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21/2018/0166

Scale: 1:1250

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EXISTING FLOOR PLAN

REVISED PLAN

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2011.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2011 AND THE NATIONAL PLUMBING REGULATIONS 2011.
3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2011 AND THE NATIONAL WATER REGULATIONS 2011.
4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL AIR CONDITIONING REGULATIONS 2011 AND THE NATIONAL HEATING REGULATIONS 2011.
5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL INSULATION REGULATIONS 2011 AND THE NATIONAL SOUND REGULATIONS 2011.
6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY REGULATIONS 2011 AND THE NATIONAL HEALTH REGULATIONS 2011.

Rev Description **Date**

1. First Issue 26/10/17

2. Revising Job 1a/02/18

Scheme Title
12 Bryn Arfo Avenue,
Llanferres

Drawing Reference
Existing Plans
Existing Plans

Scale 1:50

Entity LOJ

Classification RAL

Project Number 5538

Drawing Number EX01

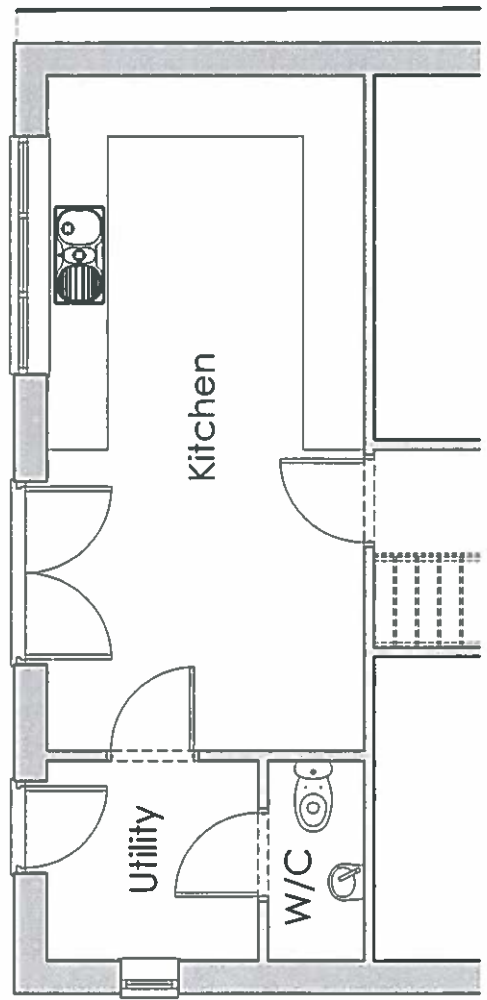
Revision A

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Existing - Ground Floor Plan
Scale: 1 : 50

EXISTING ELEVATIONS

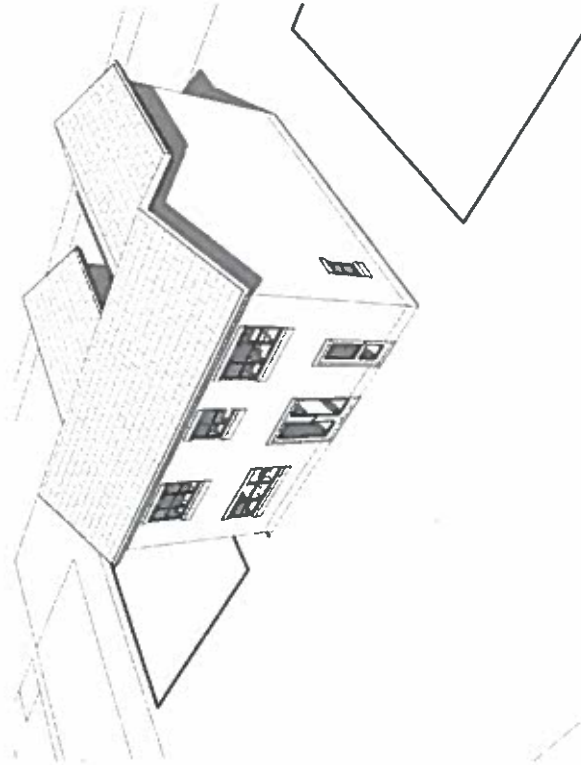
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Rev Description:
 A. Planning Sub
Date:
 08/10/17
 15/02/18

Site Name: 116
 12 Bryn Arfo Avenue,
 Llanterres
 Drawing Reference:
Existing Elevations
 Scale: 1 : 100
 Drawing No: LOJ
 Checked By: RAL

