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41/2018/0009

Scale: 1:1250

Printed on: 2/7/2018 at 16:46 PM

PROPOSED SITE PLAN

NOTES

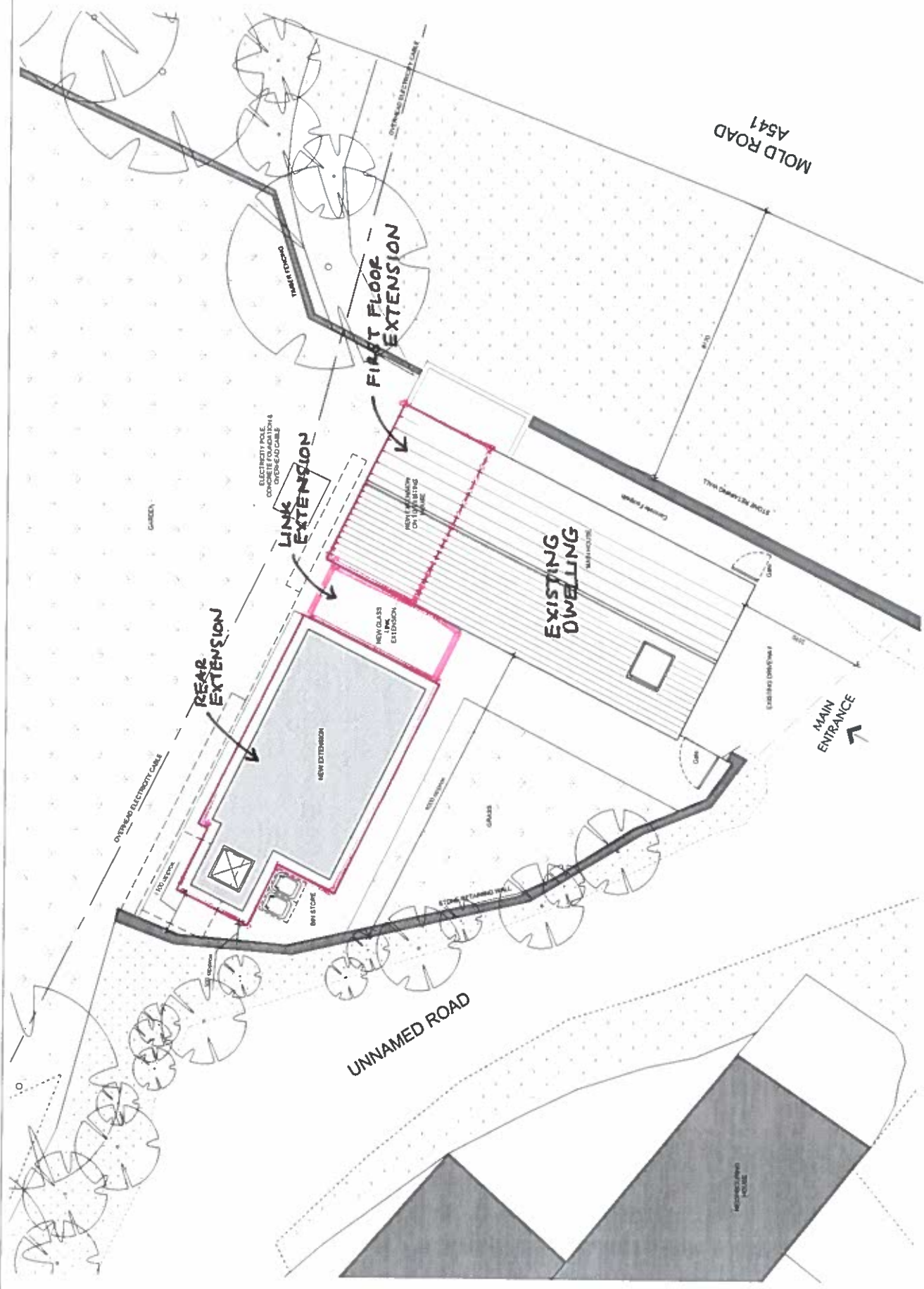
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 ALL WORK IS TO BE ACCORDING TO THE
 BUILDING REGULATIONS 2011
 CONSULT WITH THE LOCAL AUTHORITY
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PI 25117 FOR APPROVAL
 STATUS: DRAFT

