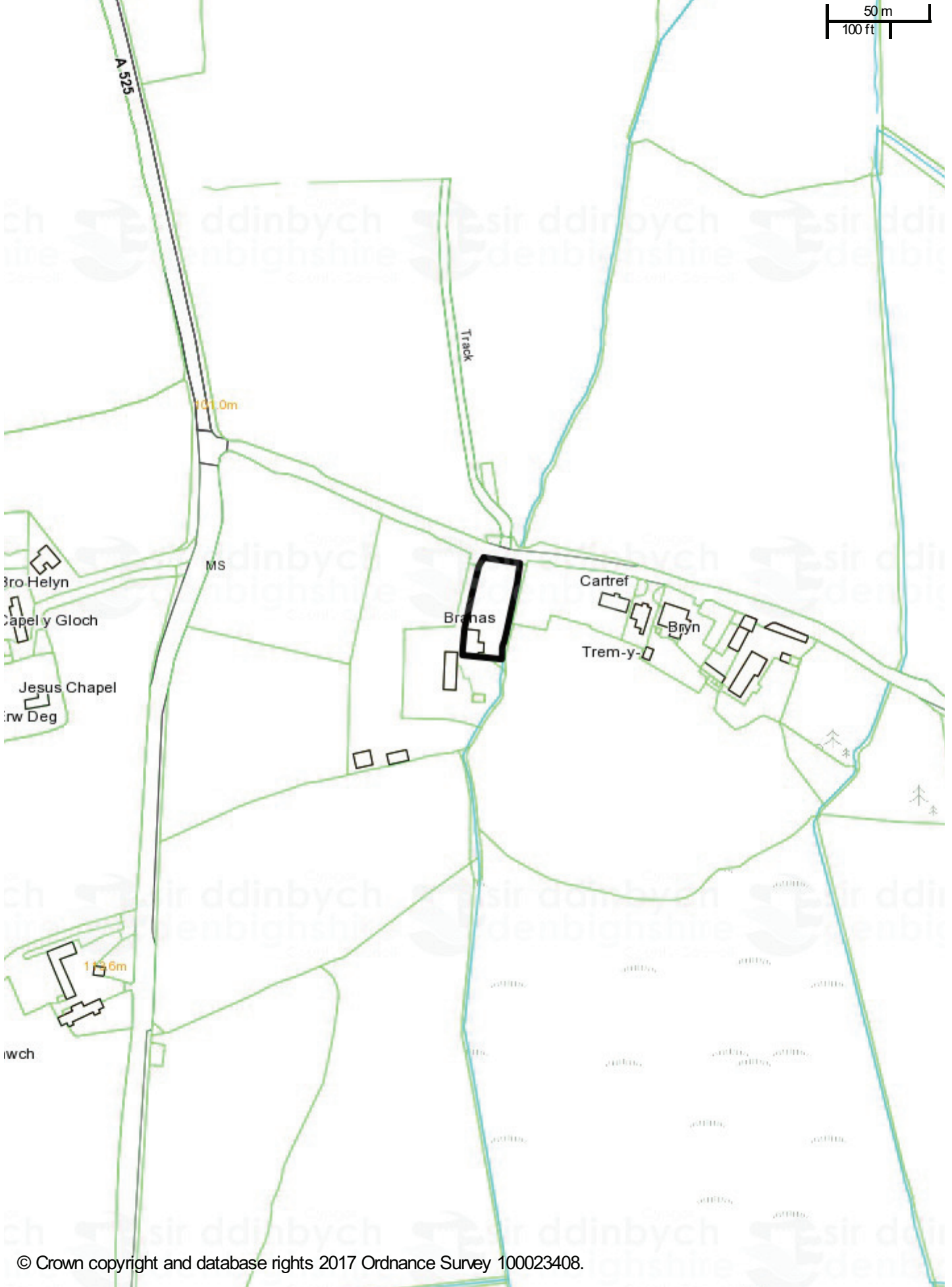


50 m  
100 ft



© Crown copyright and database rights 2017 Ordnance Survey 100023408.

