

43/2017/0541  
 Scale: 1:1250

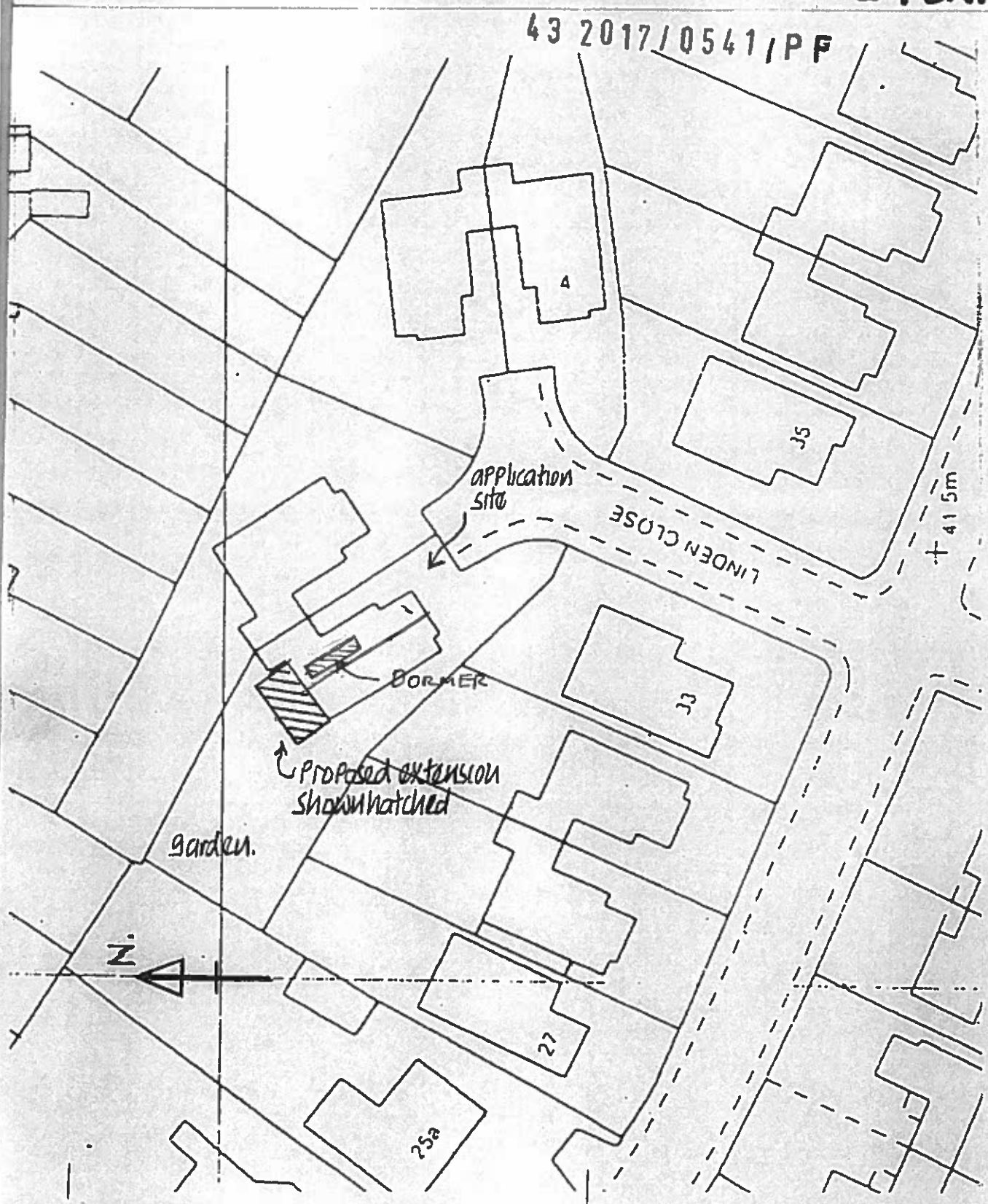
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# SITE PLAN

