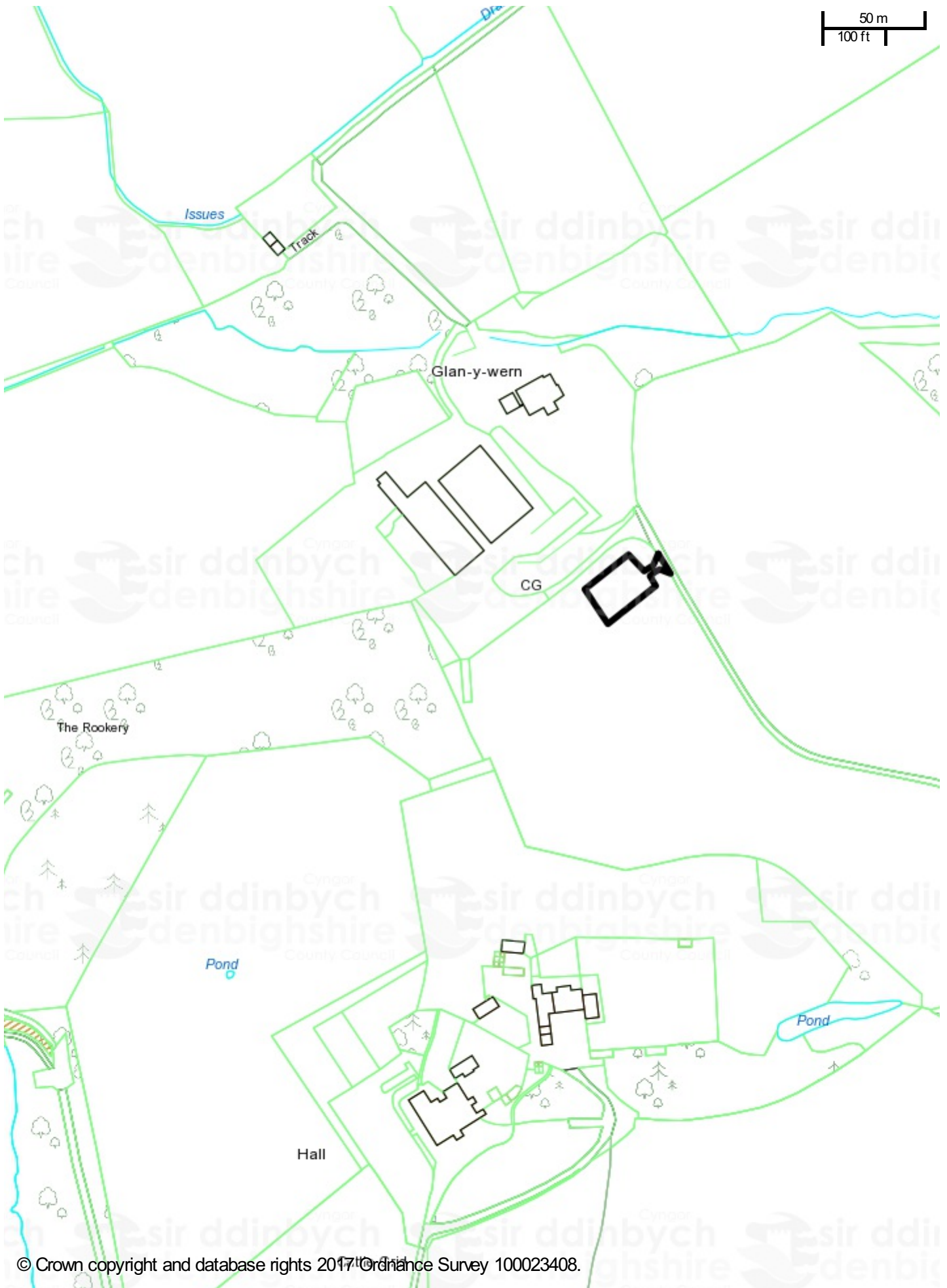


50 m  
100 ft



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18/2018/0356

Scale: 1:2500

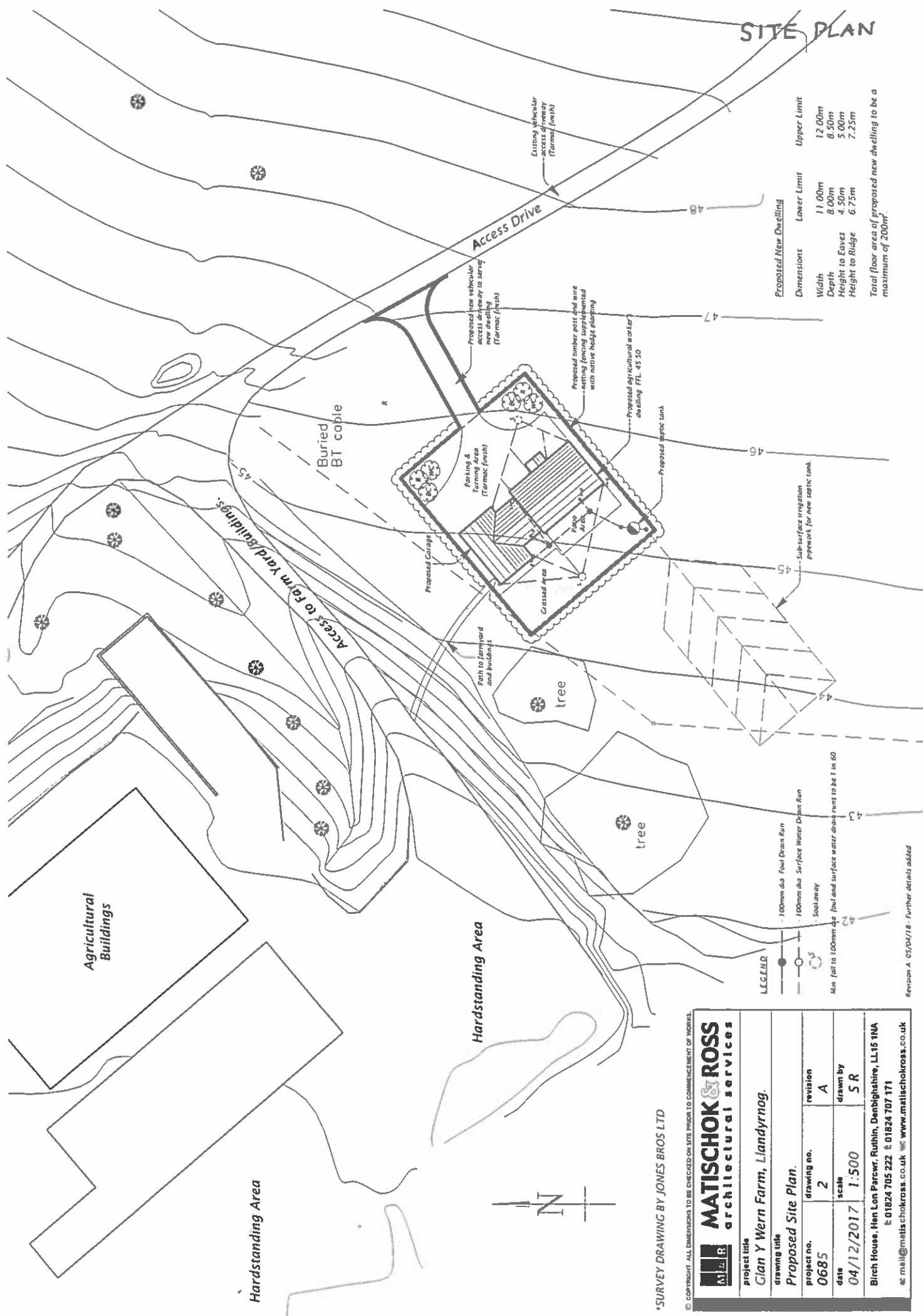
Printed on: 6/6/2018 at 14:37 PM



© Denbighshire County Council



# SITE PLAN



Proposed New Dwelling		Upper Limit
Dimensions	Lower Limit	12.00m
Width		8.50m
Depth		5.00m
Height to Eaves		4.50m
Height to Ridge		6.75m
Total floor area of proposed new dwelling to be a maximum of 200m <sup>2</sup>		