20/2018/0484

Scale: 1:2500

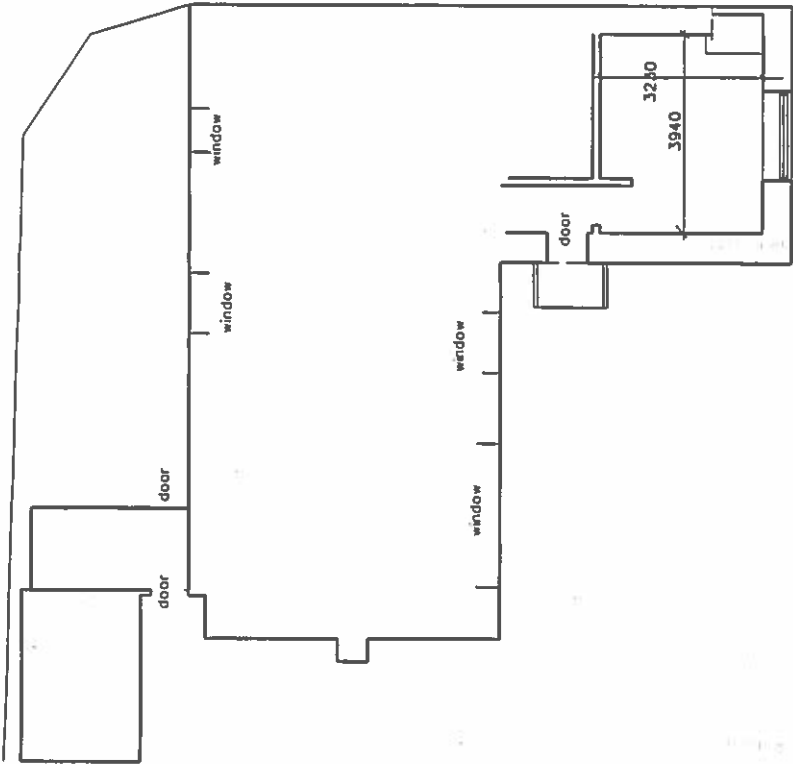
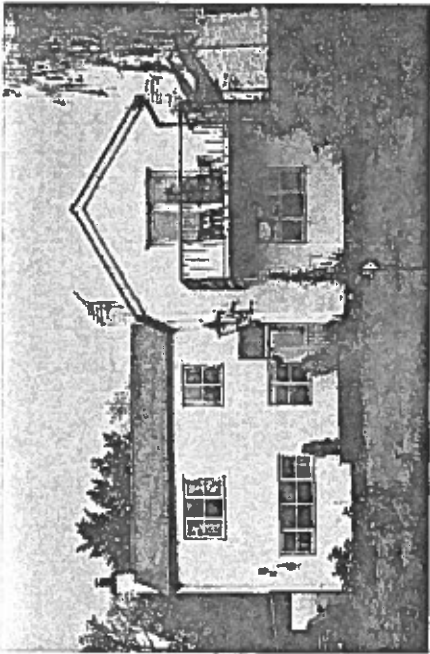
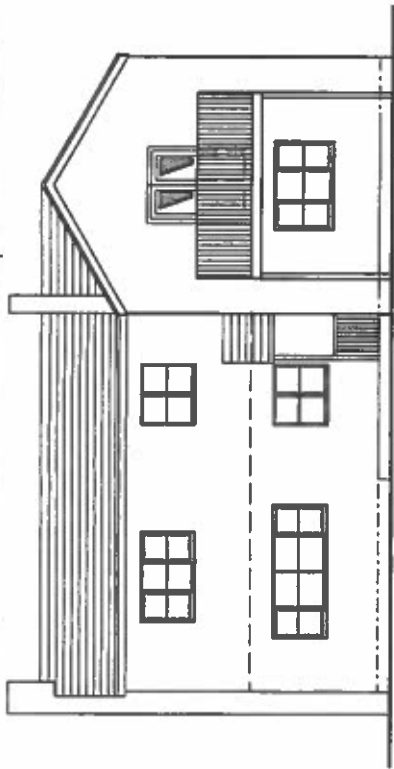
Printed on: 2/7/2018 at 16:41 PM



