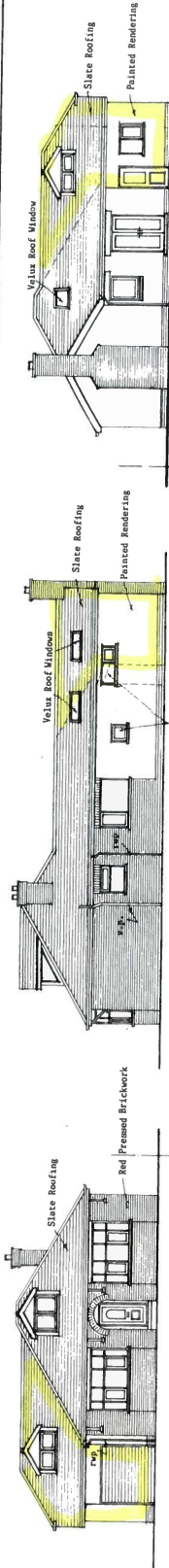




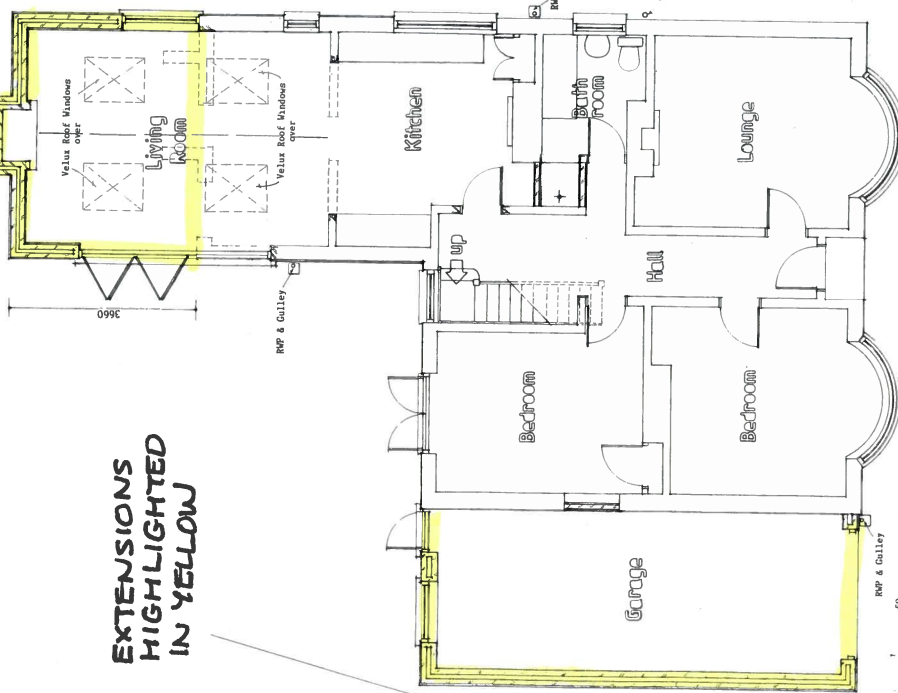
# PROPOSED PLANS



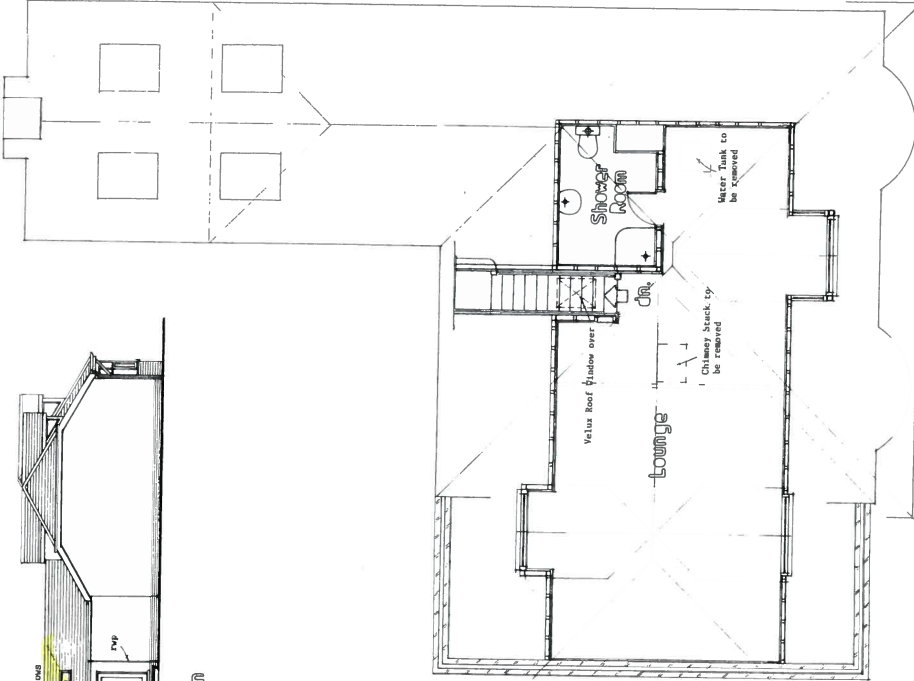
West Elevation

South Elevation

East Elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WYLAS LANE  
SITE PLAN SCALE 1:500

**EXTENSIONS HIGHLIGHTED IN YELLOW**

PROPOSED EXTENSIONS AT DEANSFIELD, WYLAS LANE, RHUDDLAN.  
PLANS AS PROPOSED. SCALES - 1:50, 1:100.

PLAN No. 2097/24-MV/17  
Amended 21/09/17

SEAN E. ROBINSON, ARCHT. (INCORP.),  
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A Member of the Guild of Master Craftsmen.

21 SEP 2017  
BY: [Signature]



**WARD :** Rhuddlan

**WARD MEMBERS:** Councillors Ann Davies ( C)  
Arwel Roberts

**APPLICATION NO:** 44/2017/0705/ PF

**PROPOSAL:** Erection of extensions to side and rear and installation of dormer windows

**LOCATION:** Deansfield Hylas Lane Rhuddlan Rhyl

**APPLICANT:** MrJohn Davies

**CONSTRAINTS:** Conservation Area

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

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Member request for referral to Committee

**CONSULTATION RESPONSES:**

RHUDDLAN TOWN COUNCIL:  
Awaiting response

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objections raised subject to a watching brief being conditioned requiring an appropriately qualified archaeologist to be present during the initial top soil stripping and foundation excavations.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mr R Griffiths and Mrs J Beattie, Fron Haul, Hylas Lane  
Ms Christine Wynne, The Chateau, Hylas Lane

Summary of planning based representations in objection:

Impact upon residential amenity by way of loss of privacy and loss of light

Impact upon character of the area as a result of the design not being in keeping with the surrounding area.

**EXPIRY DATE OF APPLICATION: 11/10/2017**

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

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