**LEGEND**

- 100mm dia Foul Drain Run
- 100mm dia Surface Water Drain Run
- Soakaway
- Min. fall to 100mm dia foul and surface water drains to be 1 in 60

\*SURVEY DRAWING BY JONES BROS LTD

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**MATISCHOK & ROSS**  
architectural services

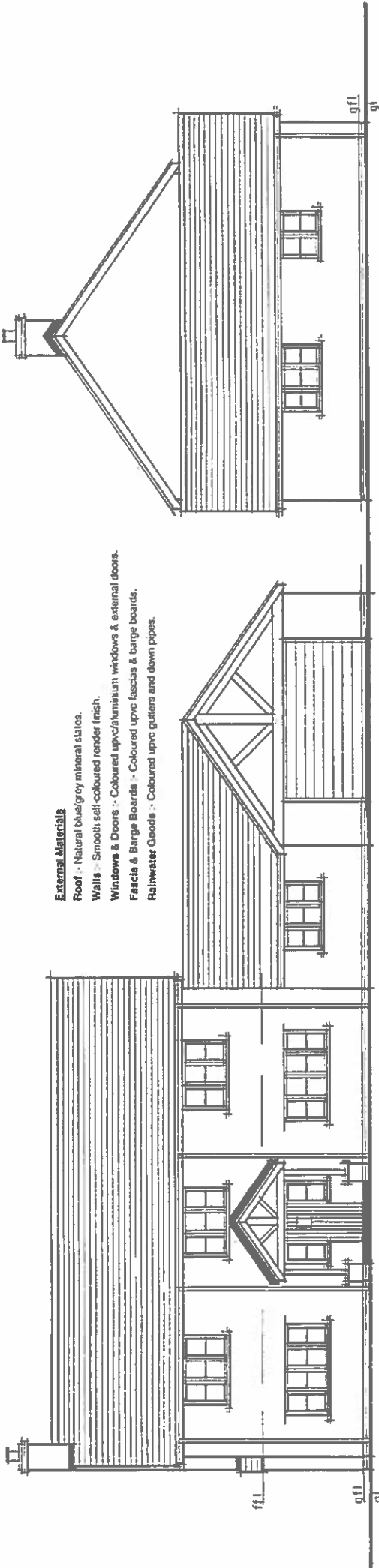
<b>project title</b> Glan Y Wern Farm, Llandyrnog.			
<b>drawing title</b> Proposed Site Plan.			
<b>project no.</b> 0685	<b>drawing no.</b> 2	<b>revision</b> A	<b>drawn by</b> S R
<b>date</b> 04/12/2017	<b>scale</b> 1:500		
Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA t 01824 705 222 f 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk			