© Denbighshire County Council



EXISTING PLANS



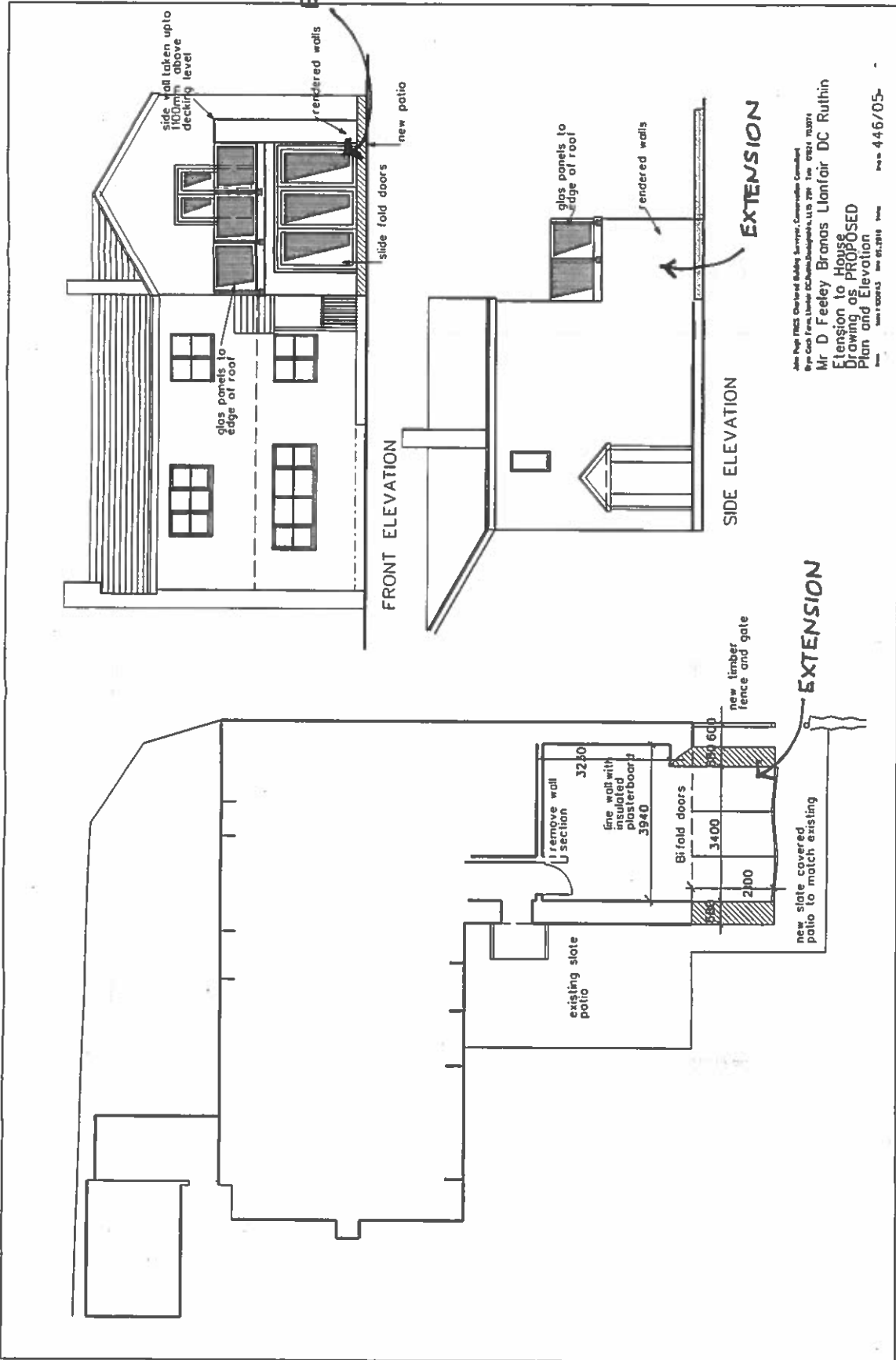
John Papp, PE, Licensed Professional Engineer, State of Maryland  
Mr. D. Feely Branos Llanfair DC Ruthin  
Extension to House  
Drawing as Existing  
Plan and Elevation  
Date: 10/20/18, Rev: 02/2018  
File: 446/03

