

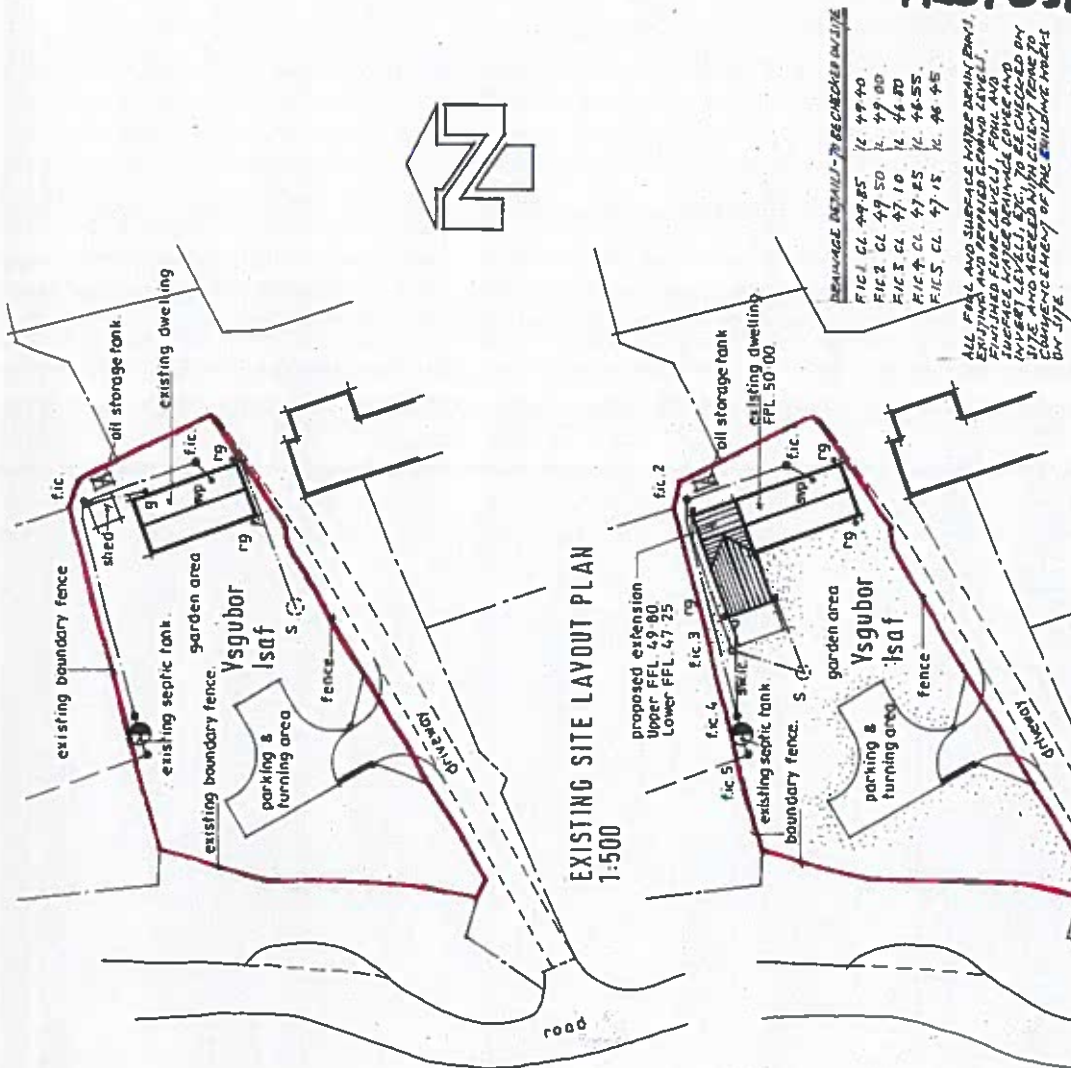
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09/2018/0019

