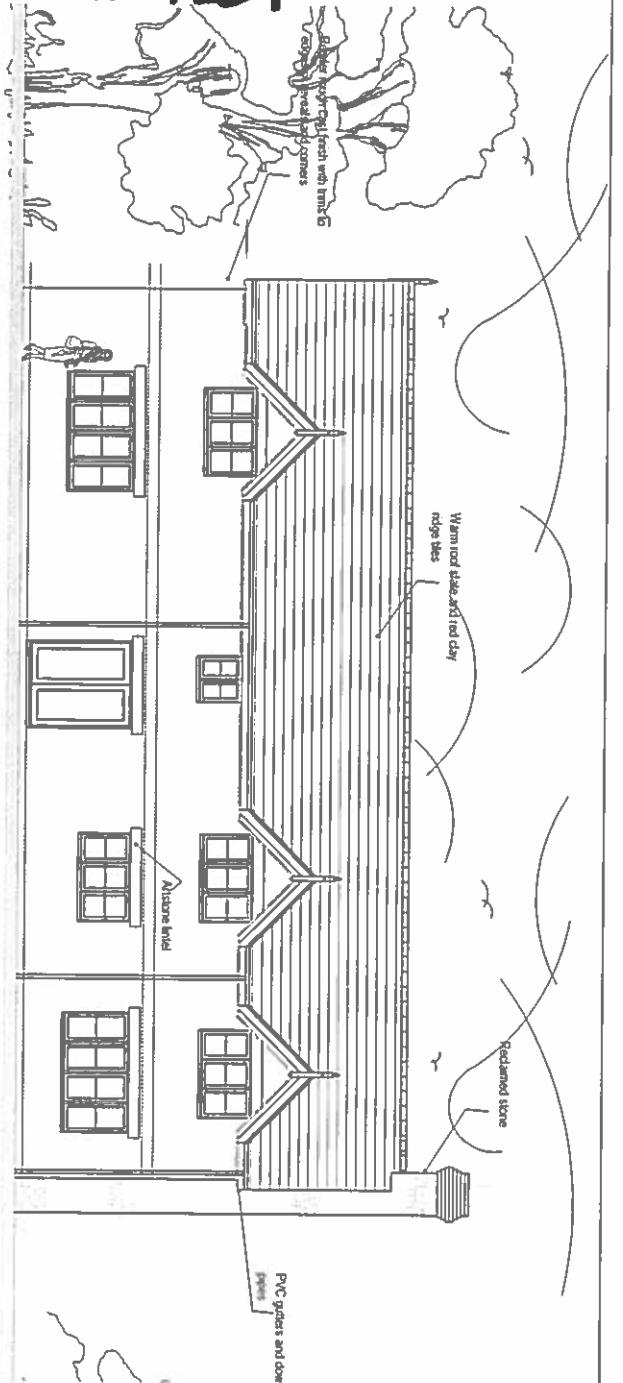
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DWG No	DATE	REV	SCALE
003	05-2017	A	1/500 1/1250