unit3

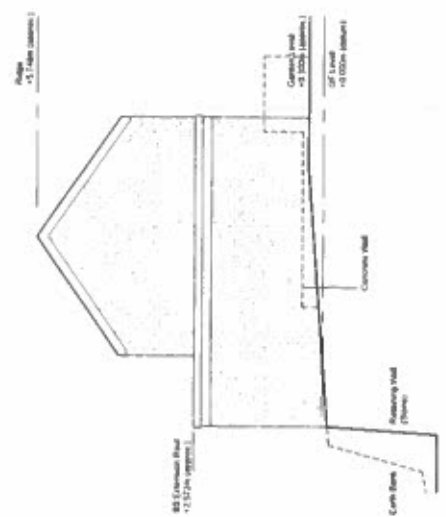
Client: Mr David Pugh
 Project: 127031 Chapel Cottage
 Location: Chapel Cottage, 1332 Pines Road, Daresbury, Warrington, Cheshire, WA4 6AP
 Dwg No: A1-20-100
 Dwg Name: Proposed Site Plan
 Revision: P1
 Scale: 1:50 @ A1
 Date: December 2017
 Drawn: MJC Checked: DC



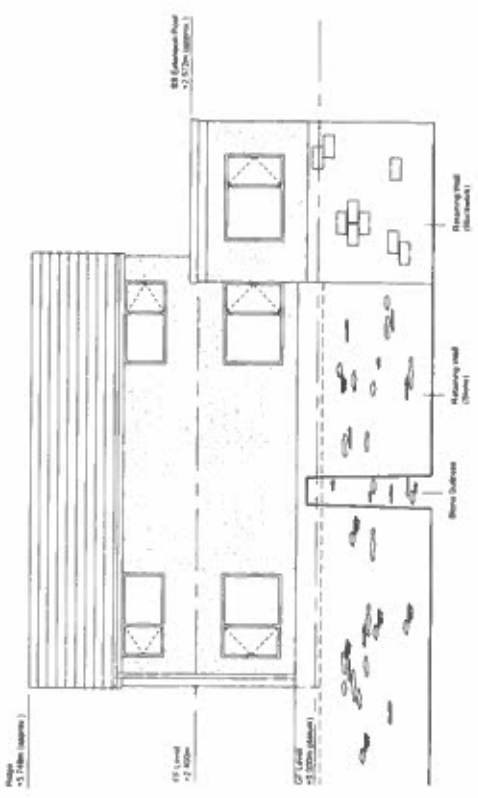
EXISTING ELEVATION PLANS

NOTES

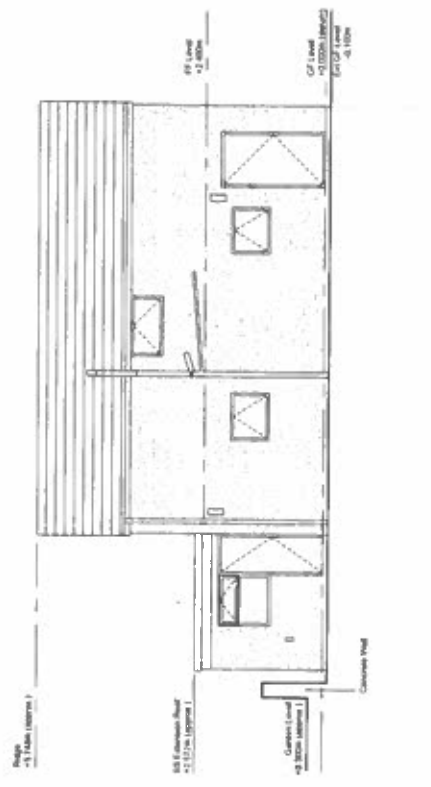
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2 EXISTING NORTH ELEVATION
1/8"