43 2017/0541/PF

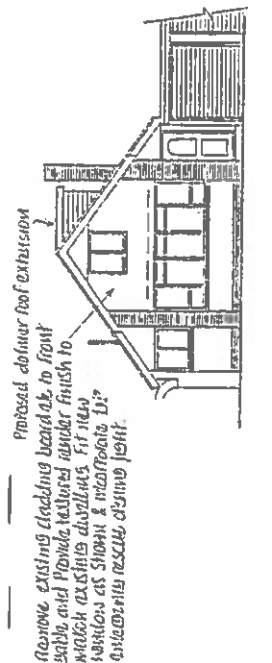
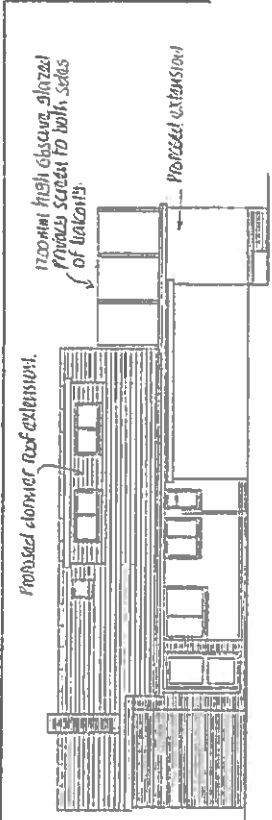


Site Plan ~ 1 Linden Close 1500 DUG Proposed.

DENBIGHSHIRE COUNTY COUNCIL  
30 MAY 2017  
PLANNING SERVICES



# PROPOSED PLANS



Proposed external finishes of extension and original All as described on D63

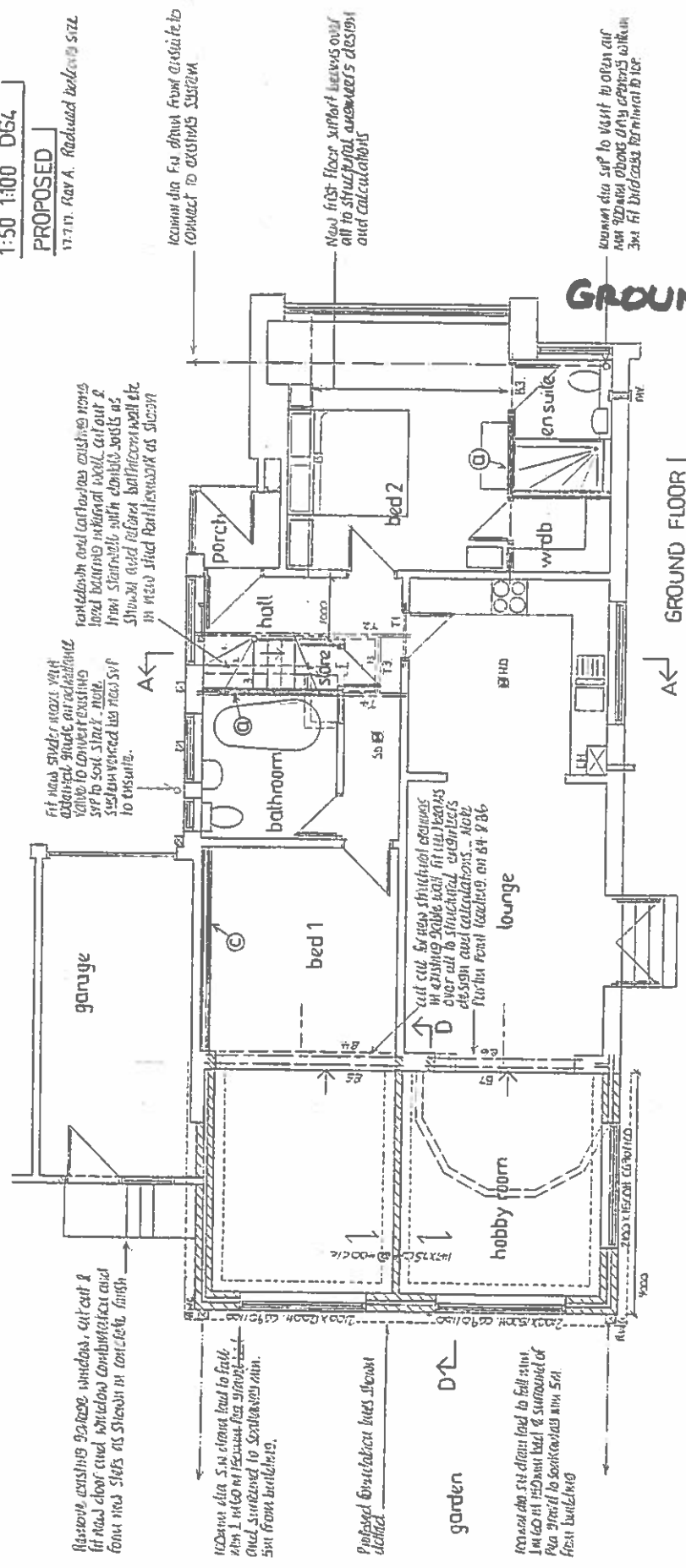
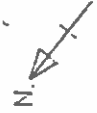
1 LINDEN CLOSE  
1:50 1:100 D64