Scale: 1:2500

Printed on: 27/2/2018 at 9:13 AM

PROPOSED LAYOUT PLAN



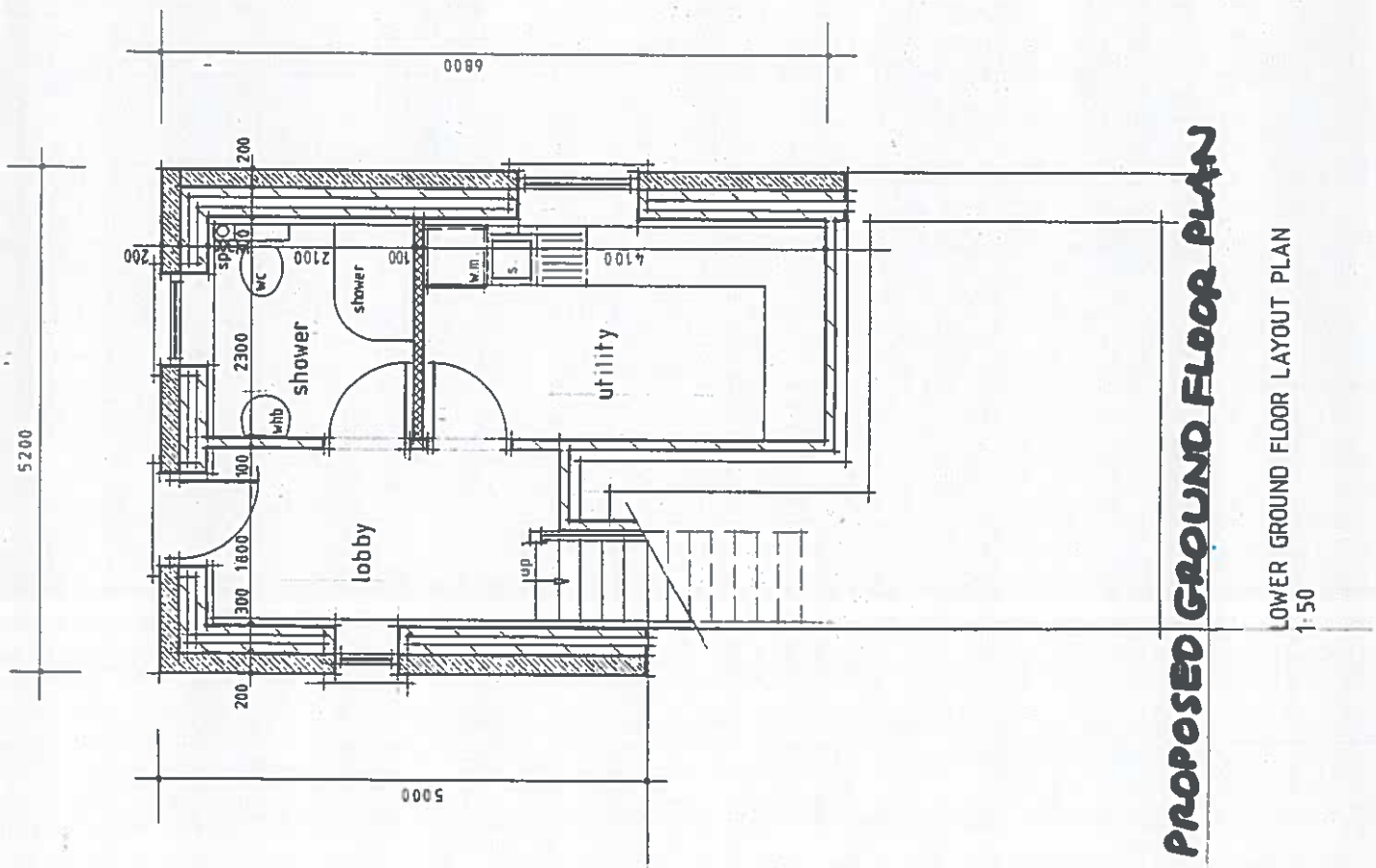
REVENUE DETAILS - TO BE CHECKED ON DATE
 FIG 1 CL 49.85 L. 49.40
 FIG 2 CL 49.50 L. 49.00
 FIG 3 CL 47.10 L. 46.80
 FIG 4 CL 47.85 L. 46.55
 FIG 5 CL 47.15 L. 46.45

ALL FILL AND SURFACE WATER DRAIN (M1), EXISTING AND PROPOSED GROUND LEVELS, EXISTING FENCES, OIL TANK, FILL AND FINISHED FLOOR LEVELS, FENCE AND INVERT LEVELS, ETC. TO BE CHECKED BY SITE AND AGREED WITH CLIENT PRIOR TO COMMENCEMENT OF THE BUILDING WORKS BY JYE.

MATISCHOK & ROSS architectural services	
Project title	YSGUBOR ISAF, BODFARI, DENBIGH.
Drawing title	Existing & Proposed Site Plan & Floor Plan
Project no.	0575
Drawing no.	16
Scale	1:500, 1:50
Drawn by	PM
Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA t 01824 705 223 & 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk	

PROPOSED SITE LAYOUT PLAN
 1:500

- 100mm dia. foul drain run
- 100mm dia. surface water drain
- Soakaway construction