Revision A 05/04/18 - Further details added



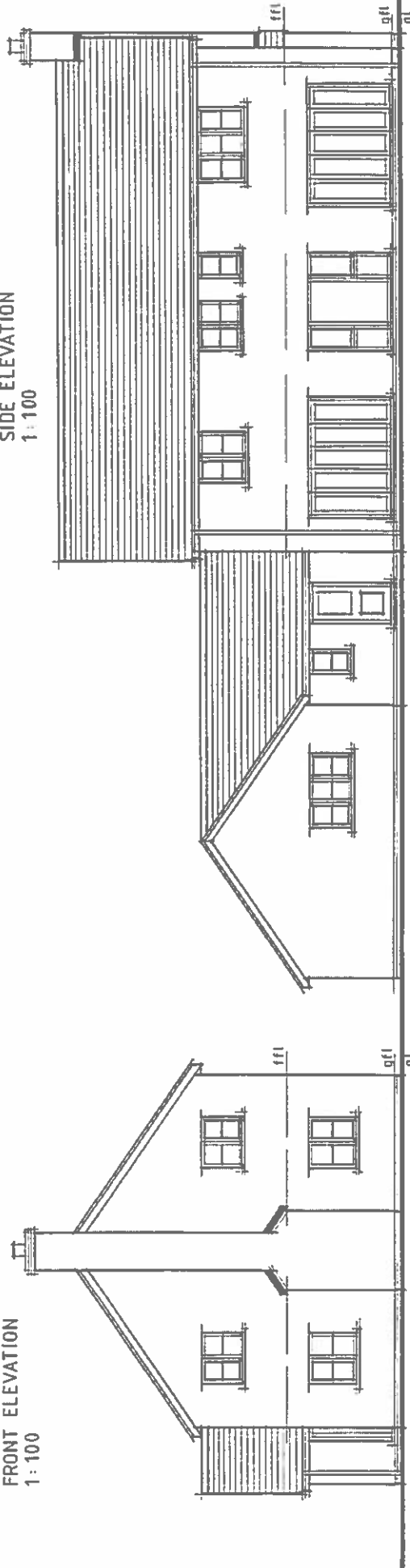
**External Materials**

- Roof** :- Natural blue/gray mineral slates.
- Walls** :- Smooth self-coloured render finish.
- Windows & Doors** :- Coloured upvc/aluminium windows & external doors.
- Fascia & Barge Boards** :- Coloured upvc fascia & barge boards.
- Rainwater Goods** :- Coloured upvc gutters and down pipes.



FRONT ELEVATION  
1 : 100

SIDE ELEVATION  
1 : 100



SIDE ELEVATION  
1 : 100

REAR ELEVATION  
1 : 100

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**M.A.R.** **MATISCHOK & ROSS**  
architectural services

project title	Glan Y Wern Farm, Llandyrnog.		
drawing title	Proposed Elevations.		
project no.	0685	drawing no.	4
date	22:03:18	scale	1:100
		revision	drawn by
			PM

Birch House, Hen Lan Parcwr, Aucthin, Denbighshire, LL15 1NA  
t: 01824 705 232 f: 01824 707 171  
e: mail@matischokross.co.uk w: www.matischokross.co.uk



# PROPOSED FLOOR PLANS

Floor Area of Main Dwelling = 188.80m<sup>2</sup>  
 (excluding Boot Room, Shower Room, Utility, Garage, Farm Canteen & Plant Room).

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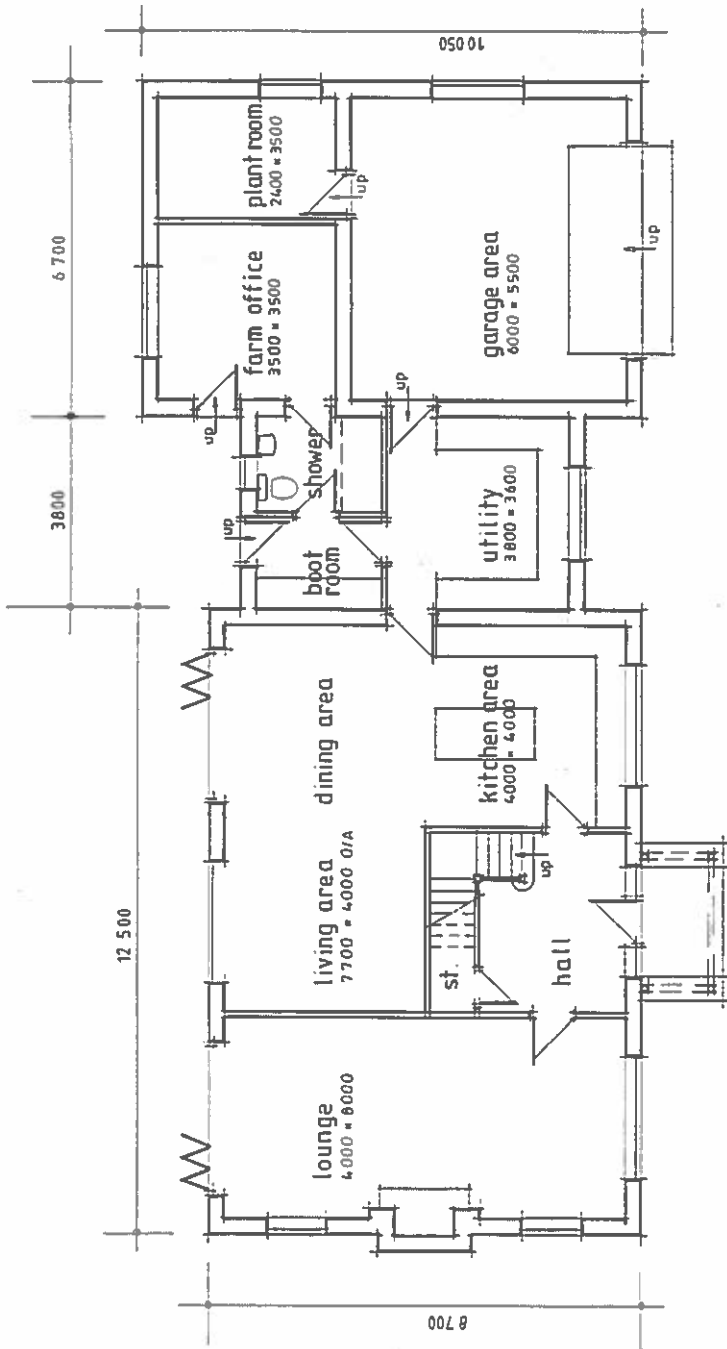
**MATISCHOK & ROSS**  
 architectural services