PROPOSED

17.7.17. Rev A. Reduced to current size

NORTH EAST

SOUTH EAST



Fit new square wood with aluminium window and aluminium sash to suit existing sash windows in this sash.

Remove and replace existing new local beams in front wall cut out 2 front stairs with external wall as shown and replace bathroom wall etc in new steel reinforcement as shown.

Remove existing garage window, cut out & fit new door and window combination and form new steps as shown in concrete finish.

Remove area 5m above level to level 1.100m in rear wall for structural and surround to surrounding area.

Proposed structural lines shown

garden

Remove area 5m above level to level 1.100m in rear wall & surround of rear porch to surrounding area 5m.

## GROUND FLOOR

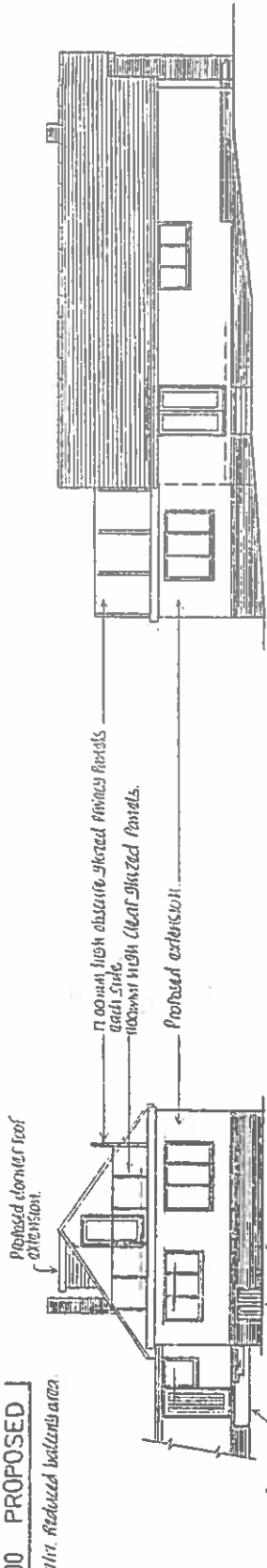
New first floor without beams and all to structural engineer's design and calculations

Remove area 5m to level to level 1.100m in rear wall & surround of rear porch to surrounding area 5m.