...CAD\Deryk Feely\extension.dgn 15/05/2018 17:50:32

10 MAY 2018



# PROPOSED PLANS



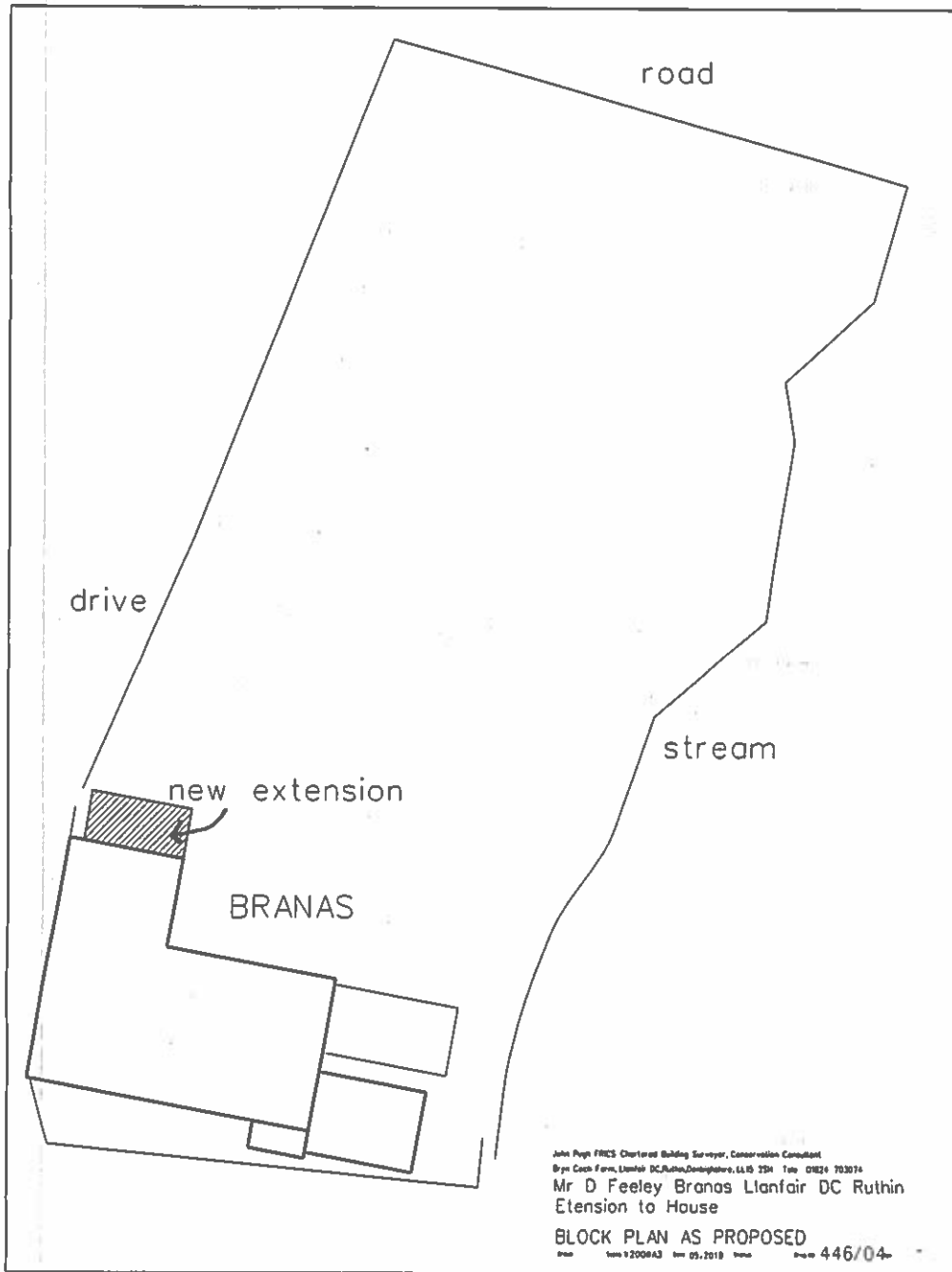
The Prop. Plans Checked Building Surveyor, Construction Contract  
 By and For, Lister (Suffolk) Building, Ltd. 27th. Feb. 1924 123274  
**Mr D Feeley Brans Lionfair DC Ruthin**  
**Extension to House**  
**Drawing as PROPOSED**  
**Plan and Elevation**  
 Date 15/05/2018 Rev 01/2018 Scale 446/05-