Project Number: 5538
 Drawing Number: EX02
 Revision: A

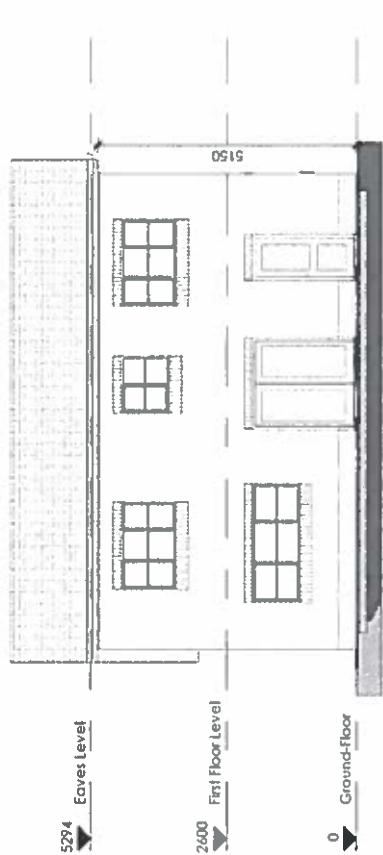
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Existing - External Visual

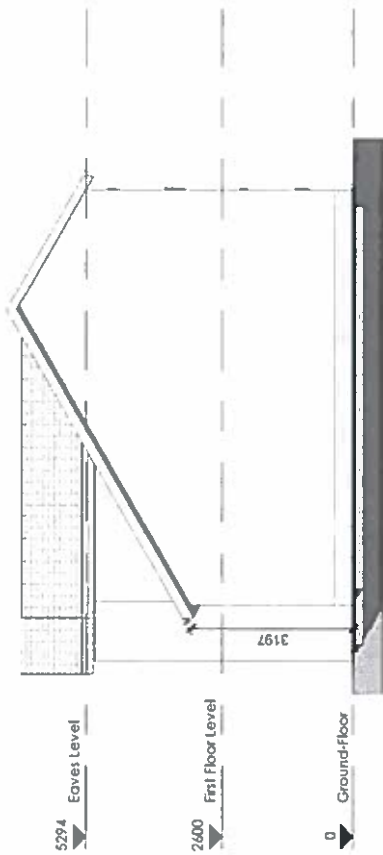
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REVISED PLAN



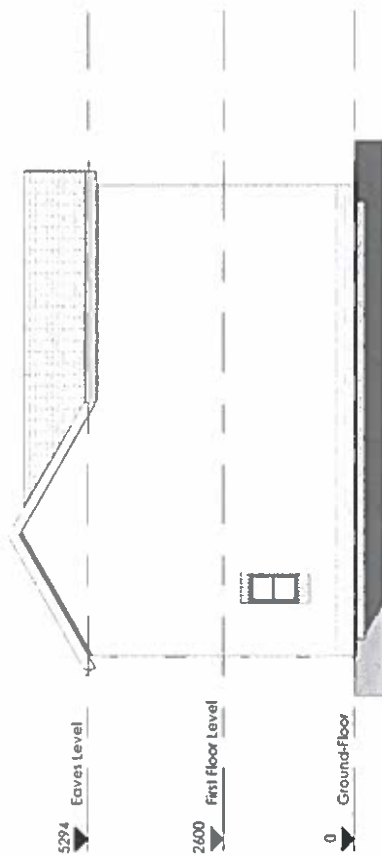
Existing - Rear Elevation

Scale: 1 : 100



Existing - Side Elevation 01

Scale: 1 : 100



Existing - Side Elevation 02

Scale: 1 : 100

PROPOSED FLOOR PLAN

CONTRACTOR
 PROJECT NO. 5538
 PROJECT NAME
 12 BRYN ARFO AVENUE
 PHASE 1
 12 BRYN ARFO AVENUE
 PHASE 1

Rev.	Description	Date
A	Initial	30/01/17
B	Client Amend	27/01/17
C	Finaling Plan	19/02/16
D	Revised Final	24/02/16