# PROPOSED PLANS

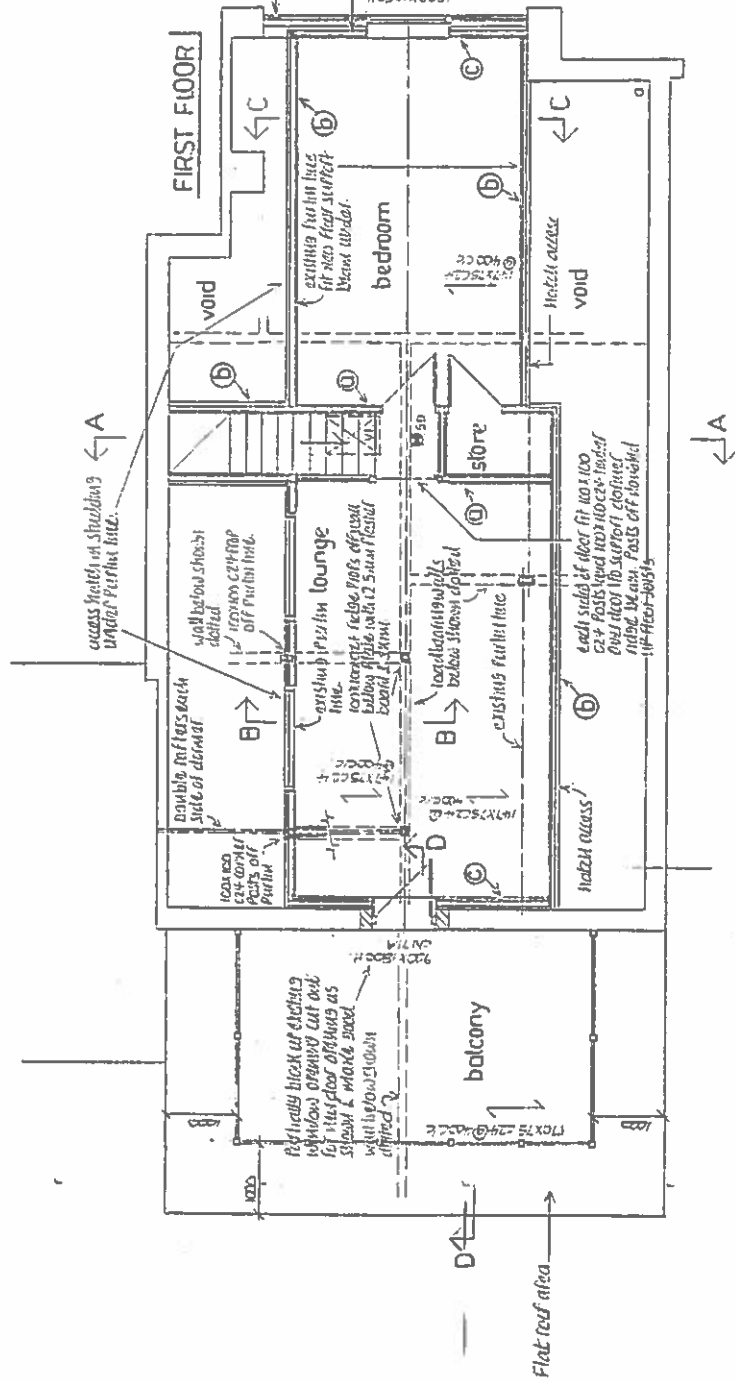
1 LINDEN CLOSE DG 3  
 1:50 1:100 PROPOSED  
 Rev A. 17/11/11. Reduced balcony area



Proposed external finishes of existing roof, grey timber membranes, brick wire fascias etc.  
 walls treated render and facing brick finish to match existing.  
 window face & doors to be brown like Cladding Exterior  
 Doors and windows white uPVC double glazed units to match existing.

existing timber boarding to front area and render to match existing with 7mm sash let water on ss. unbranded metal led on breaching membrane on metal external zinc recess.  
 existing board across inside roof is 2x100 timber supporting rafters 2x100 floor boarder boarding due to be same. Timber boarding removed in existing cut out and fitted in new in existing timber clad frame as shown.  
 vl doors to be 200x550mm wide metal 100 height fitted over stairwell.

## FIRST FLOOR



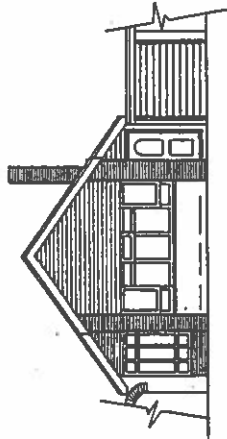
access hatch in stairwell under front line.  
 wall below stairs dotted off front line.  
 existing timber boarding to front area and render to match existing with 7mm sash let water on ss. unbranded metal led on breaching membrane on metal external zinc recess.  
 existing board across inside roof is 2x100 timber supporting rafters 2x100 floor boarder boarding due to be same. Timber boarding removed in existing cut out and fitted in new in existing timber clad frame as shown.  
 vl doors to be 200x550mm wide metal 100 height fitted over stairwell.