project title  
 Glan Y Wern Farm, Llandyrnog.

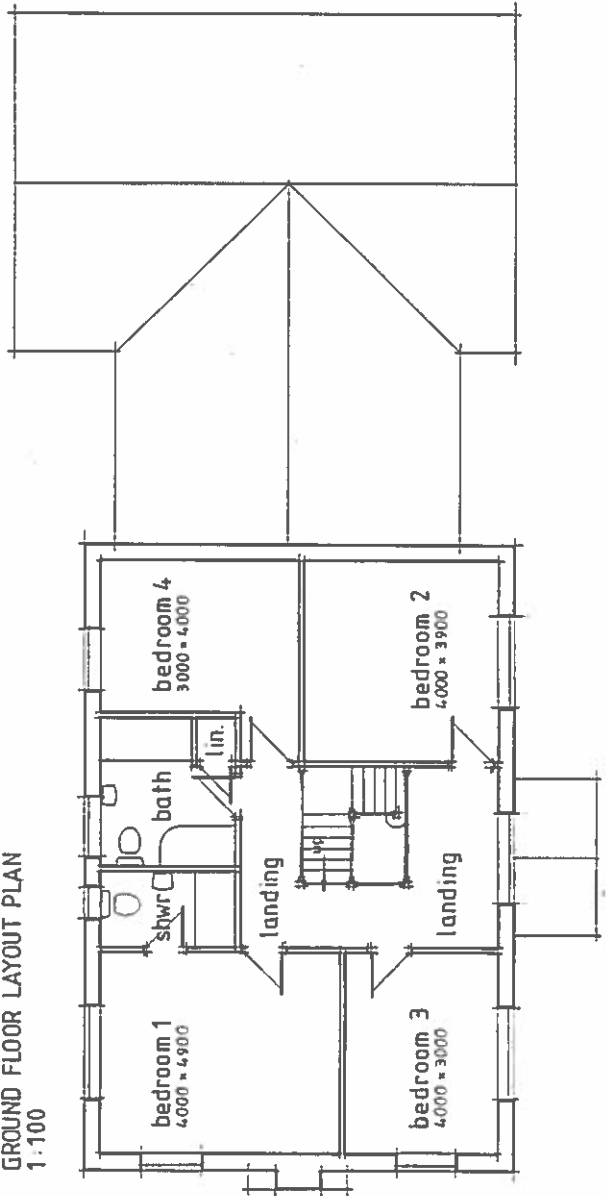
Proposed Floor Plans.

