

43/2018/0353  
 Scale: 1:1250  
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# PROPOSED SITE PLAN

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**client** Miss C. Roberts  
**project** 25 Gronant Road, Prestatyn.  
**date** March 2018  
**dwg. title** Proposed site block plan  
**dwg. no.** 180 P 07 A  
**dwg. scale** 1:200 @ A3  
**dwg. status** Planning

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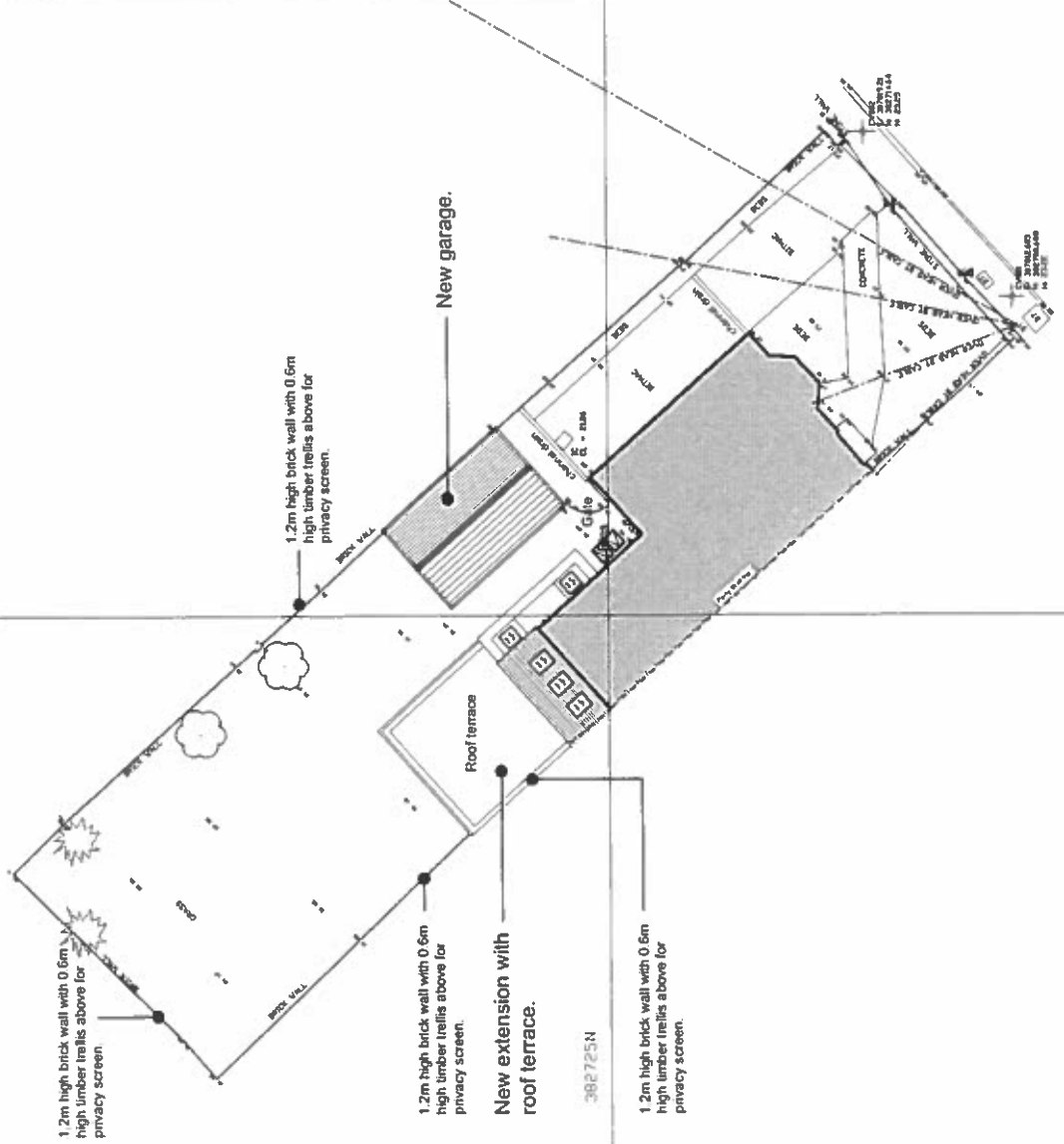
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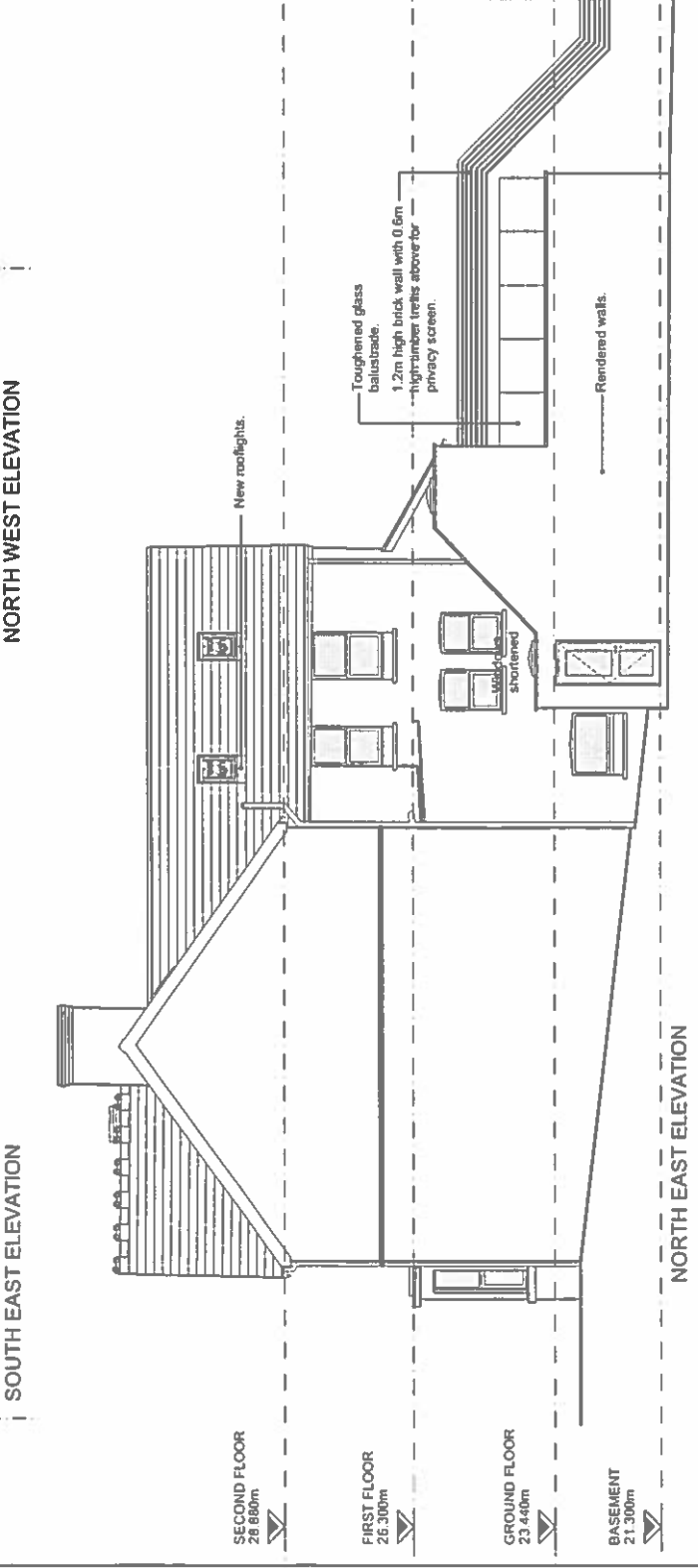
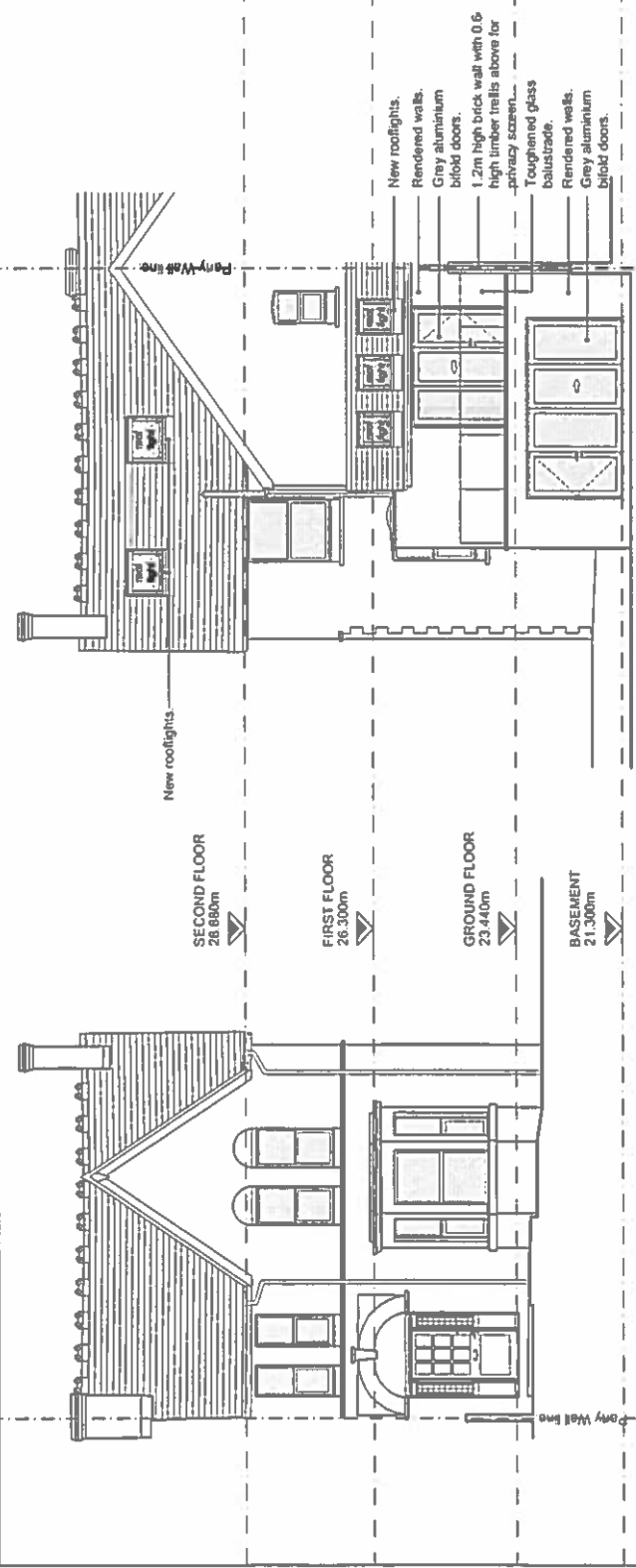