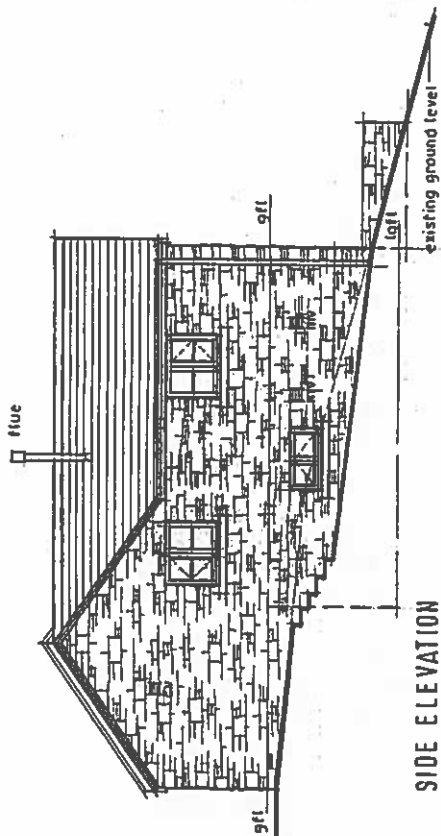


PROPOSED GROUND FLOOR PLAN
 LOWER GROUND FLOOR LAYOUT PLAN
 1:50

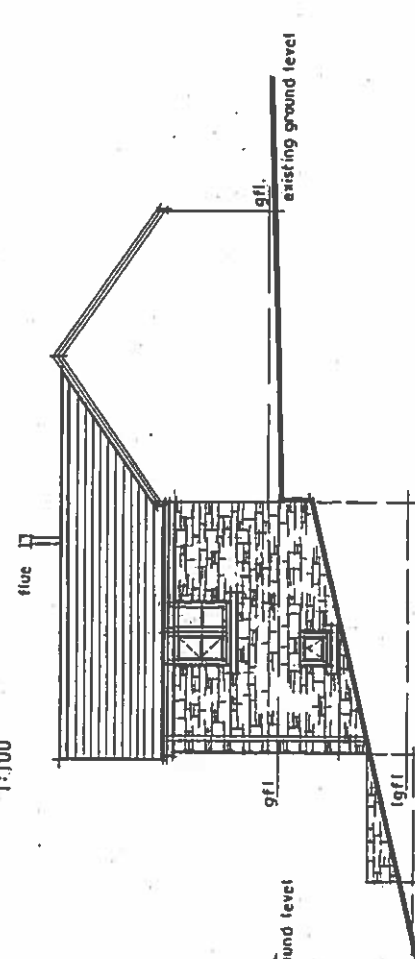
PROPOSED ELEVATIONS

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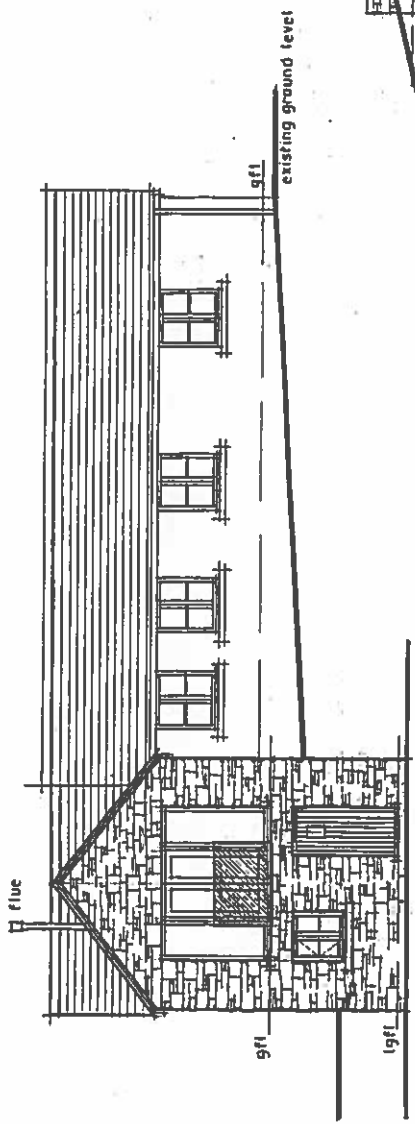
MATISCHOK & ROSS architectural services	
Project title	YSGUBOR ISAF, BODFARI, DENBIGH.
Drawing title	Proposed Elevations
Project no.	0575
Drawing no.	17
Scale	1:100
Drawn by	PM
Borch House, Hen Lan Parcwr, Ruchlan, Denbighshire, LL15 1NA t 01824 705 222 f 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk	