1 EXISTING EAST ELEVATION
1/8"



4 EXISTING WEST ELEVATION
1/8"



3 EXISTING SOUTH ELEVATION
1/8"

71-29-1517 FOR APPROVAL
PLANNING

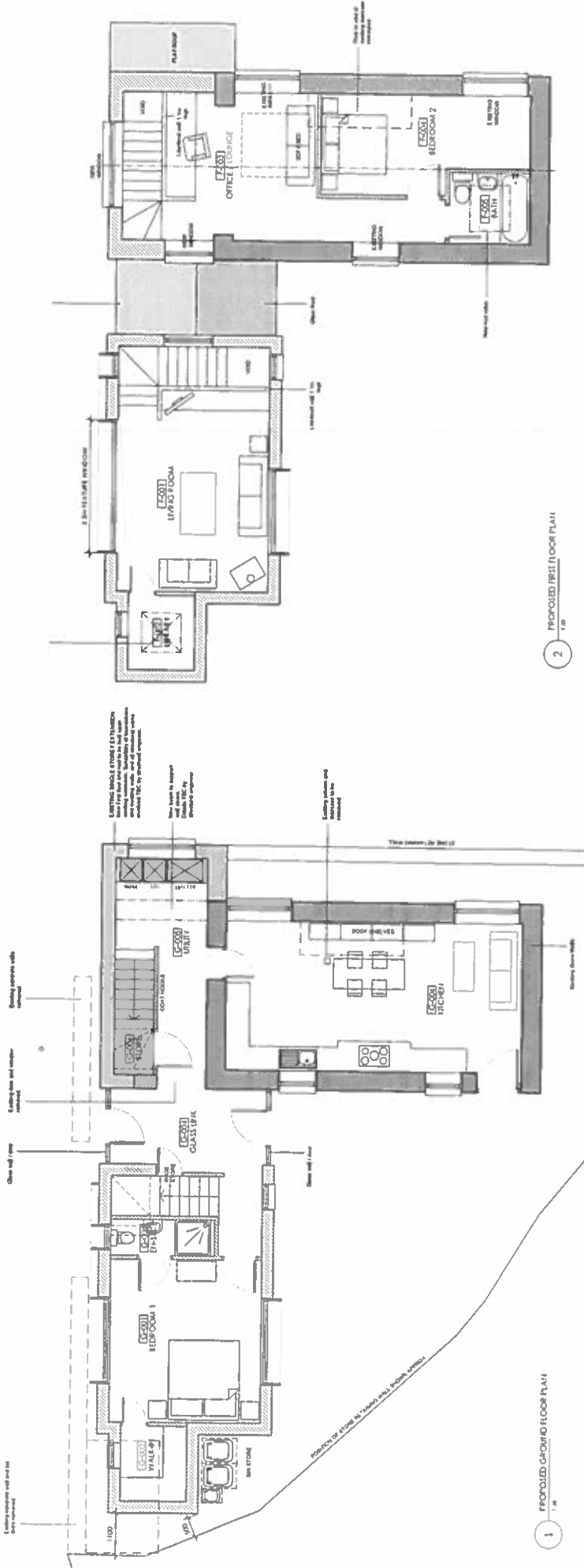


Client: Mr. David L. King
 Project: 117201 Chapel Carriage
 Location: Chapel Carriage Add'l Road, Northridge, CA 91324
 Design: AE-10001
 Design Name: Existing Elevations
 Revision: P1
 Scale: 1/8" = 1'-0"
 Date: December 2017
 Drawn: MS Checked: DK

PROPOSED FLOOR PLANS

NOTES

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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1 PROPOSED GROUND FLOOR PLAN
1:50

2 PROPOSED FIRST FLOOR PLAN
1:50

P2 19 03 19 16/16/16 W/16/16/16
P1 28 12 17 FOR APPROVAL

unit³

Client: M David Hayes
Project: 17701 Chapel Cottage
Location: Chapel Cottage, 1653 Road, Dromana, VIC 3108
Dwg No: A1-2001
Dwg Name: Proposed Plans
Revision: P2
Scale: 1:50 @ A1
Date: December 2017
Drawn: MS Checked: DK

WARD : Tremeirchion

WARD MEMBER: Councillor Christine Marston (c)

APPLICATION NO: 41/2018/0009/ PF

PROPOSAL: Erection of extensions to dwelling

LOCATION: Chapel Cottage Mold Road Bodfari Denbigh

APPLICANT: Mr David Kynes

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:

BODFARI COMMUNITY COUNCIL

Original comments:

"Bodfari Community Council recommend refusal on the grounds that there is insufficient provision of on-site parking, that the proposed orange panels are not sympathetic to the existing built environment and that there are concerns regarding light pollution from unshaded windows."

Re-consultation comments:

"Following consultation with the individual councillors, Bodfari Community Council now recommends approval of the revised plans, with the colour of the panels being a condition of the planning consent."