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DATE	2018
PROJECT	Miss C. Roberts 25 Granant Road, Prestalyn.
DATE	March 2018
DATE	Proposed elevations
DATE	180 P 10 A
DATE	1:100 @ A3
DATE	Planning

**David McChesney Architect Ltd.**  
 84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000





# PROPOSED FLOOR PLANS

## NOTES:-

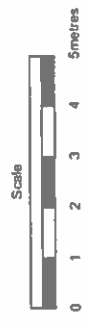
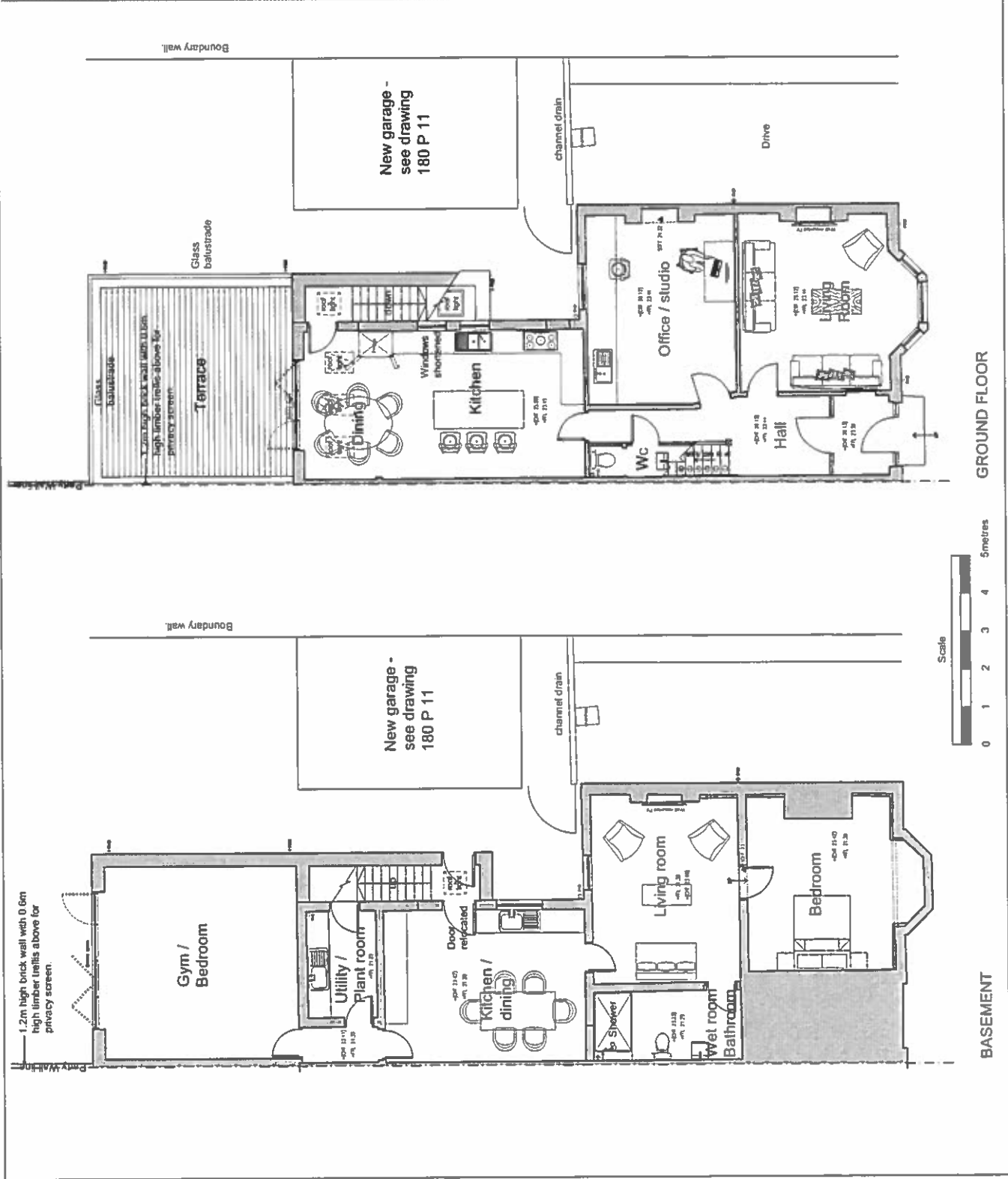
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client	Miss C. Roberts
project	25 Grantant Road, Prestatyn.
date	March 2018
dwg. title	Proposed floor plans - sheet 1
dwg. no.	180 P 08 A
dwg. scale	1:100 @ A3
dwg. status	Planning