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

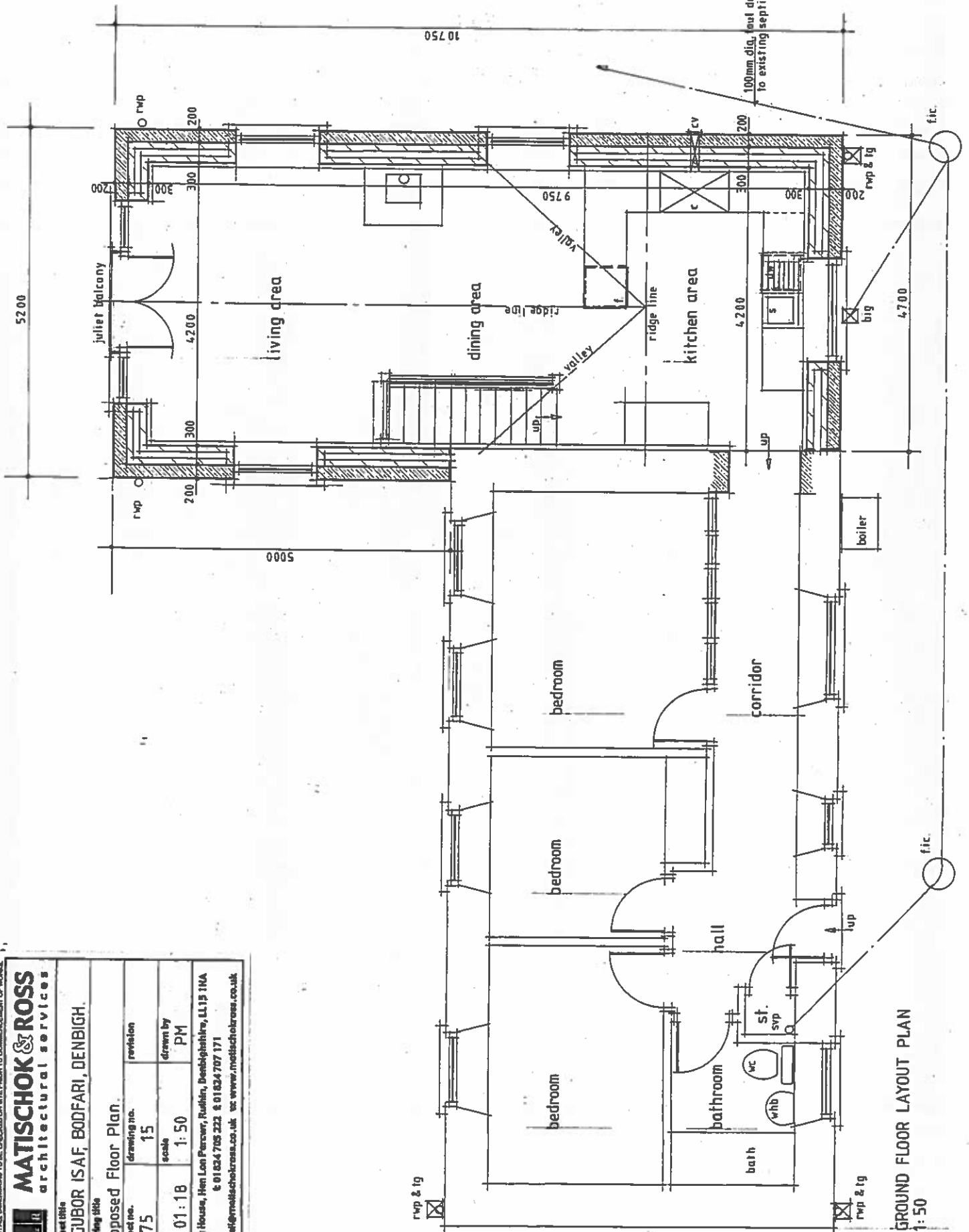


REAR ELEVATION
1:100

SIDE ELEVATION
1:100

EXTERNAL MATERIALS - to match existing dwelling
 Roof - Natural blue/grey mineral slates with blue/grey clay angle ridge tiles.
 Walls - Natural local stone facing to all elevations.
 Windows/External Doors - Painted timber windows and external doors.
 Fascia & Barge Boards - Painted timber fascia & barge boards.
 Rainwater Goods - Black upvc gutters and down pipes.

PROPOSED GROUND FLOOR PLAN



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MATISCHOK & ROSS architectural services	
project title	YSGUBOR ISAF BODFARI, DENBIGH.
drawing title	Proposed Floor Plan.
project no.	0575
drawing no.	15
date	03.01.18
scale	1:50
drawn by	PM
Matt House, Hen Lon Pencer, Ruckin, Denbighshire, LL15 1NA t 01824 705 223 f 01824 707 171 e matt@matischokross.co.uk w www.matischokross.co.uk	

GROUND FLOOR LAYOUT PLAN
1:50

**CONSENTED 2016
SCHEM**

09/2016/
0346

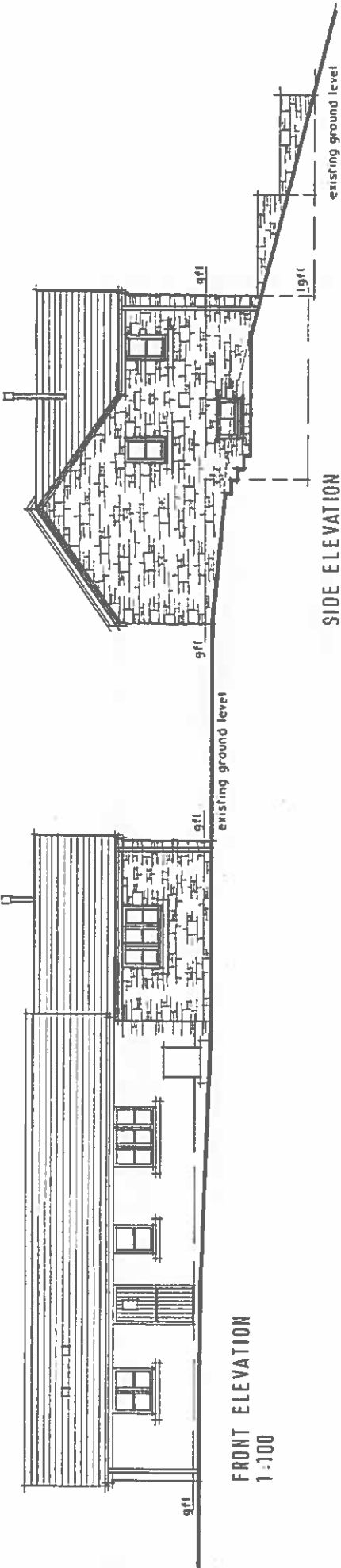
MATISCHOK & ROSS
architectural services

Project title
VSUBOR ISAF, BOOFARI, DENBIGH.

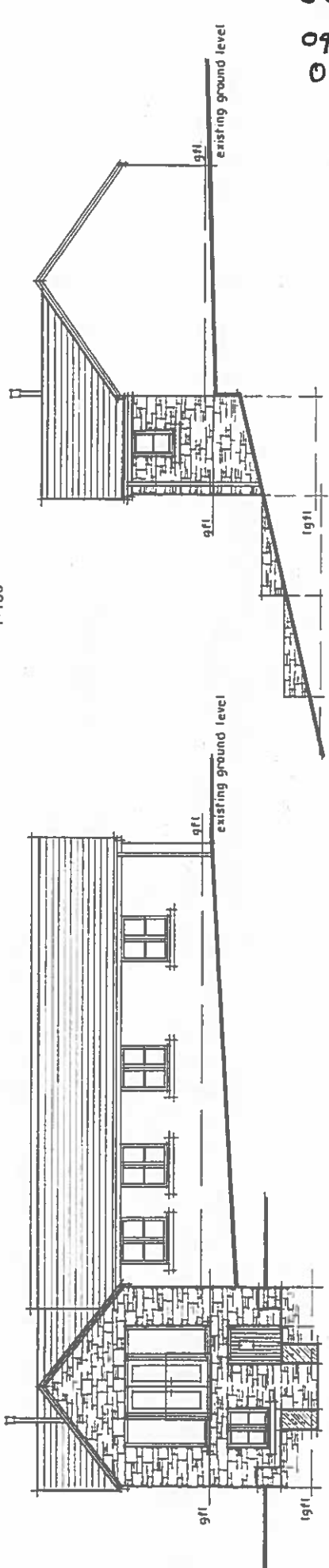
Proposed Elevations.