The Community Council have sent a further response seeking to ..." clarify that the comment above refers to the colour of the panels being conditional to being a natural colour match to existing landscape features"

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

Original comments:

"The Joint Committee notes the desire of the applicants to create a contemporary addition to the existing dwelling, but does not consider that this is a successfully integrated design which respects the character and form of traditional building styles in the AONB.

The side extension respects the form of the original, to which there is no objection, but the committee has serious concerns about the rear extension, including its scale, height, overall form and the extent of glazing and detailing of associated infill panels. The concept of linking the rear extension to the existing with a glazed link is supported, but it is suggested that the form and design of the rear extension should be re-considered. In addition, cladding the existing flat roof front extension entirely in vertical timber boarding is not supported– the lower retaining structure should be faced in traditionally finished natural local stone to match the existing wall. The committee would also suggest that the opportunity be taken to reroof the existing dwelling and new side extension in natural blue/grey slate in place of the existing concrete tiles to better reflect the character of the AONB.

Finally, the committee would emphasise the importance of retaining and restoring the existing natural local stone boundary and retaining walls as a distinctive traditional local feature, together with the existing trees and hedge along the A541 which helps screen and integrate the site into its rural surroundings.”

Reconsultation comments:

“The Joint Committee welcomes the reduction in height of the proposed extension and confirmation that pitched roofs will be covered with natural blue/grey slate and the frontage wall will be faced in traditionally finished natural stone to match the existing. Although the rear extension does not adopt a traditional building form, the reduction in height and siting to the rear of the existing dwelling will reduce its impact. The committee would however recommend that the colour of the aluminium feature panels/frames should be subject to further consideration.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Ecologist –

Having reviewed the proposals and associated ecological reports, recommends that the following condition is attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site.

- Works which could result in the damage or destruction of active bird nests must take place outside the bird breeding season (March - August, inclusive) or immediately following a nesting bird check conducted by a suitably qualified ecologist.

RESPONSE TO PUBLICITY: No representations received.

EXPIRY DATE OF APPLICATION: 20/03/2018

EXTENSION OF TIME: 06/06/2018

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for extensions to an existing dwelling consisting of :
 - a first floor pitched roof side extension above an existing flat roof single storey side extension
 - a two storey flat roof extension to the rear which connected to the dwelling by a single storey glazed link.
- 1.1.2 The two storey side extension would comprise a utility / hallway at ground floor level and an extended lounge on the first floor. It would have a tiled pitched roof continuing from the existing roofline and rendered walls to match the existing dwelling. The side extension would have a ridge height of 5.9m and would be some 2.8m wide.
- 1.1.3 The two storey flat roof extension would comprise an ensuite bedroom with a walk-in wardrobe at ground floor level and a living room and library on the first floor. It would have a length of approximately 8.7m and a width of 4.4m with a roof height of 5.2m, approximately 0.7m lower than the ridge of the existing dwelling.
- 1.1.4 Large feature windows are proposed in the side elevations of the rear extension with aluminium feature box frames. Walls would be timber clad, with the walls to the narrower section of the extension to the rear finished with stone.

- 1.1.5 The rear extension would be connected to the main dwelling by way of a glazed link which would measure 1.9m by 4.1m.
- 1.1.6 The proposal also involves the addition of cladding on the existing single storey extension to the front of the dwelling, in the form of timber cladding and stone cladding to match the rest of the retaining wall.

1.2 Description of site and surroundings

- 1.2.1 Chapel cottage is an existing detached rendered cottage with a pitched slate roof situated in Bodfari village. It is in an elevated position along the A541 / Mold-Denbigh Road, immediately to the north of the Downing Arms.
 - 1.1.1 The ground slopes steeply upwards from the A541 and the rear garden is bounded by an escarpment.
 - 1.1.2 To the east is a raised embankment along the A541. To the south and west runs a steep and narrow minor road leading from the junction with the A541, and to the north are open fields.
 - 1.1.3 There is a group of 3 residential properties on the opposite side of the minor road (Ty Llew Coch, Hyfrydle and Gwenallt) which are all traditional stone and rendered cottages with pitched roofs. The Downing Arms is to the south along the A541 opposite the road junction with the unnamed road.

1.2 Relevant planning constraints/considerations

- 1.2.1 The site is within the Bodfari development boundary as defined in the Local Development Plan.
- 1.2.2 The site is within the Clwydian Range and Dee Valley AONB.