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GROUND FLOOR

BASEMENT





# EXISTING ELEVATIONS

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REVISED	DATE	DETAIL

**client**  
Miss C. Roberts

**project**  
25 Granant Road,  
Prestatyn.

**date**  
March 2018

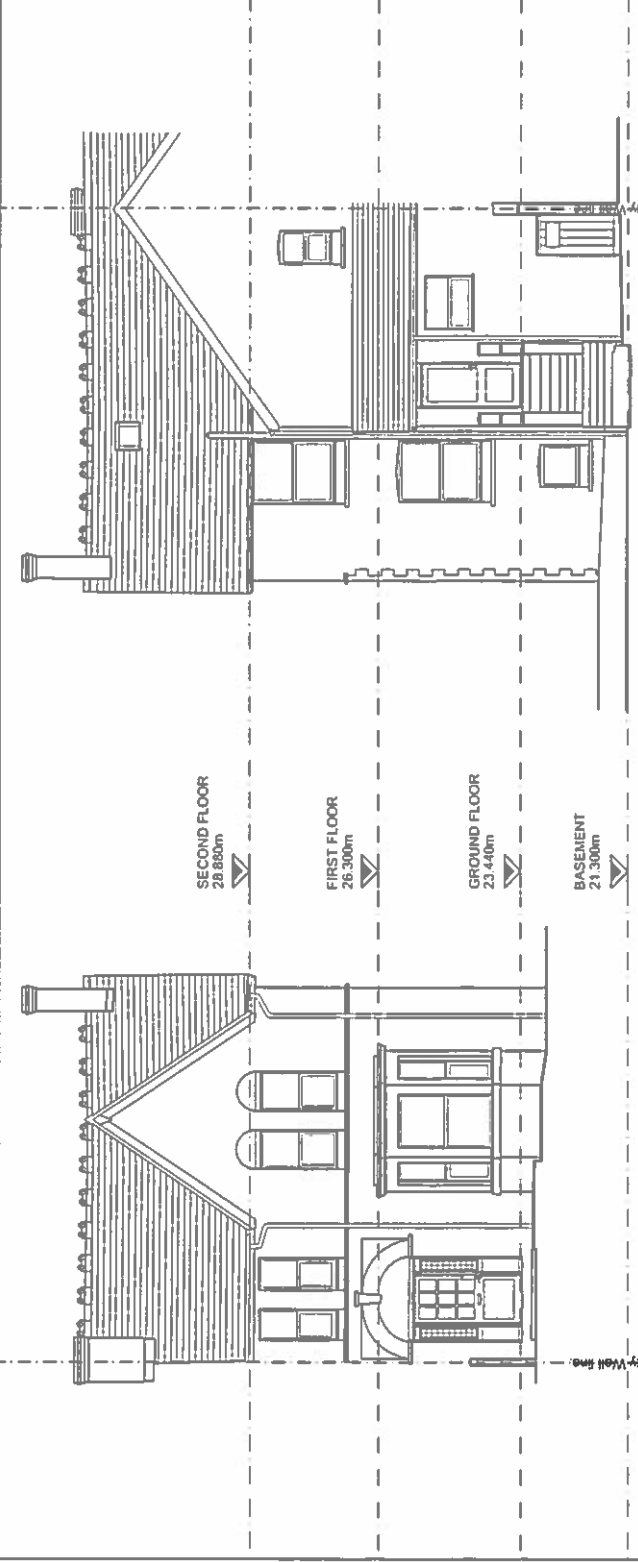
**dwg. title**  
Existing elevations

**dwg. no.**  
180 P 05

**dwg. scale**  
1:100 @ A3

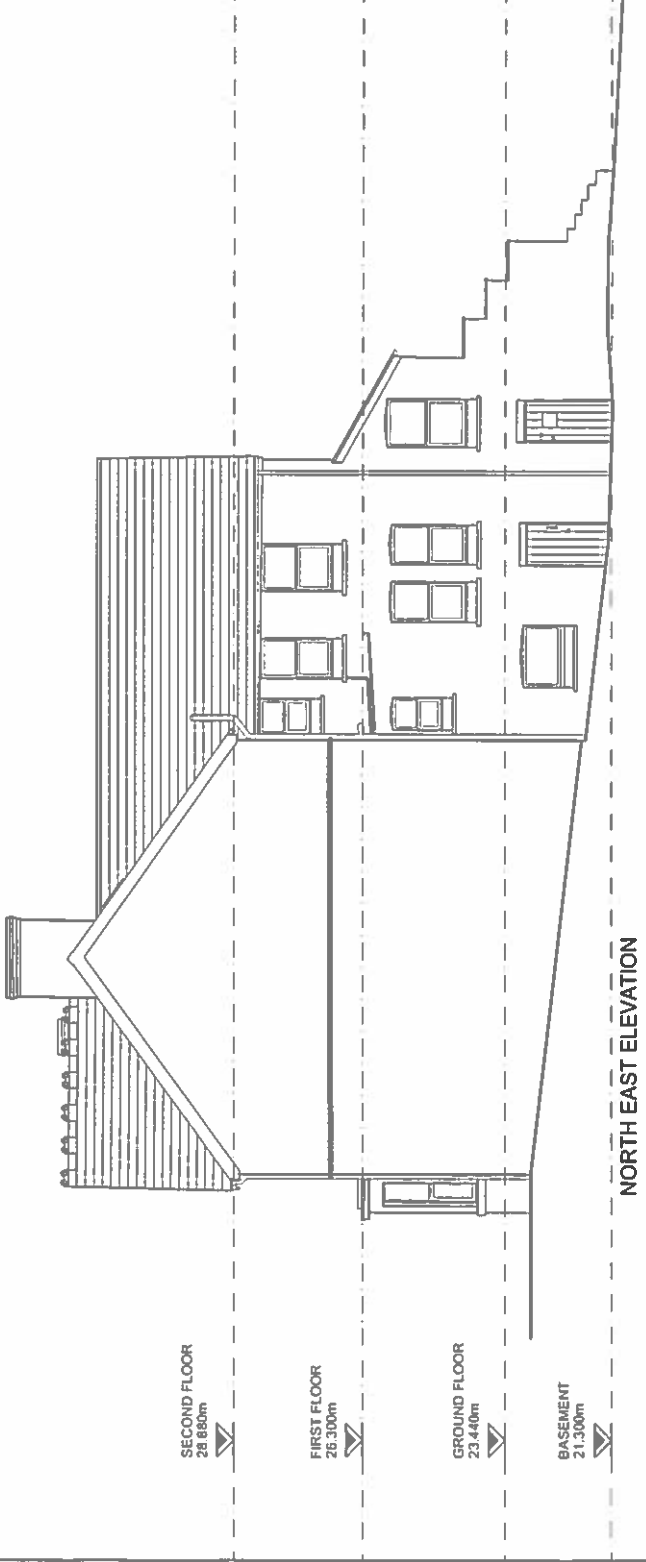
**dwg. status**  
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**SOUTH EAST ELEVATION**