## 1. THE PROPOSAL:

### 1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of a side extension and rear extension to the dwelling 'Deansfield' on Hylas Lane, Rhuddlan.
- 1.1.2 **The side extension** would be on the north side of the dwelling and would measure 3.5 metres in width, and 8.7 metres in length. The ridge line would be approximately 300mm lower than the existing ridge, and would have a small hipped roof on the north facing end. It would include a small dormer in the roofspace to facilitate the use of that area as an upstairs living room. This would be complimented by a larger dormer in the existing roof. Both dormers would face onto the highway. A third dormer would be added to the rear roof plane.
- 1.1.3 **The rear extension** would be single storey and project from an existing 'outrigger' by 3.6 metres. It would be 4.8 metres wide, and have a standard pitched roof, with the ridge line matching that of the existing dwelling. On the south elevation running parallel to the boundary of the property 'The Chateau' there would be two small obscure glazed windows, one a high level window. The east elevation would feature a gable, with chimney. The north elevation would feature bi-fold doors that would open out onto the private garden area. 4 roof lights would be inserted into the roof – two on the north facing roof plane, and two on the south facing roof plane.
- 1.1.4 Materials would be roof tiles to match the existing, and render on the external elevations of the extensions.

### 1.2 Description of site and surroundings

- 1.2.1 The dwelling to be extended is a single storey inter-war bungalow. It has two large bay type windows on the elevation facing the road. It is constructed of brick with a red tile roof, which is pyramidal in design.
- 1.2.2 Parking is located to the front, and private garden area to the back.
- 1.2.3 There are dwellings to the south and north of the site, with garages located to the east. The dwelling immediately to the south 'The Chateau' is at a higher level than Deansfield.
- 1.2.4 There is a mix of dwelling types and designs in the area.

### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Rhuddlan Conservation Area, and within an area of archaeological sensitivity.

### 1.4 Relevant planning history

- 1.4.1 None

### 1.5 Developments/changes since the original submission

- 1.5.1 Since the application was initially submitted, the agent has amended the proposal to include the roof lights as described in the preceding paragraphs.