5538/01/17
 12 Bryn Arfo Avenue,
 Llanterres

Proposed Plans &
 Visuals

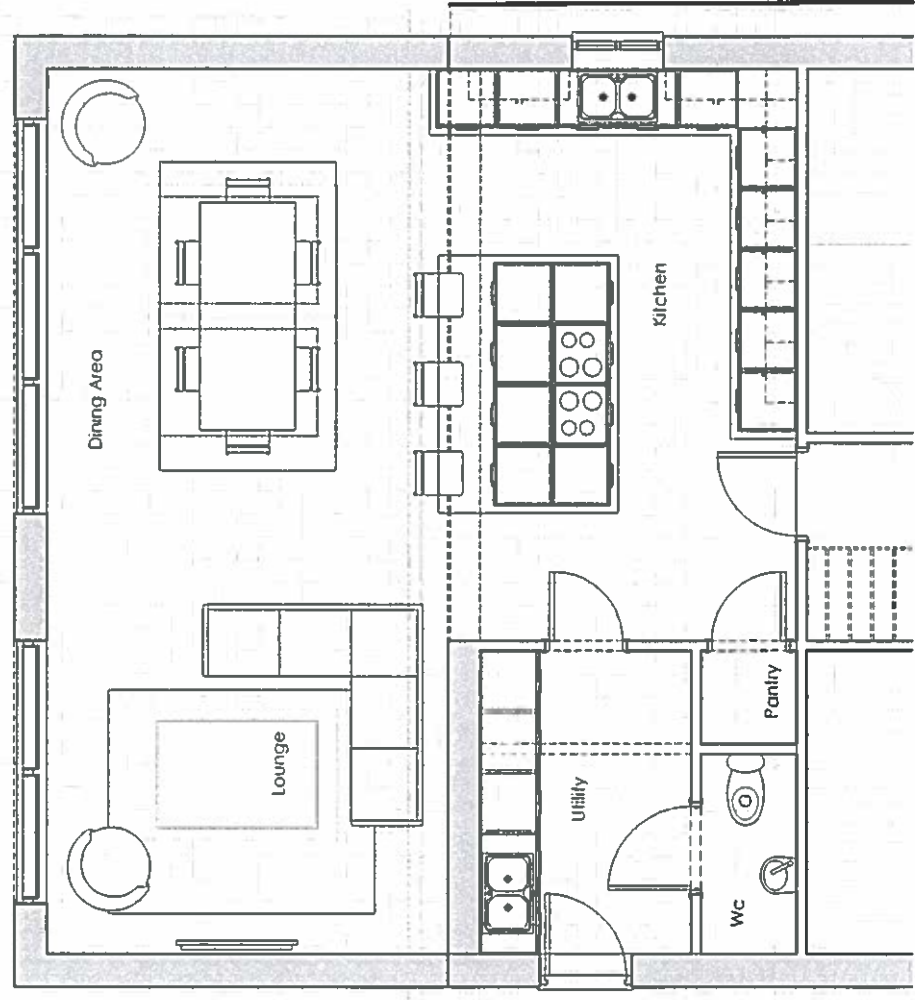
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 Drawn by: RAL
 Checked by: MOH

Project: 5538
 Drawing: 01/17
 5538 PL01 C

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Proposed - Ground Floor Plan
 Scale: 1:50

REVISED PLAN

PROPOSED ELEVATIONS

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE SOUTH AFRICAN NATIONAL STANDARDS (SANS) AND THE NATIONAL BUILDING REGULATIONS (NBR).
2. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE SOUTH AFRICAN NATIONAL STANDARDS (SANS) AND THE NATIONAL BUILDING REGULATIONS (NBR).
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10. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE SOUTH AFRICAN NATIONAL STANDARDS (SANS) AND THE NATIONAL BUILDING REGULATIONS (NBR).

Rev.	Description	Date
A	Final Issue	30/08/17
B	Client Approval	21/07/18
C	Planning Sub	14/07/18
C	Planning Approval	21/08/18

Scheme Info
 12 Bryn Arfo Avenue,
 Ilanferres
 Drawing Reference
Proposed Elevations

Scale: 1 : 100
 Drawn by: RAL
 Checked by: MOH

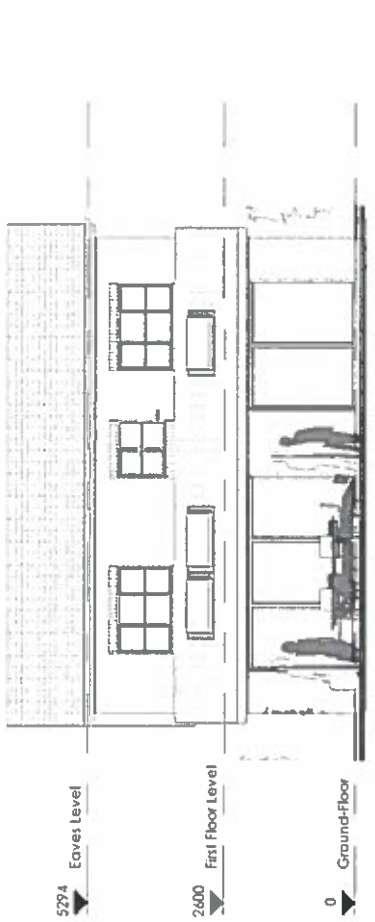
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 Drawing Number: PL02
 Revision: C