1.3 Relevant planning history

- 1.3.1 Records indicate the permission for the conversion from the former chapel to dwelling was granted in 1984.

1.4 Developments/changes since the original submission

- 1.4.1 Revised plans have been submitted which reduce the height of the proposed flat roof two storey extension and also change the proposed cladding for the retaining wall to the front of the dwelling.
- 1.4.2 The agent has also submitted a statement which explains the design background and seeks to address consultation responses. The main points are:
 - The contemporary extension reflects modern design principles of form, massing and elevational articulation. The separation allows the existing house to stand proud and illustrates the difference between the old and new, which the agent believes respects the traditional buildings and character of the AONB in a much more sensitive way than to design a building that will ultimately end up diluting the historical character of the local vernacular.
 - The scale, height and form of the rear extension are all based on the parameters of the existing dwelling and what the site context will permit. It does not exceed the ridge height of existing making the proposed extension subservient. Similar examples in the AONB of external building massing and typology can be seen on the recently completed Dinorban Arms.
 - The window design and infill panels are an integral element of the contemporary design positioned to enable private views out into the garden rather than onto the road / neighbouring properties. The inspiration for the orange / yellow pantone of the frames and infill panels is based on the hue of Gorse flora on the adjacent Moel y Parc and Clwydian Range.

1.5 Other relevant background information

1.5.1 None.

2. **DETAILS OF PLANNING HISTORY:**

2.1 2/FAR/418/74. Change of use of disused chapel to a dwelling. Granted 21/12/1976

2.2 2/FAR/148/84. Conversion to residential use. Granted 14/06/1984

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 RD1 – Sustainable development and good standard design

Policy RD3 – Extensions and alterations to existing dwellings

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

3.2 Supplementary Planning Guidance

SPG Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)

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 / AONB

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 / 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.

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.

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.

Planning Policy Wales section 5.3 refers to considerations to be given to conserving landscape and biodiversity, and in respect of statutory designations such as AONBs, confirms the primary objective for designation is the conservation and enhancement of their natural beauty, whilst noting the need to have regard to the economic and social well-being of these areas

The impact of the proposals on visual amenity and on the character and appearance of the designated landscape are therefore a basic test in the policies of the development plan.

The recently adopted AONB SPG provides guidance on new developments in the AONB. On the issue of design the SPG states:

“...any alterations or extensions will need to preserve and enhance the original character of the building. Maintaining original rooflines and the spacing between windows and doors make an important contribution to character, and small changes to the design can have a detrimental effect on the overall integrity and appearance of the design. This is commonly referred to as maintaining “local distinctive-ness” by respecting the pattern of the arrangement and size of buildings, their plots, the general range of building styles and integration of harmonious colours and materials.

Extensions are usually best positioned to the side or to the rear. In terms of scale and design they are usually subservient to the original building by being smaller with a lower roof. If appropriate, a subtle change in the use of complimentary materials can add interest and help date the buildings history.

For free standing buildings or structures there may be more freedom to express new design ideas which are modern but respectful of traditional design forms. In many cases, modern designs and materials can create interesting and diverse forms of architecture. The contrast can accentuate traditional designs. For example, the careful use of glazing can create interesting new spaces and allow light into older buildings. However, the introduction of more urbanised features such as large windows and elaborate entrance gates and walls should be avoided.”

The key questions the SPG poses with respect to design which are material to the current proposal are:

- Is the design compatible with the existing building character?
- Does a modern design echo or complement more traditional designs in the area and retain or enhance local distinctiveness?
- Does the scheme avoid details which urbanise the rural scene?
- Will it stand the test of time?

Representations on the visual amenity impacts have been made by the AONB and the Community Council.

The Community Council have withdrawn their initial objection following submission of revised plans, however they have requested control over the colour of the window feature box frames.

The AONB Joint Committee's first response raised no objections to the side extension, but noted the contemporary design of the extension to the rear, and did not consider that it is successfully integrated design which respects the character and form of traditional building styles in the AONB. The Committee's response on the revised plans welcomes the reduction in height of the proposed extension as this will reduce its impact, and suggests controls over the aluminium feature panels/frames.