Project no.	0575	drawing no.	11	revision
date	06.04.16	scale	1:100	drawn by
				PM

Birch House, Hen Lon Fawar, Ruffh, Denbighshire, LL15 1NA
t 01824 705 222 f 01824 707 171
e. mail@matischokross.co.uk see www.matischokross.co.uk



**FRONT ELEVATION
1:100**



**REAR ELEVATION
1:100**

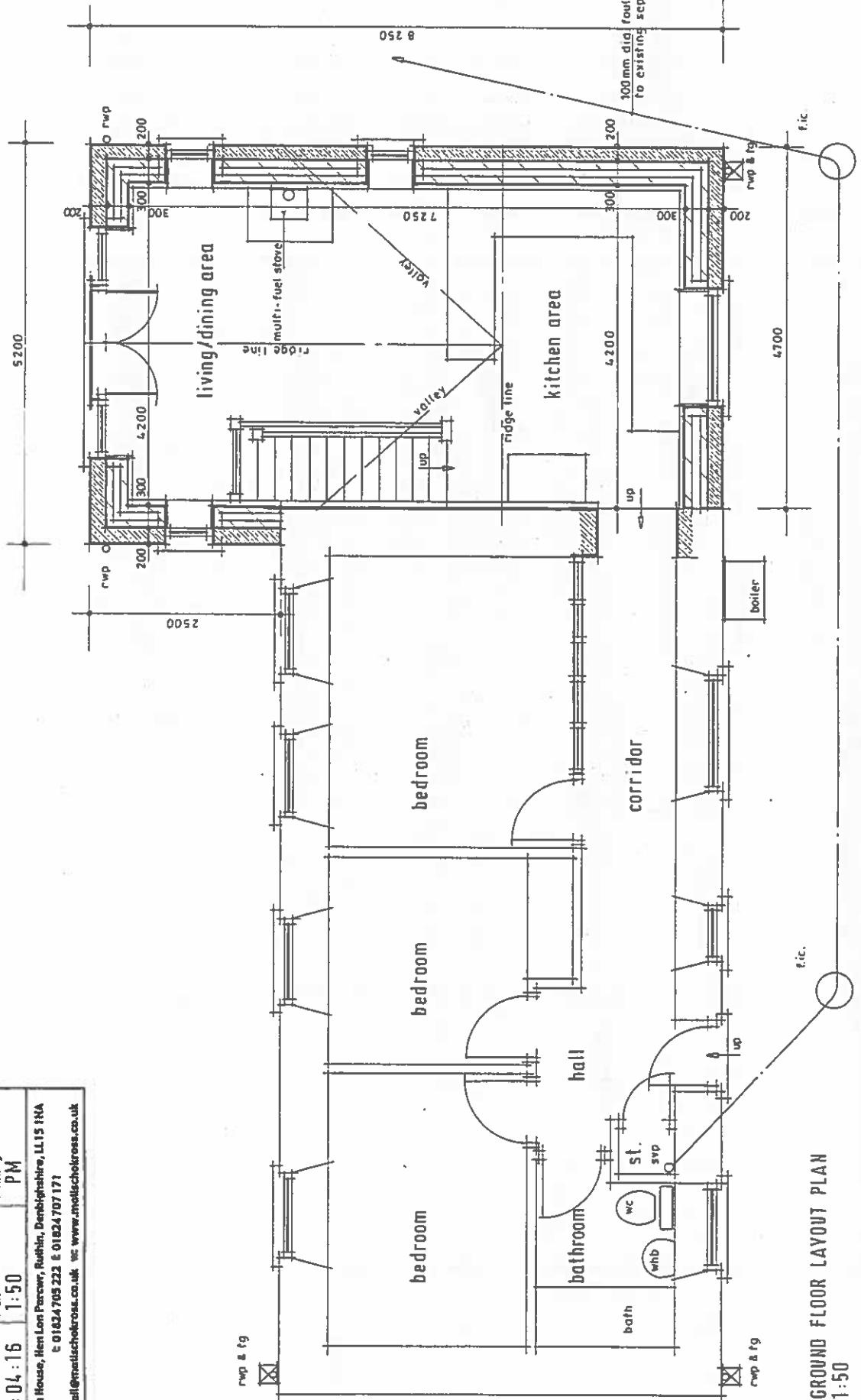
**SIDE ELEVATION
1:100**

**SIDE ELEVATION
1:100**


- EXTERNAL MATERIALS - to match existing dwelling**
- Roof - Natural blue/grey mineral slates with blue/grey clay angle ridge tiles.
 - Walls - Natural local stone facing to all elevations.
 - Windows/External Doors - Painted timber windows and external doors.
 - Fascia & Barge Boards - Painted timber fascia & barge boards.
 - Rainwater Goods - Black upvc gutters and down pipes.