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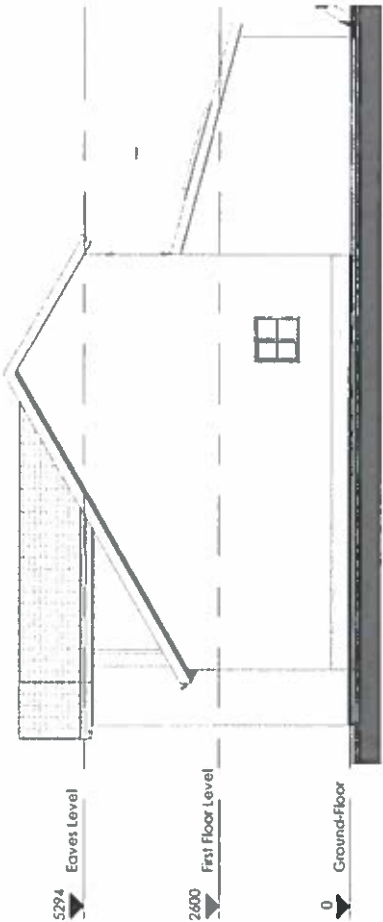
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 212-213 North Street (Cape Town)
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 8001, South Africa
 021 462 1234

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 8001, South Africa
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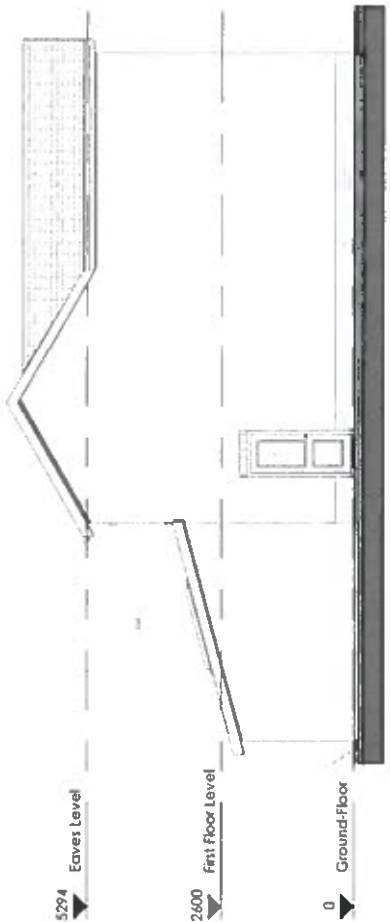
T: +27 21 462 1234 | F: +27 21 462 1234
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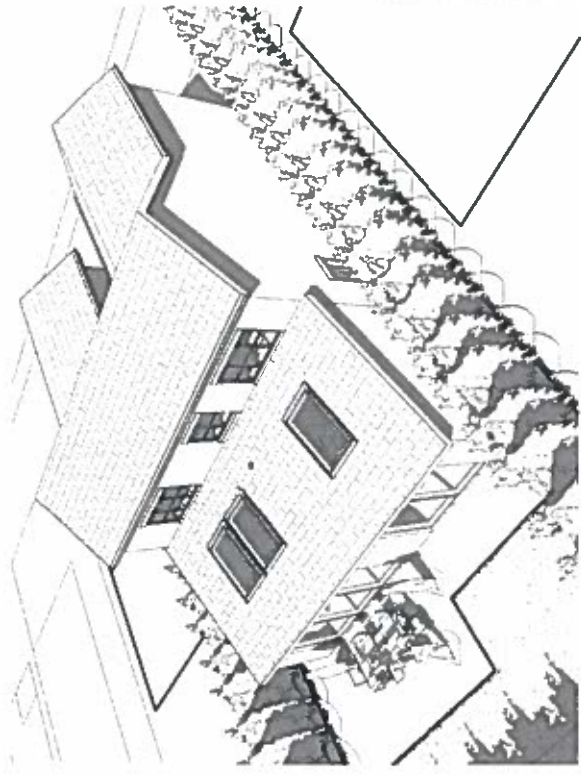
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 Scale: 1 : 100