**NORTH WEST ELEVATION**



**NORTH EAST ELEVATION**



# EXISTING SITE PLAN

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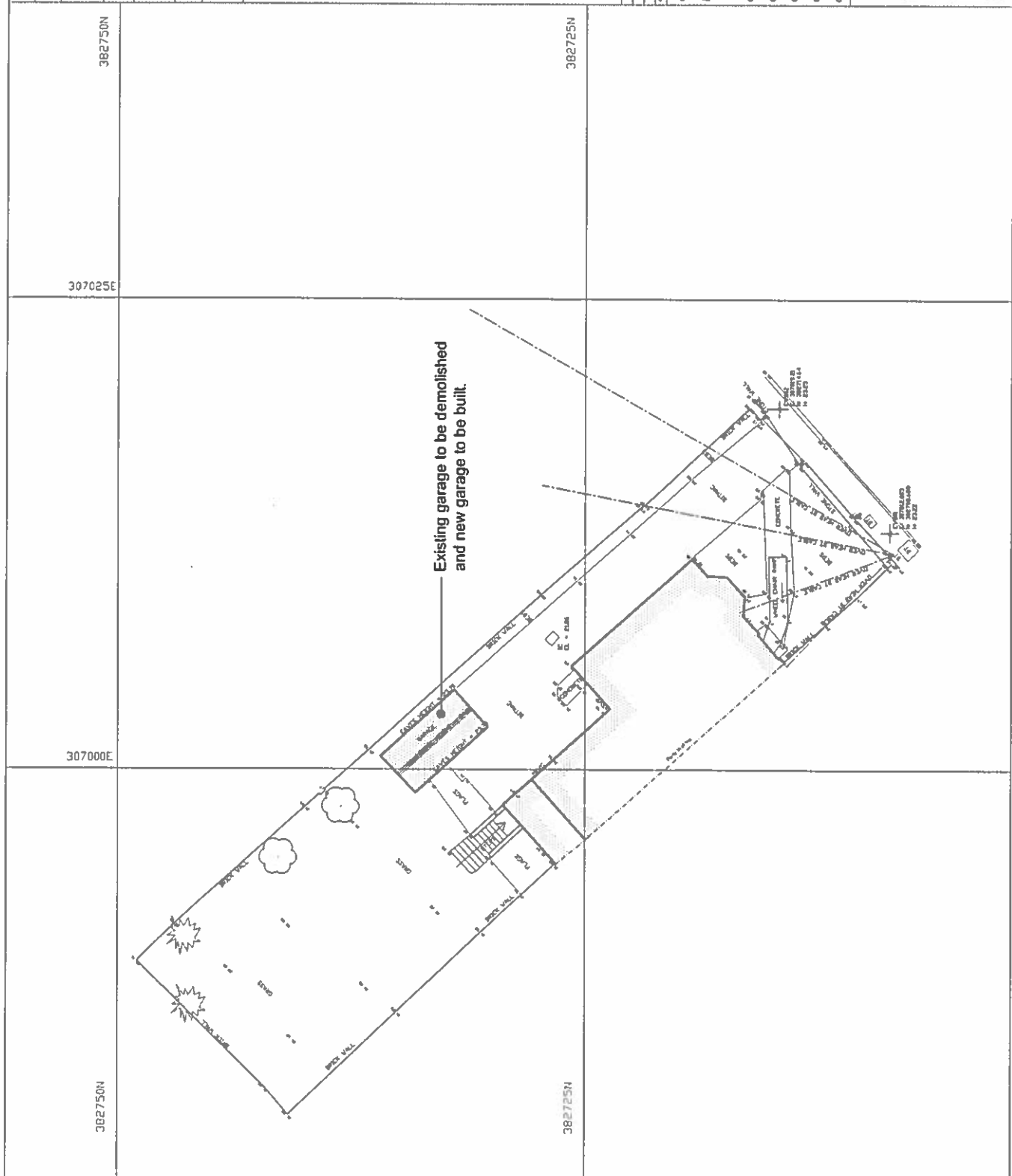
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client	Miss C. Roberts
project	25 Gronant Road, Prestatyn.
date	March 2018
dwg. title	Existing site block plan
dwg. no.	180 P 02
dwg. scale	1:200 @ A3
dwg. status	Planning

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**WARD :** Prestatyn East

**WARD MEMBER(S):** Cllr Anton Sampson  
Cllr Julian Thompson-Hill (c)

**APPLICATION NO:** 43/2018/0353

**PROPOSAL:** Erection of rear extension with roof terrace above, demolition of existing garage and erection of new garage

**LOCATION:** 25 Gronant Road Prestatyn

**APPLICANT:** Ms Cirin 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 – Town / Community Council objection

**CONSULTATION RESPONSES:**

The application has been subject to two separate consultation exercises, as it was revised in mid May 2018 to include the construction of a 1.2m high brick wall and 0.6m timber trellis fence above, along the boundary of the proposed terrace and around the rear garden area. Notes on the fence along the side boundary of the terrace have been added to the plans and include close boarding fencing to the section along the boundary of the terrace only.

Comments on original plans

**PRESTATYN TOWN COUNCIL:**

“Objection- general height of proposed development of concern. Potential overlooking of neighbouring properties and noise. Overintensification of the site”.

Comments on revised plans

None received.

**RESPONSE TO PUBLICITY:**

Representations on the original plans

Mr. J. Foley, 14 Plas Avenue, Prestatyn  
Mr J.M. Wilson, 10 Plas Avenue, Prestatyn  
Mrs. L. Lloyd- Thomas, 23 Gronant Road, Prestatyn

Representations in Objection

Summary of planning based comments:

Visual Amenity

Concerns over the size of the proposed terrace / impact on the character of the area from the proposed terrace

Residential Amenity

Concerns with overlooking of garden and rear of dwelling from proposed terrace / loss of privacy from the proposed terrace / noise nuisance from the proposed terrace /potential for

overbearing impact of the terrace due to the topography of the area / lack of screening provision of the proposed terrace.