### 1.6 Other relevant background information

- 1.6.1 In response to the comments received from neighbouring properties the agent has submitted a rebuttal which states that in his opinion the proposal is acceptable in terms of scale and design and would not impact detrimentally upon the amenity of the neighbours.

## 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

**Policy VOE1** – Key areas of importance

3.2 Supplementary Planning Guidance

SPG Residential Development

SPG Residential Space Standards

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 Archaeology

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.

These are that the scale and form is subordinate to the original dwelling or the dwelling as it was 20 years before the making of the application; the proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building; and the proposal does not represent an overdevelopment of the site.

Policy RD1 supports development proposals within development boundaries providing a range of standard 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 neighbouring residents. They have raised concerns that the proposed extension would be out of character with the area in terms of scale and design, and the choice of render for the external walls.

The proposed extensions would add an additional 3.5 metres to the width of the original dwelling, and an additional 3.6 metres to the depth of part of the property. The proposed roof ridge lines would not exceed those of the existing roofs, and the detailing includes a small hipped feature to the northern elevation. The wall materials are proposed as a render finish.

With respect to the comments of the neighbours, in visual amenity terms, it is not considered the proposals are in conflict with the basic tests of the main policy relating to extensions. The scale and form of the extensions are subordinate to the original / existing dwelling. The proposals appear to be sympathetic in design, scale, massing and materials to the character and appearance of the existing building. The proposals do not represent an overdevelopment of the site. 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 neighbouring residents who raise concerns that the proposed extension would block light from their properties, and would introduce an unacceptable degree of overlooking from the proposed rear dormer and ground floor windows to the southern elevation of the rear extension.

The proposal introduces a rear facing dormer to the eastern elevation and two obscure glazed windows to the southern elevation. In respect of these, in Officers' opinion, the rear dormer is designed as a 'high level' window that would not readily afford views into the neighbouring gardens, and any view to the south would be obscured by the roof of the rear extension. In any event, if views into gardens were possible, the degree of overlooking is not considered noticeably different from what is usually experienced in residential area. Further, the two ground floor windows to the southern elevation, whilst visible from the property 'The Chateau', are not likely to result in a detrimental impact upon the amenity of neighbouring properties, given their design and obscure glazing. Concerns relating to loss of light/overshadowing are noted, but having regard to the height of the extensions, and relationship to neighbouring properties, it is considered unlikely that there would be a detrimental level of overshadowing or perception of overbearing development resulting from the proposal.

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 tests of the policies referred to.

#### 4.2.4 Archaeology:

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales 9, Chapter 6.5.5 – 6.5.9 provides basic guidance on the considerations to be applied to the conservation of archaeological remains and their settings, whether these remains are scheduled or not, and contains a presumption in favour of their physical protection in situ.

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a local planning authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

The proposed new extensions are located within the medieval historic core of Rhuddlan and immediately opposite the scheduled monument of Rhuddlan Castle. The potential for any sub-surface archaeology here is unknown, but evaluation work and excavation to the west at Hillview has recently located medieval and post medieval pits with associated ditched boundaries. Similar archaeology is anticipated at 'Deansfield' with some potential for additional prehistoric and later archaeology similar to the deposits found to the south at Castle Hill and on the former Abbey Nurseries site.

Clwyd Powys Archaeological Trust have requested that as a result a watching brief is maintained during the excavation of the foundations of the new outbuilding to record any archaeological features that are revealed.

On the basis of the watching brief being conditioned, it is considered that the proposal is acceptable that in terms of its impact upon archaeology and the historic environment.

#### 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 In respecting the representations on the application, having regard to the detailing of the proposals, the potential impacts on the locality, 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 condition(s) :-

1. The development to which this permission relates shall be begun no later than 11<sup>th</sup> October 2022.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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) Protected Species Survey - Received 17 August 2017

(ii) Existing Plans and Elevations (Drawing No. 2897/1/MAY/17) - Received 17 August 2017

(iii) Proposed Plans and Elevations (Drawing No. 2897.2a.MAY.17) - Received 22 September 2017

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670).

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development .

## **NOTES TO APPLICANT:**

WW Note

**NOTES FOR ADMIN.**

**PLANS AND  
DOCUMENTS SUBJECT  
TO THE DECISION:**

- (i) Protected Species Survey - Received 17 August 2017
- (ii) Existing Plans and Elevations (Drawing No. 2897/1/MAY/17) -  
Received 17 August 2017
- (iii) Proposed Plans and Elevations (Drawing No. 2897.2a.MAY.17) -  
Received 22 September 2017