**CONSENTED 2016
SCHEME**

09/2016/0346



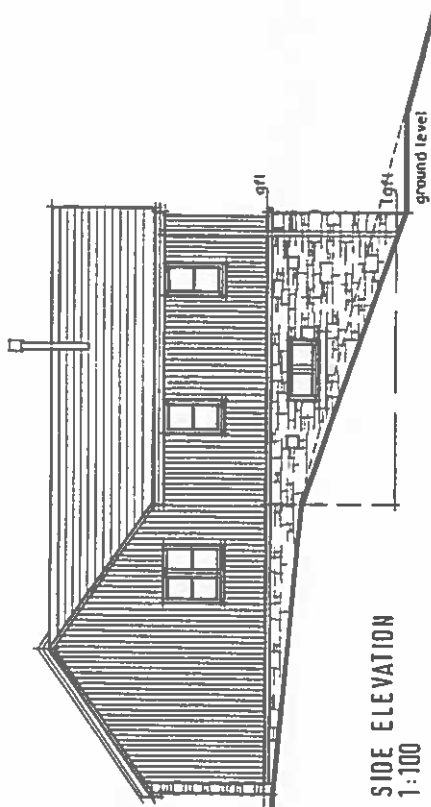
**GROUND FLOOR LAYOUT PLAN
1:50**

 MATISCHOK & ROSS architectural services	
project title	YSGUBOR ISAF, BOOFARI.
drawing title	Proposed Floor Plan.
project no.	0575
drawing no.	9
revision	
date	05:04:16
scale	1:50
drawn by	PM
Birch House, Hen Lon Parcwr, Ruchin, Denbighshire, LL15 1HA t 01824 705 222 & 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk	

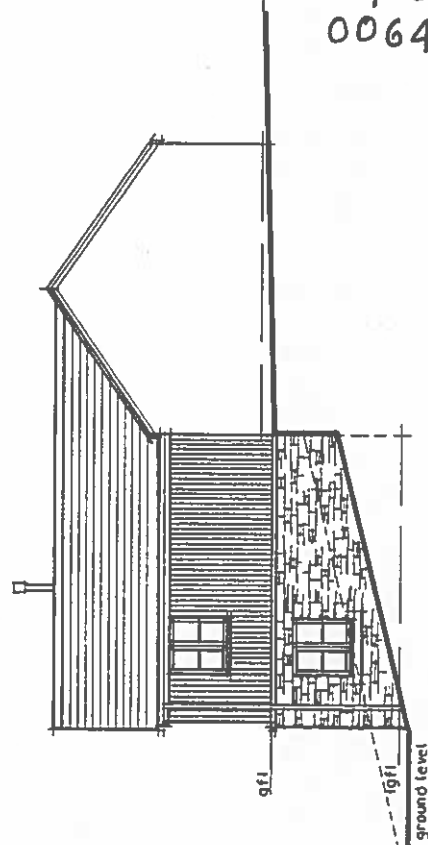
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REFUSED 2016 SCHEME