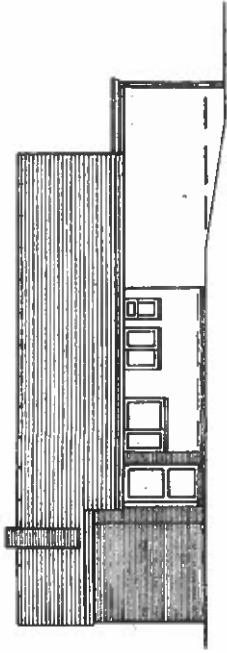


43 2017/0541/PF

# EXISTING PLANS

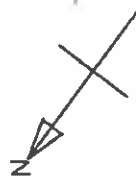


SOUTH EAST



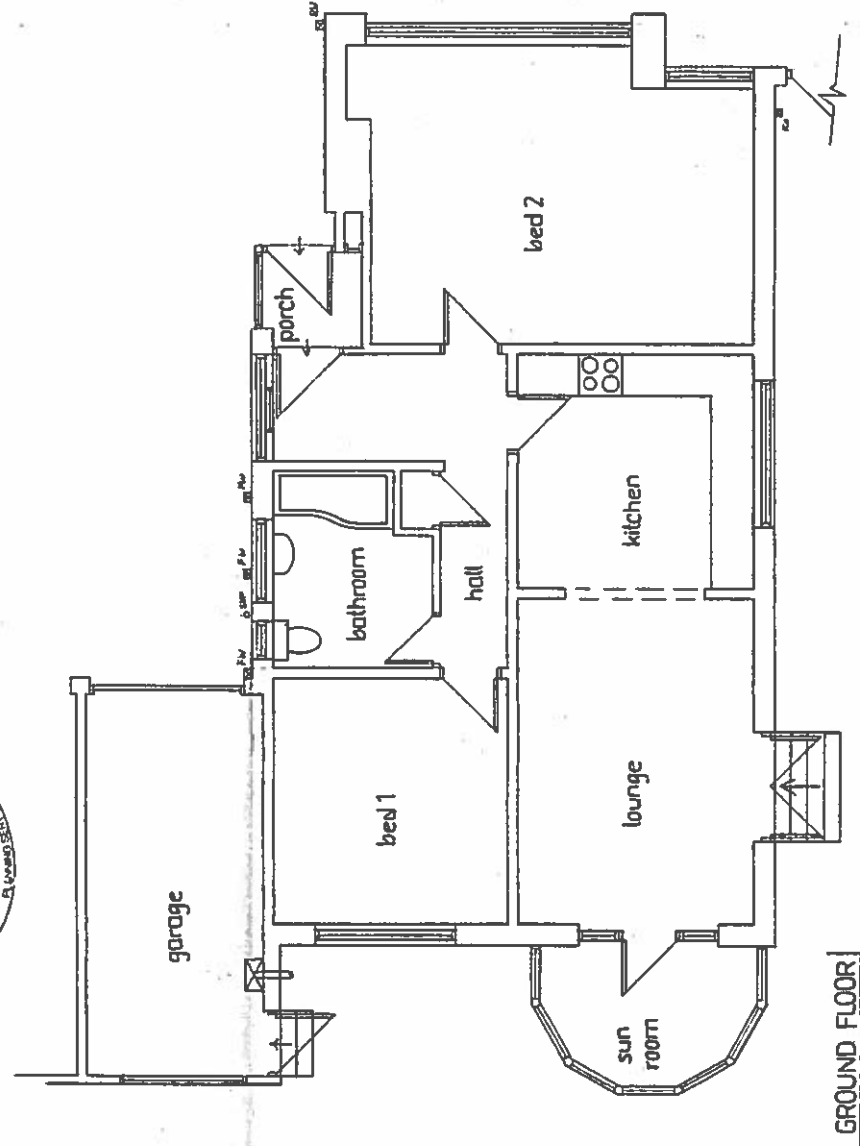
NORTH EAST

LEASING TO SIR RODRIGUEZ  
LEWIS AND CLIVE COUNTY COUNCIL  
30 MAY 2017  
A/0000055555



1 LINDEN CLOSE  
DG1 1:50 1:100  
EXISTING

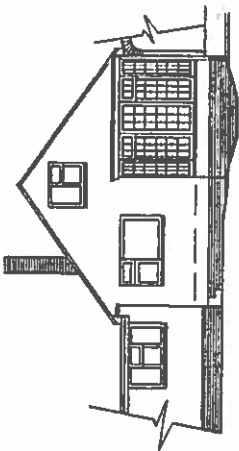
## GROUND FLOOR



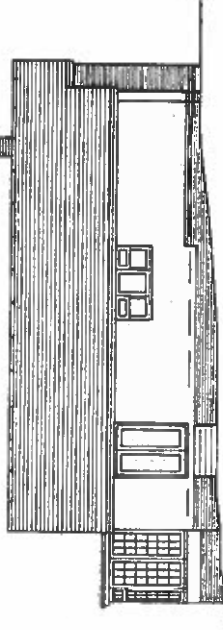
GROUND FLOOR



43 2017/0541/PF



NORTH WEST

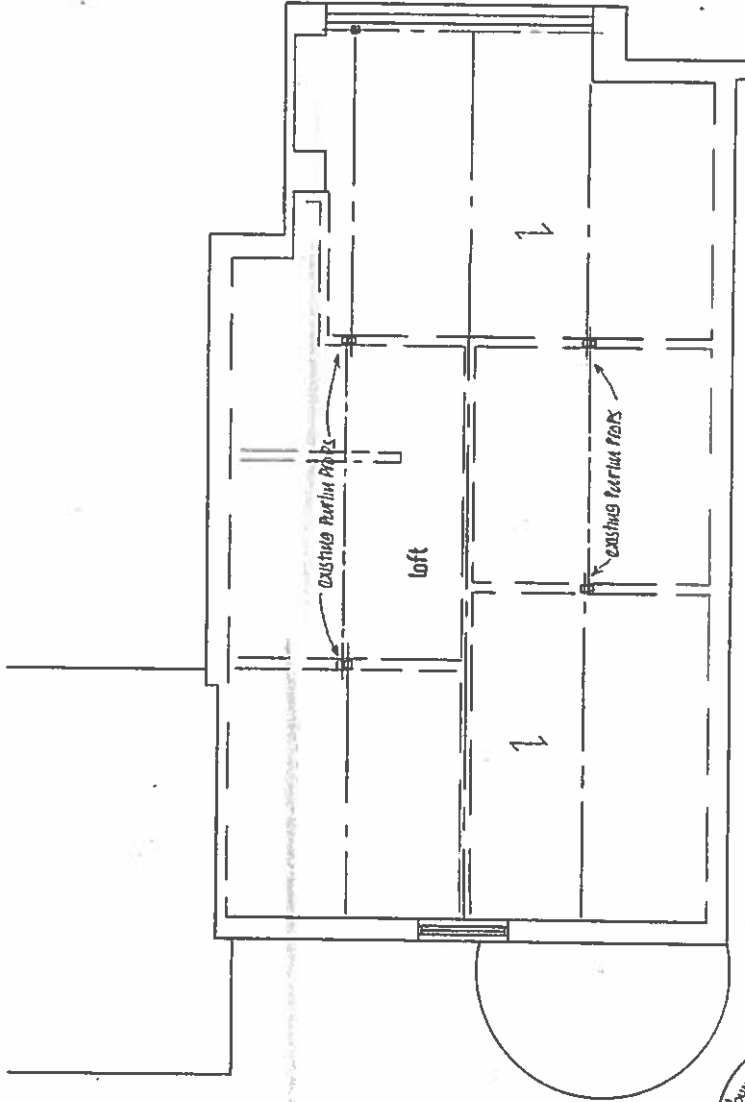


SOUTH WEST



# EXISTING PLANS

## FIRST FLOOR



ROOF PLAN



1 LINDEN CLOSE  
DG2 1:50 1:100  
EXISTING



**WARD :** Prestatyn East

**WARD MEMBER(S):** Cllrs Anton Sampson and Julian Thompson Hill (c)

**APPLICATION NO:** 43/2017/0541/ PF

**PROPOSAL:** Alterations and extensions to dwelling

**LOCATION:** 1 Linden Close Prestatyn

**APPLICANT:** Mr Steve O'Donnell-Roberts

**CONSTRAINTS:** Article 4 Direction

**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
- Town Council Objection

**CONSULTATION RESPONSES:**

**PRESTATYN TOWN/COMMUNITY COUNCIL**

“Objection- Members commented upon the potential adverse visual impact upon neighbouring properties and detriment to street scene. Reference was also made to possible loss of privacy for neighbouring property.