Other matters

Concerns with potential damage to a structure on the boundary with the neighbouring property from the proposed extension

Representations on the amended application

Representations in Objection

Mr J.M. Wilson, 10 Plas Avenue, Prestatyn

Summary of planning based comments:

Residential Amenity

Concerns raised and submitted on original plans still stand regarding privacy and overlooking property at the rear.

**EXPIRY DATE OF APPLICATION:** 07/06/18

**REASONS FOR DELAY IN DECISION (where applicable):** extended to 25/06/18

- Awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application relates to developments at the rear of a semi-detached dwelling on the north west side of Gronant Road, Prestatyn. The dwelling is of three storey height at the front and four storey at the rear.
- 1.1.2 The original submission, received in April 2018, sought permission for the erection of a rear extension involving a basement level gym / bedroom with a roof terrace above at ground floor level, the demolition of an existing garage and the erection of a new garage at the side / rear of the dwelling, between the dwelling at No. 25 and the boundary with No.27. The scheme involves the removal of an external staircase, to be replaced by an enclosed (internal) staircase providing access to the basement level kitchen / diner and the ground floor dining area. The stairwell would run along the north east side of the dwelling, i.e. between the dwelling and the proposed new garage.
- 1.1.3 The plans were revised in May 2018 to incorporate a 1.2m high brick wall with a 0.6m timber trellis fence above, running along the roof terrace boundary with No. 23 Gronant Road at ground floor level. This wall /fence would then slope down to the rear garden level and continue around the whole of the perimeter of the rear garden up to the proposed new garage. The applicants have confirmed that the screen along the length of the roof terrace boundary with No. 23 will be a close boarded fence, to ensure adequate privacy screening.
- 1.1.4 The basic details are best appreciated from the plans at the front of the report.
- 1.1.5 The rear extension would measure 5.3m by 5.3m. It would have a height of 2.3m from basement level, and its 'roof' would allow the creation of the aforementioned terrace area at ground floor level. The roof terrace would have bi-folding doors leading out from the existing kitchen. A glass balustrade is proposed to one side and the rear elevation.

- 1.1.6 Internal changes are proposed to the first floor including the enlargement of a bathroom and the addition of two en-suite bathrooms to the two bedrooms at the front of the dwelling. Internal changes to the staircase are proposed up to the second floor.
- 1.1.7 The existing garage is proposed to be demolished and a replacement garage would be sited nearer the front of the property opposite the new staircase. The garage would measure 6m x 4m and would have a pitched roof, brick walls and grey steel roof sheets. A timber framed door and window are proposed to the side elevation.

#### 1.2 Description of site and surroundings

- 1.2.1 As noted, the dwelling is a semi-detached unit with 3 storeys at the front (nearest Gronant Road) and 4 storeys at the rear. It is in a long established residential area of Prestatyn.
- 1.2.2 The land slopes down towards the north west resulting in the properties on this section of Gronant Road being at a higher level than those on Plas Avenue below. The garden level of the site is at a lower level than the adjoining property at No.23. The boundary wall shared with No. 23 is in a state of disrepair as are the other site boundaries at the rear.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the development boundary of Prestatyn as defined in the Local development Plan..

#### 1.4 Relevant planning history

- 1.4.1 There is no recent planning history at the site.

#### 1.5 Developments/changes since the original submission

- 1.5.1 The applicant has confirmed the proposal for a close boarded fence at a height of 1.8m along the boundary of the roof terrace and a 1.2m high brick wall and 0.6m trellis above with a total height of 1.8m around the remainder of the garden area.

#### 1.6 Other relevant background information

- 1.6.1 None.

## 2. **DETAILS OF PLANNING HISTORY:**

- 2.1 There is no recent planning history at the site.

## 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

SPG Residential Space Standards

SPG Parking Standards in New 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 have been made by neighbouring occupiers on the original plans relating to visual amenity impacts. These concern the size and impact on the character of the area from the proposed terrace. Prestatyn Town Council have also raised concerns over the height of the proposed terrace, and consider the scheme to represent overintensification.

No further comments in relation to visual amenity have been received in relation to the screen wall and trellis along the boundary with the adjacent property and around the perimeter of the garden.

In respecting the comments raised in relation to visual amenity matters, it is to be noted that due to the topography, the height of the terrace above the single storey basement extension would be similar to that of the existing outdoor area of the adjoining property at No.23. There are other properties in this location with similar terrace areas. In this context, it is not considered that the proposals would have an unacceptable impact on the visual amenities of occupiers of adjacent properties, or a negative impact on the character of the area.

As the extension would not be visible from the front of the property, it is considered it would have a limited impact on the character of the area.