project no.	0685	drawing no.	3	revision	
date	21.03.18	scale	1:100	drawn by	PM

Birch House, Hen Lon Parcwr, Ruffin, Denbighshire, LL15 1NA  
 t 01824 703 223 e 01824 707 171  
 e mail@matischokross.co.uk w www.matischokross.co.uk



GROUND FLOOR LAYOUT PLAN  
 1:100



FIRST FLOOR LAYOUT PLAN  
 1:100





**WARD :** Llandyrnog

**WARD MEMBER:** Councillor Merfyn parry (c )

**APPLICATION NO:** 18/2018/0356

**PROPOSAL:** Details of appearance, landscaping, scale and layout of the agricultural workers dwelling submitted in accordance with condition no. 1 of outline planning permission code no. 18/2017/1225

**LOCATION:** Glan Y Wern Farm Whitchurch Road Llandyrnog Denbigh LL16 4HL

**APPLICANT:** Mr Huw Jones A & M Evans Farms Co. Ltd.

**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 – Town / Community Council objection

**CONSULTATION RESPONSES:**

**LLANDYRNOG COMMUNITY COUNCIL**

"The precedent of a second dwelling on this site has been established but as a secondary dwelling on the holding this does appear excessive in terms of scale, size and appearance.

**RESPONSE TO PUBLICITY:** None.

**EXPIRY DATE OF APPLICATION: 06/06/2018**

**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 seeks reserved matters approval for the details of the layout, scale, appearance and landscaping of an agricultural workers dwelling, submitted in accordance with condition no. 1 of outline planning permission ref: 18/2017/1225, which was granted at Planning Committee in March 2018.
- 1.1.2 The plans, included at the front of the report, show a detached two storey dwelling with single storey wing to the side. The total internal floor area measures approximately 250 square metres.
- 1.1.3 The ground floor comprises a hall, lounge, kitchen, dining and living area in the two storey section, with a utility, boot room, shower / W.C, garage, plant room and farm office in the single storey wing.
- 1.1.4 The first floor comprises a landing, four bedrooms with one en-suite and a bathroom.

- 1.1.5 External walls would be finished with smooth self-coloured render and the roof would be natural blue / grey slate.
- 1.1.6 The landscaping scheme shows the site boundary would be formed by timber post and wire fencing supplemented with new native hedge planting. New tree planting is proposed in the front garden area, consisting of Wild Cherry, Bird Cherry and Rowan.
- 1.1.7 The access drive and parking / turning area would have a tarmac finish.
- 1.1.8 Foul water would discharge to a new septic tank and surface water would discharge to soakaways. The layout plans show the position of the septic tank and soakaways.

#### 1.2 Description of site and surroundings

- 1.2.1 Glan y Wern Farm is situated on the outskirts of Llandynrog, approximately 1.6km to the north from the village centre and is accessed via a long private driveway leading from existing vehicular access off the Whitchurch Road approximately 0.65km to the south of the application site.
- 1.2.2 The proposed dwelling would be approximately 110m to the south east of the existing farmhouse and would be adjacent to existing agricultural buildings and hardstandings.
- 1.2.3 The site is an undeveloped open field which is not currently enclosed by any existing hedgerows or other boundary treatments.
- 1.2.4 The closest unrelated residential properties are Glan y Wern Cottage some 195m to the south-west and Glan y Wern Hall, some 260m to the south west. Hafan Dawel is located some 600m to the south-east.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is in the open countryside outside of any development boundaries as defined in the Local Development Plan.
- 1.3.2 The site is within the Vale of Clwyd Historic Landscape.
- 1.3.3 The land is Grade 1 Agricultural Land.

#### 1.4 Relevant planning history

- 1.4.1 Outline planning permission for an agricultural workers dwelling was granted at Planning Committee in March 2018.