In weighing up the merits of the proposals, it is to be noted that the revisions to the plans involving changes the cladding to be applied to the retaining wall to the front from timber to stone address some of the concerns raised by the AONB, and the height of the rear extension has been reduced by approximately 0.7m so that it would be below the height of the ridge of the existing dwelling. The overall form and design of the rear extension however remains unaltered. The application form and the supporting statement indicate that the roof of the existing house and the side extension would be re-roofed in slate tiles to replace the existing concrete tiles, however this is not annotated on the proposed plans, but Officers consider this could be controlled by condition.

In Officers' opinion, the side extension and the proposed treatment to the boundary wall are considered to be in keeping with the original dwelling, are subservient in scale to the dwelling and respectful of the character and appearance of the AONB, and therefore this element of the scheme is considered to be in compliance with the policies listed above.

The rear extension however is a large contemporarily designed flat roof two storey extension, which raises matters requiring detailed consideration.

To set the context, the existing dwelling is in an elevated position above the A541, with its rear garden area largely obscured from views along the A541 by the existing house, site topography and tree cover along the A541, although it may be more visible in winter months along the A541 on the approach from Mold. The minor road to the south and west rises steeply from the road junction with the A541 and the site topography would again obscure views of the site from the approach along this lane.

The dwellings in the immediate vicinity of the site are also traditional stone and render dwellings with pitched roofs.

Whilst the agent's supporting statement makes reference to the recently completed scheme of extensions to the Dinorben Arms, Officers would note this is a commercial pub and restaurant development and it is not considered the mix of more modern and traditional design on this building sets a precedent obliging approval of contemporary design for substantial extensions to individual dwellings within the AONB.

The Residential Development SPG provides guidance with respect to the issue of subordinate scale and form, and it states that whilst the Council do not wish to impose a percentage figure for the increase in floorspace represented by an extension because this represents an 'artificial' method of assessing a proposal, extensions should be subordinate to or in harmony with the original building. An extension should be complementary to the existing dwelling rather than appearing as a 'tack-on'.

The proposal to connect the rear extension to the main dwelling by way of a glazed link is supported by AONB, however to comply with RD3 ii) the proposal would still need to be sympathetic in design, scale massing and materials to the character and appearance of the existing dwelling

With respect to the agent's arguments, the form and massing of the extension proposed does not appear to reflect the scale and form of the original dwelling, and whilst the height would be set 0.7m below the ridge line, Officers would still consider it appears to compete with the main dwelling rather than complement its form.

The use of timber cladding, large window openings and use of aluminium feature box frames also do not reflect the traditional character of the main dwelling or the local vernacular.

Officers are also of the opinion that the flat roof design with large irregular window openings and use of aluminium box frames and timber cladding to the walls does not echo or complement more traditional designs in the area or seek to retain or enhance local distinctiveness.

Whilst Policy VOE2 and the AONB SPG does not preclude modern contemporary design within the AONB, and it is noted that the rear extension would not be clearly visible in public views along the highway, the rear extension would nevertheless appear as a large contemporary structure which could not be considered to be in harmony with the scale and form of the original dwelling, which is traditional in character.

Taking all the issues into account, the proposal therefore is not considered to be sympathetic in design, scale, massing and materials with the existing dwelling and it is not considered to echo or complement more traditional designs in the area or seek to retain or enhance local distinctiveness with the statutory landscape. The proposal is therefore considered to be in conflict with Denbighshire Local Development Plan Policy RD1 i), RD 3 ii) and VOE2, and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note, the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty Supplementary Planning Guidance Note and Planning Policy Wales (Edition 9, November 2016).

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 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

There are no representations raising residential amenity issues.

Sufficient garden area would be retained within the site as a result of the development, and owing to topography and separation distances, Officers do not consider the proposal would result in unacceptable overlooking of neighbouring properties and nor would it have an overbearing impact.

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.

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 contrary to policies RD1 i), RD3 ii) and VOE2 and is recommended for refusal.

RECOMMENDATION: REFUSE- for the following reason:-

1. It is the opinion of the local planning authority that the proposed two storey flat roof rear extension is not sympathetic in design, scale, massing and materials to the existing dwelling and it is not considered to echo or complement more traditional designs in the area or seek to retain or enhance local distinctiveness with the statutory landscape of the Clwydian Range and Dee Valley AONB. The proposal is therefore considered to be in conflict with Denbighshire Local Development Plan Policy RD1 i), RD 3 ii) and VOE2, and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note, the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty Supplementary Planning Guidance Note and Planning Policy Wales (Edition 9, November 2016).