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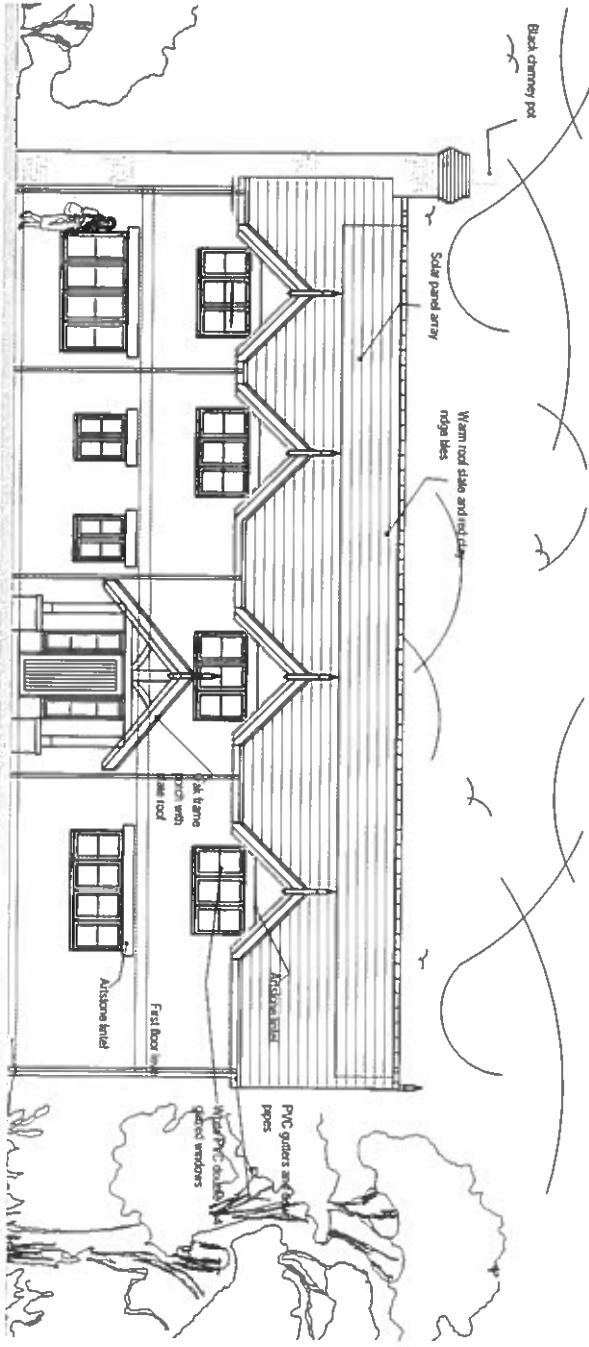




**AS APPROVED DWELLING FOR PLOT**



**REAR ELEVATION**



**FRONT ELEVATION**



10/03/16 Rev C  
 After discussion with Planning officer :-  
 Floor plan area reduced, ridge height reduced  
 Brick arches over openings changed to stone lintels  
 Dwelling relocated and rotated to face road on site

PROJECT & CLIENT  
**REPLACEMENT DWELLING @ PEN Y COED  
 ERYRYS FOR SHARON ROBINSON**



DWG. TITLE:  
**PROPOSED ELEVATIONS**

DWG No:	DATE:	REV:	SCALE:
003	07-2015	C	1/100

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**WARD :** Llanarmon yn Ial

**WARD MEMBER:** Councillor Martyn Holland

**APPLICATION NO:** 15/2017/0573/ PF

**PROPOSAL:** Erection of a detached double garage with first floor accommodation

**LOCATION:** Ty Minffordd Eryrys Mold

**APPLICANT:** Mrs Sharon Robinson

**CONSTRAINTS:** AONB

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

**REASON(S) APPLICATION DELEGATED:**  
**Scheme of Delegation Part 1**

**CONSULTATION RESPONSES:**

**LLANARMON YN IAL**

"Not Supported. Councillors' felt there was no need for accommodation above the garage, as it should stay a single storey building with a lesser pitched roof- being in character. It should remain as just a garage, and not be converted into a dwelling.

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

"The replacement dwelling currently under construction has a significantly greater mass and visual presence than the original dwelling, and the proposed new garage will add to this. The Joint Committee would not wish to see an overdevelopment of this rural site and, in this context, considers that the garage as currently proposed is too large a structure. It is suggested that the footprint should be reduced, the front building line set back behind that of the house, and the roof dormers be replaced with roof-lights. These changes will reduce the scale and mass of the building. In addition, facing the most prominent front and north elevations in traditionally finished natural local stone would help integrate the development into its rural setting."