...ICAD\Denyk Feeley\extension.dgn 15/05/2018 17:51:23

10 MAY 2018



# PROPOSED SITE PLAN



10 MAY 2018

...CAD\Deryk Feeley\extension.dgn 15/05/2018 17:49:31

John Pugh FRCGS Chartered Building Surveyor, Conservation Consultant  
Bryn Coch Farm, Llanfair DC, Ruthin, Denbighshire, LL18 2SN Tel: 01824 703074  
Mr D Feeley Branas Llanfair DC Ruthin  
Extension to House  
BLOCK PLAN AS PROPOSED  
Date: 15/05/2018 Time: 17:49:31 Drawn: 446/04





**WARD :** Llanfair Dyffryn Clwyd / Gwyddelwern

**WARD MEMBER:** Councillor Hugh Evans

**APPLICATION NO:** 20/2018/0484/ PF

**PROPOSAL:** Erection of ground floor extension to dwelling

**LOCATION:** Branas Llanfair Dyffryn Clwyd Ruthin

**APPLICANT:** Mr & Mrs Deryck Feeley

**CONSTRAINTS:** C2 Flood Zone

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

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

- Application submitted by / on behalf of County Councillor

**CONSULTATION RESPONSES:**

LLANFAIR DC COMMUNITY COUNCIL:  
"Members resolved to support the proposal"

**RESPONSE TO PUBLICITY:** No representations received.

**EXPIRY DATE OF APPLICATION:** 10/07/2018

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

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of an extension on the front elevation of a detached two storey dwelling.
- 1.1.2 The extension would project 2.1m out from the existing front wall and it would be 4m wide. It would have a flat roof 2.5m above the ground level, allowing the creation of a balcony area at first floor level. The balcony would be enclosed by 1m glass screens around the top of the extension.
- 1.1.3 The external walls would be rendered to match the existing dwelling.

1.2 Description of site and surroundings

- 1.2.1 The property in the open countryside. It is accessed via a minor lane which links Pentrecelyn to the A525 Ruthin - Wrexham Road, south of Llanfair D.C. village.
- 1.2.2 The site is well screened from public vantage points by mature planting, and the extension would be well set back within the site.

1.2.3 Neighbouring dwellings are located to the west (Capel Y Ferm) and east (Cartref).

1.3 Relevant planning constraints/considerations

1.3.1 None.

1.4 Relevant planning history

1.4.1 None.

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 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

3.2 Supplementary Planning Guidance

SPG Residential Development

SPG Access for all

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 2017 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

#### 4.2 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.

There are no representations raising visual amenity issues.

As noted, the proposed extension would project 2.1m out from the front elevation and it would be 4m wide. It would have a flat roof used as a balcony accessed from first floor level. The external walls would be rendered to match the existing dwelling. The site is not easily visible from any public vantage point, being well screened by mature planting.

Having regard to the detailing of the proposed extension in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered it 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.

There are no representations raising residential amenity issues.

The proposal is for a modestly sized extension that would not result in a noticeable loss of garden area. The proposed balcony would replace an existing balcony which does not have any unacceptable impact on neighbouring windows or private amenity areas.

Having regard to the detailing 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.

#### 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, 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 18th July 2023
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. 446/03) received 16 May 2018
  - (ii) Proposed elevations and floor plan (Drawing No. 446/05) received 16 May 2018
  - (iii) Existing block plan (Drawing No. 446/02) received 16 May 2018
  - (iv) Proposed block plan (Drawing No. 446/04) received 16 May 2018
  - (v) Location plan received 16 May 2018

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.