Chairman reported upon correspondence received from local residents expressing concerns about plans and details would be forwarded to Denbighshire County Council, Planning Authority.”

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Sue Cott, 3, Linden Close, Prestatyn (C)

R. McCully, 16, West Avenue, Prestatyn (O)

F. P. Mellor, 2, Linden Close, Prestatyn (O)

Mr & Mrs J Knox, Corin 31 Linden Walk (C)

Mrs. J. Watkins, 20, West Avenue, Prestatyn (O)

Wayne Harris, 25A Linden Walk, Prestatyn

Mr and Mrs Bone. Jacks Bungalow, 4 Linden Close. Prestatyn

Donal and Moya McCarthy, 25 Linden Walk, Prestatyn

A. Wilkinson, 33 Linden Walk, Prestatyn (O)

Summary of planning based representations in objection:

Character- proposal would be out of keeping with area.

Amenity- proposal would impact on amenity of adjacent occupiers by overlooking.

Dormer and balcony would be visible from neighbouring dwellings.

Over-development- proposal would represent an overdevelopment of the site.

In support

Representations received from:

Mr Jack Smith, 29 Linden Walk, Prestatyn

Summary of planning based representations in support:

Proposal would modernise dated dwelling.

**EXPIRY DATE OF APPLICATION: 24/07/2017**

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

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 Alterations and extensions are proposed to an existing bungalow at 1 Linden Close in Prestatyn.
- 1.1.2 A flat roofed single storey extension is proposed to project 4 metres to the rear across the width of the existing house. Part of the roof of the extension would be utilised as a balcony, which would be set in 1m from all sides and have 1.7m high obscure glazed 'privacy panels' along the sides.
- 1.1.3 A flat roof dormer window is also proposed on the north east facing side of the roof of the existing dwelling. It would facilitate the conversion of the loft space in the bungalow to living accommodation ( a lounge and bedroom).
- 1.1.4 To facilitate the development of the extension to the rear of the dwelling, the existing sun room would be removed.
- 1.1.5 The proposals can best be appreciated from the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The semi-detached bungalow is sited in a cul de sac of 4 similar dwellings off Linden Walk in Upper Prestatyn. This is a predominantly residential area characterised by a mix of dwelling types.
- 1.2.2 The dwelling occupies a relatively large plot with over 200 sq metres of garden area to the rear, as a result it has boundaries with several dwellings.
- 1.2.3 The boundary runs along the rear gardens of five adjacent dwellings on Linden Walk to the south of the site, to the attached house No. 2 to the north and to 25a Linden Walk to the west.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Prestatyn.

1.4 Relevant planning history

- 1.4.1 There is no planning history on the site.

1.5 Developments/changes since the original submission

- 1.5.1 The size of the balcony area on the flat roof has been reduced since the original submission.

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:  
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 ASA3** – Parking standards

3.2 Supplementary Planning Guidance  
SPG Residential 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

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 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.

Representations on the visual amenity impacts have been made by adjacent occupiers who are concerned that the dormer and balcony would be out of character with the area and would interrupt views from adjacent dwellings (in the cul de sac). The Town Council comment on impact on the street scene.

The existing dwelling has a flat roof sun room which would be removed to facilitate the rear extension. There is a dormer on one the dwellings off Linden Walk which no. 1 shares a boundary. The dwelling is one of four similar properties on a cul de sac off Linden Walk where there is a mix of dwelling types. There are no landscape designations in the area.

The proposal involves the construction of a small dormer on the north east facing side roof plane of the dwelling. The dormer would have a flat roof and would be finished in materials to match the existing roof. The extension to the rear would have a flat roof, and the walls would be finished in render. The balcony would be framed by glazed panel sides.