**RESPONSE TO PUBLICITY: None**

**EXPIRY DATE OF APPLICATION: 15/8/17**

**EXTENSION OF TIME AGREED? N/a**

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

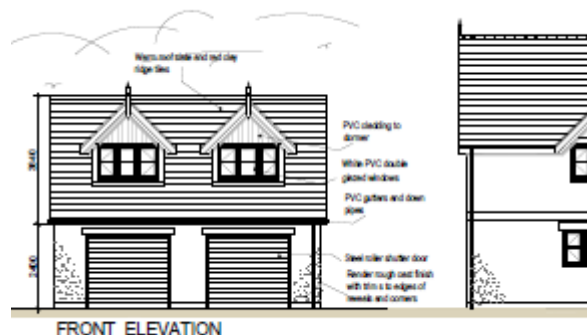
**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 Permission is sought for the erection of a detached garage immediately adjacent to a replacement dwelling which is under construction.
- 1.1.2 The plans show the footprint of the garage would measure 9.3m x 7.6m, and that it would accommodate 2 cars and include a small boot room with a lobby at ground

floor level with stairs to a studio room within the roof area. The proposed external materials are render on the walls and slate on the roofs. The road elevation plans are below and show the relationship with the main dwelling.



## 1.2 Description of site and surroundings

1.2.1 The site is located in the open countryside to the north east of Eryrys, on the east side of the minor road running north towards Maeshafn.

1.2.2 The replacement dwelling consented in 2016 is under construction. This is a detached dwelling measuring 17.6m x 8.5m with rendered walls and a slate roof.

1.2.3 There is scattered development in the area, with a number of detached dwellings dispersed in a linear manner close to the road.

## 1.3 Relevant planning constraints/considerations

1.3.1 The site is within the AONB.

## 1.4 Relevant planning history

1.4.1 Permission was granted for the house in 2016. The construction work is ongoing.

## 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:

15/2016/0009

Erection of replacement dwelling.

GRANTED at Planning Committee . Decision dated 18/05/2016.

## 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

**Policy ASA3** – Parking standards

3.2 Supplementary Planning Guidance

SPG Residential Development

SPG Residential Space Standards

SPG Parking Standards in New Development

#### 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 including AONB
- 4.1.3 Residential amenity

##### Other matters

4.2 In relation to the main planning considerations:

- 4.2.1 Principle  
Policy RD 3 advises that the extension or alteration of dwellings will be supported subject to compliance with detailed criteria. Whilst the proposal relates to a detached garage the principles to be applied are considered to be the same as for extensions.

With regard to the Community Council's comments regarding the need for additional accommodation, there is no planning policy requirement for an applicant to demonstrate need for extensions and ancillary buildings. The application is for a new build garage and not for the conversion / extension of an existing single storey building as implied in the Community Council's response.

It is considered therefore that the proposal to erect a domestic garage within the curtilage of a dwelling is acceptable in principle with regard to planning policy. The issues are the acceptability of the detailing which are reviewed in the following sections of the report.

- 4.2.2 Visual Amenity  
Criteria i) of Policy RD 3 the scale and form of the proposed extension or alteration is 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 proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building. Policy VOE2 seeks to protect the character of the AONB.

The AONB committee consider that the proposal would be too large, should be reduced in scale, and should be constructed in stone, but do not indicate what the impact / harm upon the AONB would be from the development proposed.

The garage would be clearly smaller in scale than the adjacent dwelling – approximately 6 metres in height, some 1.8m lower than the approved ridge height of the dwelling. It would replicate features on the dwelling. Materials would match those on the dwelling.

Having regard to the design, siting, scale, massing and materials of the proposed extension, in relation to the character and appearance of the replacement 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. With respect to the AONB committee comments, it is considered the starting point for assessment of the proposal has to be the approved replacement dwelling and not the development which previously occupied the site. The garage will appear clearly subordinate to the replacement dwelling. The approved dwelling will have rendered walls, so the use of stone on the garage, as suggested, would not be consistent with the main building to which it relates.

It is not considered that the proposal would have a detrimental impact upon the character of the AONB.

#### 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. 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.

There are no representations on residential amenity issues.

The proposal is not located adjacent to any other dwellings. A large residential curtilage would remain after the garage is built.

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

##### 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 proposal is considered to be acceptable 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) Proposed Elevations (Dwg. No. 001 Rev a) received 7 June 2017.
  - (ii) Proposed Floor & Site Plan (Dwg. No. 002) received 7 June 2017
  - (iii) Site & Location Plan (Dwg. No. 003 Rev A) received 21 June 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.