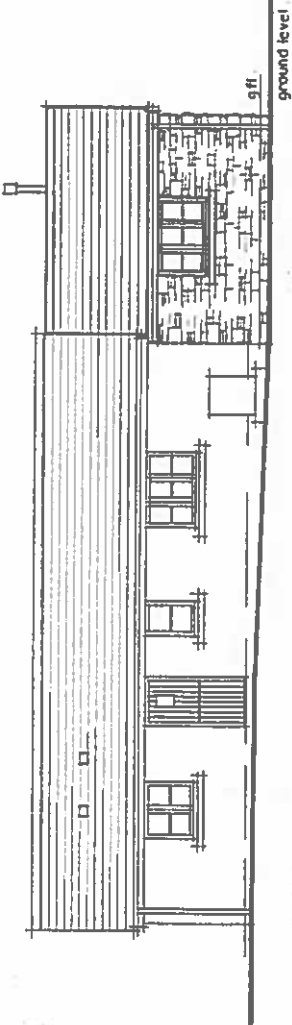
09/2016/
0064



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100

SIDE ELEVATION
1:100

EXTERNAL MATERIALS

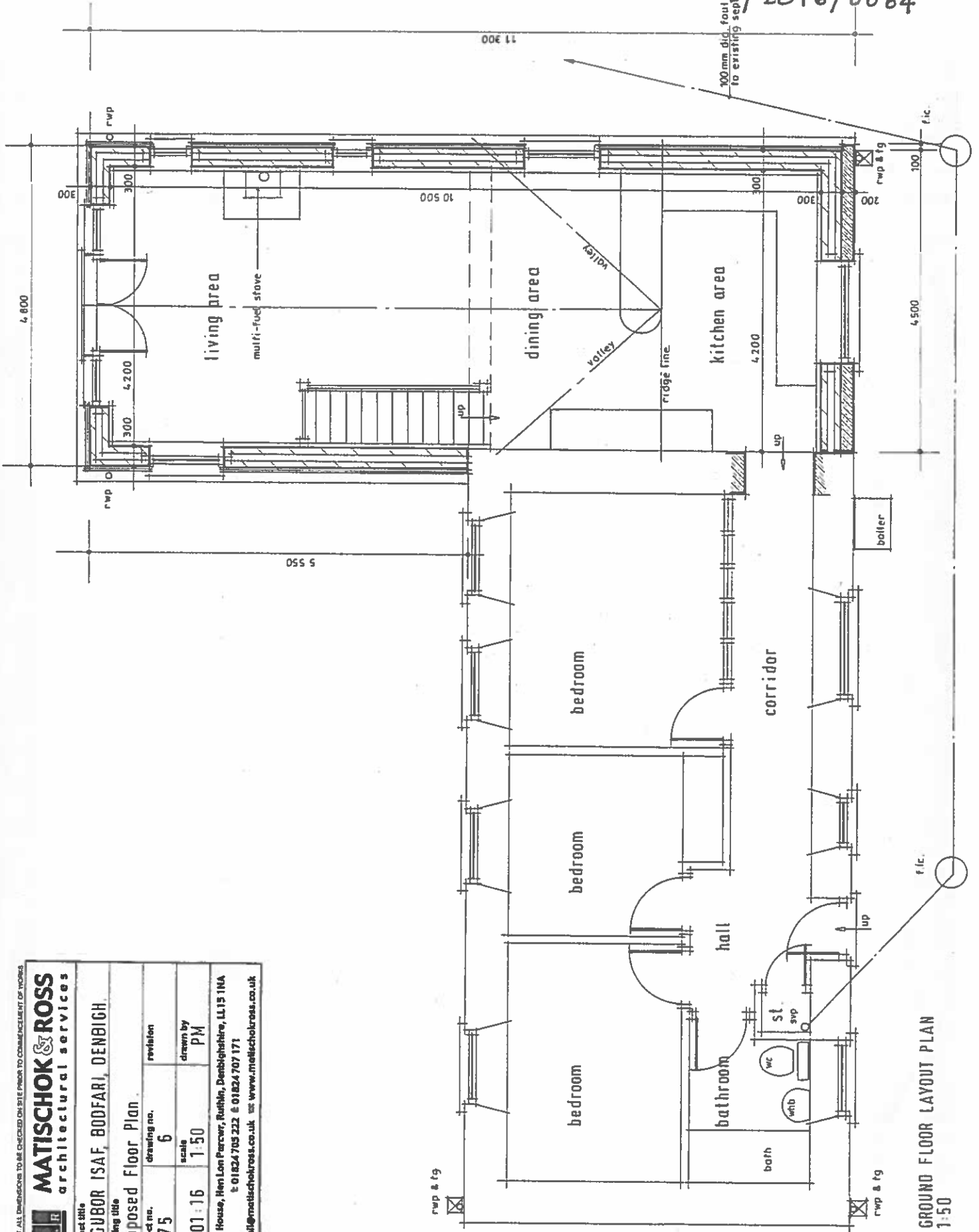
- Roof - Natural blue/grey mineral slates with blue/grey clay single ridge tiles.
- Walls - Natural local stone facing to elevators where shown on drawings.
Natural cedar or larch vertical timber boarding to elevations where shown on drawings.
- Windows/External Doors - Painted timber windows and external doors.
- Fascia & Barge Boards - Painted timber fascia & barge boards.
- Rainwater Goods - Black upvc gutters and down pipes.

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MATISCHOK & ROSS architectural services	
Project title	YSGUBOR ISAF, BODFARI, DENBIGH.
Drawing title	Proposed Elevations.
Project no.	0575
date	13:01:16
drawing no.	7
revision	
scale	1:100
drawn by	PM
Birch House, Hen Llan Parcwr, Ruitin, Denbighshire, LL15 1NA t 01824 705 222 e 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk	

REFUSED 2016
SCHEME

05/2016/0064



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MATISCHOK & ROSS architectural services	
project title	YSGUBOR ISAF, BODFARI, DENBIGH.
drawing title	Proposed Floor Plan
project no.	0575
drawing no.	6
date	13-01-16
scale	1:50
drawn by	PM
Birch House, Hen Lon Parcer, Ruthin, Denbighshire, LL15 1NA t: 01824 703 222 & 01824 707 171 e: mail@matischokross.co.uk www.matischokross.co.uk	

GROUND FLOOR LAYOUT PLAN
1:50

WARD : Llandyrnog
WARD MEMBER: Cllr Merfyn Parry
APPLICATION NO: 09/2018/0019/ PF
PROPOSAL: Erection of extension to dwelling and associated works
LOCATION: Ysgubor Isaf Bodfari Denbigh
APPLICANT: Mr & Mrs Brian And Karen Jones
CONSTRAINTS: AONB
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:

ABERWHEELER COMMUNITY COUNCIL
No reply received at the time of writing report.

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

“The Joint Committee is concerned that there is no substantive difference in the scale and form of this extension to that which was refused permission in 2016 (Code No: 9/2016/0064) on the grounds of excessive scale and inappropriate design. Permission was subsequently granted for a more modestly sized extension to this small converted former agricultural outbuilding (Code No: 9/2016/0346), which is extant. In addition, the committee maintains its position that the site should be enclosed by a traditional hedge and selected hedgerow trees comprising native local species to ensure that the development is better integrated into its rural setting.”

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 08/03/2018

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 proposes the erection of an extension to a dwelling Ysgubor Isaf in Bodfari.
- 1.1.2 The extension is proposed on the northern side of the dwelling. The stated dimensions on the proposed layout plan indicates it would project 4.7m to the north of the existing building and extend to some 10.75m in length (5m of which would be forward of the existing building line). The details can be seen on the plans at the front of the report.

- 1.1.3 The existing dwelling is a single storey building. The proposed extension would be two storey, as the site would be excavated to accommodate a lower storey projecting forward of the existing building.
- 1.1.4 The extension would comprise of a kitchen, dining and living area on the ground floor with a utility, shower and lobby/hall at the lower level.
- 1.1.5 As a result of the extension, the footprint of the dwelling will appear as an L shape (see plans on the front of the report).