The scale of the extension is considered to be subordinate to the original dwelling. Whilst it would be visible from the back gardens of the dwellings on Plas Avenue, there would be approximately a 32m separation distance between the rear wall of the proposed extension and the rear wall of No.12 Plas Avenue directly opposite, which suggests that there would be limited adverse visual amenity impact from this direction. There are no specific objections to the design of the extension or replacement garage, which Officers consider to be appropriate in detailing to the existing dwelling and its locality.

In relation to overintensification matters, the Residential Development SPG states that no more than 75% of a residential property should be covered by buildings. The dwelling is located on a large residential plot and a distance of approximately 15m would remain to the rear boundary fence. The new garage would replace the dilapidated existing garage and would be of a similar size and design. It is not considered that the increase in property size would represent an overintensification or overdevelopment of the plot.

Having regard to the design, siting, scale and materials of the proposed extension in relation to the character and appearance of the dwelling itself and the locality, 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 original application regarding residential amenity impacts have been made by a number of residents. These included matters of overbearing impact, loss of privacy and overlooking, noise disturbance and potential damage to a neighbouring structure. Prestatyn Town Council raised similar concerns.

Comments have been received on amended plans which propose the addition of a screen wall and trellis fence which reiterate the concerns raised on the original plans relating to privacy and overlooking of properties to the rear.

Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents. The guidance on acceptable distances between a rear extension and a property opposite is 21m in the Residential Development SPG. The proposed extension would have a separation distance of approximately 32m with No.12 Plas Avenue directly opposite. It is considered that the boundary treatments along the rear boundaries of No.25 and No.23 Gronant Road would result in limited residential amenity impact to the properties on Plas Avenue.

In relation to concerns at potential overbearing impact and overlooking, the roof terrace and screen wall / fence would be at a similar level to the outdoor terrace / garden area directly to the rear of No.23. The proposal for a 1.8m close boarded fence along the length of the roof terrace would ensure a suitable degree of privacy for the users of the respective roof terraces and garden areas of Nos. 23 and 25. The proposed screen wall and fencing along the boundary would replace the existing dilapidated wall and provide a degree of privacy for the residents of both properties and limit the potential for overlooking. The garden of No.23 is at a higher level than the site which also assists in limiting the potential for an overbearing impact.

With regard to the use of the balcony and concerns over noise disturbance, it is not considered this is a reasonable ground to resist the grant of permission, given the roof terrace is proposed at the rear of the dwelling and could only be used for activities in association with the residential use of the property.

Having regard to the representations, and the detailing of the scheme, it is considered that it 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

With respect to concerns over potential damage to a structure on the boundary with the neighbouring property from the proposed extension, this is a civil matter which is outside the influence of the Council in its role as Local Planning Authority.

#### 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 comments received on 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 conditions:-

1. The development to which this permission relates shall be begun no later than 20th June 2018
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 (Drawing No. 180 P 05) received 12 April 2018
  - (ii) Proposed Elevations (Drawing No. 180 P 10 B) received 31 May 2018
  - (iii) Existing Basement & Ground Floor Plan (Drawing No. 180 P 03) received 12 April 2018
  - (iv) Proposed Basement & Ground Floor Plan (Drawing No. 180 P 08 B) received 31 May 2018
  - (v) Existing First & Second Floor Plan (Drawing No. 180 P 04) received 12 April 2018
  - (vi) Proposed First & Second Floor Plan (Drawing No. 180 P 09) received 12 April 2018
  - (vii) Extension Section X-X (Drawing No. 180 P 06) received 12 April 2018
  - (viii) Existing Site Block Plan (Drawing No. 180 P 02) received 12 April 2018
  - (ix) Proposed Site Block Plan (Drawing No. 180 P 07 B) received 31 May 2018
  - (x) Proposed Garage Elevation, Floor & Roof Plan (Drawing No. 180 P 11 )received 12 April 2018
  - (xi) Location Plan (Drawing No. 180 P 01) received 12 April 2018
3. Notwithstanding the submitted plans, full details of the 1.8m high close boarded fence along the length of the terrace boundary with No. 23 and the screen wall/trellis fence around the boundary of the property shall be submitted for the consideration of the Local Planning Authority. The development shall be completed in accordance with such details as are approved in writing by the Authority, and the roof terrace fence shall be completed prior to the first bringing into use of the roof terrace. The boundary screens shall be retained as approved at all times.

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 residential amenity.

**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.

**Biodiversity Note-** Developers should ensure best practice in the installation of rooflights to ensure no disturbance to bats and other protected species.

**Shared Boundaries-** Where development involves works on or close to a boundary, including shared internal walls, compliance may be necessary with the requirements of the Party Walls, etc.. Act 1996, and you should obtain separate legal advice on this matter. The Local Planning Authority is not responsible for the enforcement of The Party Walls etc.. Act or for resolving private legal disputes arising therefrom.