As noted, the dwelling is located in an area where there is a mix of dwelling types and sizes. No. 1 Linden Walk and the adjacent group of dwellings on the cul de sac were probably built in the 1970's are of typical 'modern' detailing for that period. A precedent has clearly been set elsewhere for flat roof extensions and dormers in the area, and the proposals are not unique in this context. Having regard to the distances between the property and others nearby, the design, siting, scale, massing and materials of the proposed extensions 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 tests in the policies referred to.

#### 4.2.3 Residential Amenity

Criteria iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site.

Criteria 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 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.

Representations on the residential amenity impacts have been made by adjacent occupiers who are concerned about overlooking of their dwellings and garden areas from the dormers and the balcony proposed over the flat roof extension. Overdevelopment has also been mentioned in representations. The Town Council comment on loss of privacy.

The dormer is proposed to be sited on the northern roof plane, and would face the linked dwelling at No. 2. There are two small windows proposed in the dormer which would serve a first floor lounge area, and these would have a relatively high internal sill level (1.6m). One of the proposed windows would be over the garage and one

would be closer to the front of the dwelling. There are side windows at ground floor level in the attached bungalow, and it is understood that these windows serve a hall and bathroom.

The dwelling and the attached house no. 2 occupy relatively large plots with substantial garden areas to the rear. Consequently, it is not considered that the proposal at No.1 would represent an overdevelopment of the site as the policy requirement for garden depth and space are well exceeded should the extension be permitted.

Whilst concerns have been raised by neighbours over potential overlooking from the proposed dormer and balcony Officers consider it would be difficult to resist the proposal for these reasons:

- In relation to the dormer, owing to its siting and the window detailing it is likely only to impact on no. 2 Linden Close, but the proposed internal cill heights are such that they serve to light the first floor lounge rather than create the potential for direct overlooking. The side elevation of no. 2 does not contain habitable rooms.
- In relation to the balcony:
  - \* If the rear extension is permitted, the dwelling would still have a rear garden depth of at least 16 metres, so reasonable distances would be maintained relative to the rear garden of No. 25a.
  - \* The Agent has sought to address any potential for overlooking of adjoining gardens to the north east (No.2) and south west (Nos 27, 29, and 31) by proposing 1.7 metre obscure glazed screening on the sides of the balcony. It is considered this would go some way to mitigate potential overlooking impacts to the rear of these gardens. However Officers consider that the detailing could be revised to improve this relationship further by providing 1 metre 'returns' of the 1.7m high screen on the north west side on the balcony. A condition can be attached to this effect.

Subject to the above, having regard to the scale, location and design of the proposed development in relation to the site layout and relationship to adjacent dwellings it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in general compliance with the tests of the policies referred to.

#### 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 Having regard to the detailing of the proposals, the potential impacts on the locality, representations and the particular tests of the relevant policies, the application 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) Existing elevations and floor plan (Drawing No. 1) received 30 May 2017
  - (ii) Existing elevations and roof plan (Drawing No. 2) received 30 May 2017
  - (iii) Proposed elevations and first floor plan (Drawing No. 3) Revision A received 20 July 2017
  - (iv) Proposed elevations and ground floor plan (Drawing No. 4) Revision A received 20 July 2017
  - (v) Existing site plan (Drawing No. 5) received 30 May 2017
  - (vi) Proposed site plan (Drawing No. 6) received 30 May 2017
  - (vii) Location plan received 30 May 2017
3. Notwithstanding the submitted plans which show 1 metre high glazed panels on the north west facing elevation of the balcony, the 1.7 metre high obscure glazed panels along the south west and north east sides of the balcony shall be continued in the form of a 1 metre 'return' on each side of the north west elevation, in accordance with such revised detailing as may be submitted for the consideration of the Local Planning Authority. The balcony shall not be brought into use until the written approval of the Local Planning Authority has been obtained to the detailing, and the balcony has been completed in accordance with the approved detailing. The balcony shall be retained at all times as approved in accordance with this condition.

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 interests of the residential amenities of occupiers of adjoining dwellings.

**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.

In relation to condition no. 3, the intention of this condition is to ensure there is no overlooking to the sides of the proposed balcony. The arrangement would be similar to the original plans put forward to the LPA on the 30 May 2017.