1.2 Description of site and surroundings

- 1.2.1 The dwelling is located in the open countryside to the east of the village of Bodfari.
- 1.2.2 It is sited on the northern side of a small group of 5 houses accessed off a lane which runs between Aberwheeler and the A541 Mold Road.
- 1.2.3 The land slopes eastwards from the road up towards the dwelling.
- 1.2.4 Ysgubor Isaf is a single storey former outbuilding which Officers understand has been converted in the last couple of years following the grant of permission in 2008. It is a very simple stone structure with a slate roof.
- 1.2.5 Planning permission was granted in 2016 for a smaller extension to the dwelling, which is currently under construction.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside any Development Boundary as defined in the Local Development Plan.
- 1.3.2 The site is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 Planning permission was originally granted in February 2008 for the conversion of the outbuilding to a one bedroom residential unit.
- 1.4.2 An application for an extension of similar form and footprint to that now proposed was refused in March 2016 (09/2006/0064). The reason for refusal was based on the design, scale and location, which it was considered would have an adverse impact on the character and appearance of the existing dwelling and the surrounding open countryside and AONB. The refused plans are included at the front of the report
- 1.4.3 A revised application was subsequently submitted for a smaller extension with simplified window detailing (09/2016/0346), which was subsequently granted by Planning Committee in May 2016 contrary to officer recommendation. This extension is currently under construction. The details are also at the front of the report.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 Cllr Merfyn Parry has requested this application be considered at Committee, to allow assessment of visual impact issues.
- 1.6.2 The proposed extension has very similar dimensions to the refused 2016 scheme.
- 1.6.3 The currently proposed extension projects some 2.5m further forward than the consented 2016 scheme

2. DETAILS OF PLANNING HISTORY:

2.1 09/2007/1056 Conversion of redundant outbuilding to dwelling. Granted 20 Feb 2008

2.2 09/2016/0064 Erection of extensions to side and rear of dwelling. Refused 09 March 2016 under Officers' delegated powers for the following reason:

"It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its design, scale and location have an adverse impact on the character and appearance of the existing dwelling and the surrounding open countryside and AONB. Therefore the proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 and VOE2 of the Denbighshire County Council Local Development Plan and advice contained within Planning Policy Wales paragraph 4.11.9 and Denbighshire SPG 1 - Extensions to Dwellings and SPG 24 - Householder Development Design Guide".

2.3 09/2016/0346. Erection of extension to side and rear of dwelling (re-submission). Granted 24 May 2016 following consideration at Planning Committee on 18 May 2016 were Committee resolved that permission be granted contrary to officer recommendation for the reason that the extension would not have any adverse impact on the neighbouring properties or the environment.

As noted above, the proposed elevation and ground floor plans for both the refused 2016 and consented 2016 schemes are provided are the front of this report for comparison.

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 RD3 – Extensions and alterations to existing dwellings

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

3.2 Supplementary Planning Guidance
Residential Development SPG

3.3 Government Policy / Guidance
Planning Policy Wales (Edition 9) November 2016
Development Control Manual November 2016

3.4 Other material considerations

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 and impact on the AONB

4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 of the Local Development Plan relates specifically to proposals for 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 and impact on AONB

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.

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

The Residential Development SPG states extensions should take into account the size, form and style of the original dwelling and, in the case of small rural properties with limited floorspace, proposals may come forward for large extensions which could dwarf the original.

The AONB Joint Committee consider there is no substantive difference in the scale and form of this extension to that which was refused permission in 2016 (Code No: 9/2016/0064) on the grounds of excessive scale and inappropriate design. In addition, the AONB committee maintains its position that the site should be enclosed by a traditional hedge and selected hedgerow trees comprising native local species to ensure that the development is better integrated into its rural setting.

No landscaping scheme has been included with the application, however Officers consider this could be adequately addressed through planning conditions, similar to those imposed on 2016 consent.

The original building is a small, single storey converted former agricultural outbuilding. Permission was granted for a modest extension in May 2016, which projects some 2.5m forward of the building line, and Officers therefore acknowledge the acceptability of an extension which projects forward of the building line has already been established through the grant of that permission.

However, the extension currently proposed would project some 5m forward of the building line, which is double the projection of the consented scheme, and as a result, Officers consider the extension would appear to over dominate the existing dwelling, in particular when viewed from the side as illustrated on the proposed side elevation plans.

Officers therefore consider that due to the scale of the proposed two storey extension, projecting 5m forward of the building line (some 2.5m further forward than the consented scheme), and due to the location of the proposed extension which would be clearly visible from the highway to the west, that the proposed extension would appear an over-dominant feature and could not be considered to be sympathetic or

subservient to the existing dwelling or the original building.. The proposals in turn would have an unacceptable impact on the site and surroundings. It is therefore considered that the scheme is contrary to the requirements of criteria i) and criteria ii) of Policy RD3, VOE 2 and advice contained the Residential Development SPG.

4.2.3 Residential amenity

Local 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

There are no representations raising residential amenity issues.

No representations have been received raising concerns regarding the residential amenity impacts.

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 of the adjacent occupiers. The proposals therefore comply with the policies and guidance listed above relating to amenity.

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 It is the opinion of Officers that the proposal fails to comply with the relevant Local Development Plan policies and guidance relating to extensions and the AONB, it is therefore recommended for refusal

RECOMMENDATION: REFUSE- for the following reason:-

1. It is the opinion of the Local Planning Authority that the proposed extension would, by virtue of its design, scale, form and location have an adverse impact on the character and appearance of the existing dwelling and the surrounding open countryside and AONB. The proposal is considered to be in conflict with criteria i) and criteria ii) of policy RD3 and VOE2 of the Denbighshire County Council Local Development Plan, and advice contained within Planning Policy Wales paragraph 4.11.9 and Denbighshire Residential Development SPG.