#### 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:**

- 2.1 18/2017/1225. Development of 0.09 ha of land by the erection of a rural enterprise dwelling, installation of a new septic tank and associated works (outline application including access).  
Granted 14/03/2018

## **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 PSE5 – Rural economy
- 3.2 Supplementary Planning Guidance  
Residential Development SPG  
Residential Space Standards SPG

## Parking Requirements in New Developments SPG

### 3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN 6)

Rural Enterprise Dwelling Practice Guidance Note

### 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

#### 4.1.3 Residential amenity

### 4.2 In relation to the main planning considerations:

#### 4.2.1 Principle

The application seeks approval solely of 'reserved matters' details following the grant of outline planning permission for an agricultural workers dwelling. The details relate to the layout, scale, appearance and landscaping of the dwelling in accordance with condition 1 attached to outline planning permission ref: 18/2017/1225. This application is not an opportunity to re-assess the acceptability of the principle of the development.

The Community Council has raised an objection on the basis of the proposed dwelling appearing excessive in terms of scale, size and appearance.

In respecting the comments of the Community Council, matters relating to the size of the dwelling have been considered at outline stage in consideration of the specified upper and lower thresholds. Whilst the outline consent did not approve the thresholds, no condition was imposed restricting the maximum size and scale. Officers do not therefore consider the current reserved matters application could be refused due to the size of the dwelling. It is suggested the basic considerations have therefore to be restricted to the localised impacts of the design / layout on visual and residential amenity.

#### 4.2.2 Visual amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (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. Para 4.11.9 confirms that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations.

The Community Council have raised an objection to the scale and appearance of the dwelling.

The proposed dwelling is a two storey building with a single storey wing to the side. Walls would be rendered and the roof would be clad in slate.

The site is not situated within a protected landscape, and is located off a long private driveway some 600m from the site access. Due to the separation distance from the access, site topography and tree cover, the site is not visible from along the public highway, or from other public vantage points in the locality.

The site is adjacent to the existing farm complex which comprises large utilitarian agricultural buildings and hardstandings, and the existing farm house, which is a large modern detached dwelling with associated domestic outbuildings, so the scale and appearance of the dwelling is considered to be in keeping with the existing farmhouse and agricultural buildings.

The site is visible from nearby residential dwellings to the south-west of the site. Whilst the site would be visible in views from these dwellings and is on slightly higher ground to the existing farmhouse and agricultural buildings, meaning it would be more prominent in views from these dwellings than existing buildings at the farm, the proposed dwelling would be some 195 metres from the nearest dwelling, which is a considerable distance and not likely to give rise to unacceptable visual amenity issues.

Landscaping proposed is considered to be acceptable.

It is therefore considered that the detailing of the scale, appearance and layout would not have a detrimental impact on landscape character or visual amenity.

#### 4.2.3 Residential amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (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. The residential amenity impacts of a development proposal are a material consideration.

The Residential Development SPG provides guidance on suitable separation distances between habitable windows and neighbouring properties and the Residential Space Standards SPG sets out minimum floor space and amenity space standards for new dwellings.

The dwelling proposed would comfortably exceed the minimum standards set out in the Residential Space Standards SPG, and therefore it would provide a satisfactory standard of amenity for future occupants.

The closest unrelated residential properties are Glan y Wern Cottage which is some 195m to the south-west and Glan y Wern Hall, some 260m to the south west. Hafan Dawel is located some 600m to the south-east close to the vehicular access point.

Whilst the proposed dwelling may be visible from the neighbouring properties to the south-west and may alter their outlook to some extent by virtue of the introduction of a new built feature where there is currently open fields, due to the separation distances between the site and these neighbouring properties, Officers are satisfied that the proposal would not unacceptably impact on residential amenity or residential visual 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 The details of layout, scale, appearance and landscaping are not considered to unacceptably impact on landscape character, visual amenity and residential amenity and therefore the proposed is recommended for approval.

**RECOMMENDATION: APPROVE-** subject to the following condition:-

1. 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 (Drawing No. 4) received 10 April 2018
  - (ii) Proposed floor plans (Drawing No. 3) received 10 April 2018
  - (iii) Existing site plan (Drawing No. 1) received 10 April 2018
  - (iv) Proposed site plan (Drawing No. 2 Rev. A) received 10 April 2018 (v) Location plan received 10 April 2018

The reason for the condition is :-

1. For the avoidance of doubt.

**NOTES TO APPLICANT:**

None