Proposed - Side Elevation 01
 Scale: 1 : 100



Proposed - Side Elevation 02
 Scale: 1 : 100

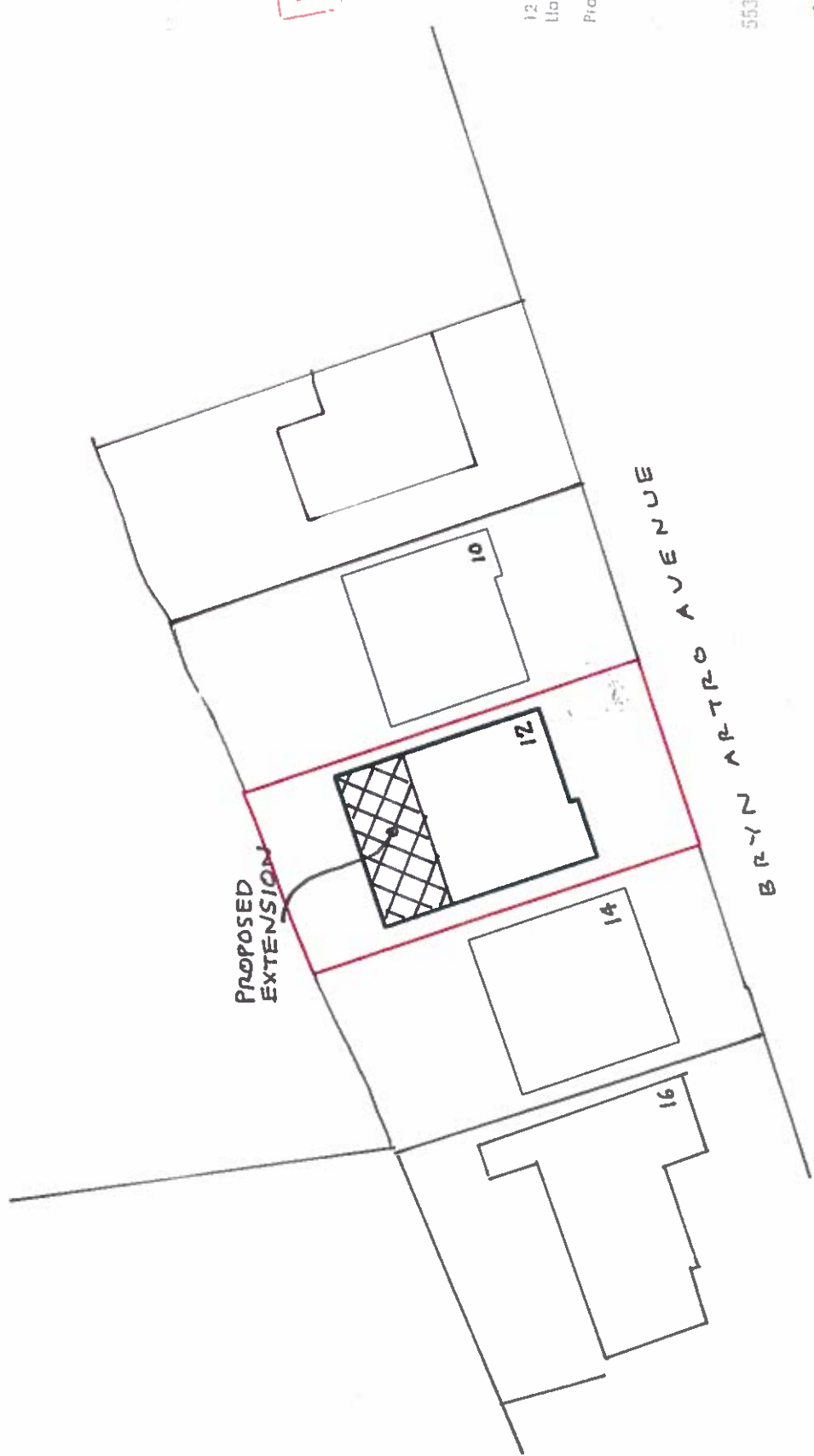


Proposed - External Visual
 Scale:

REVISED PLAN

PROPOSED SITE PLAN

REVISED PLAN



12 Bryn Arto Avenue
Hanferres

Proposed Site Plan

1:250
PLAN
SCALE

5538 PL03 A

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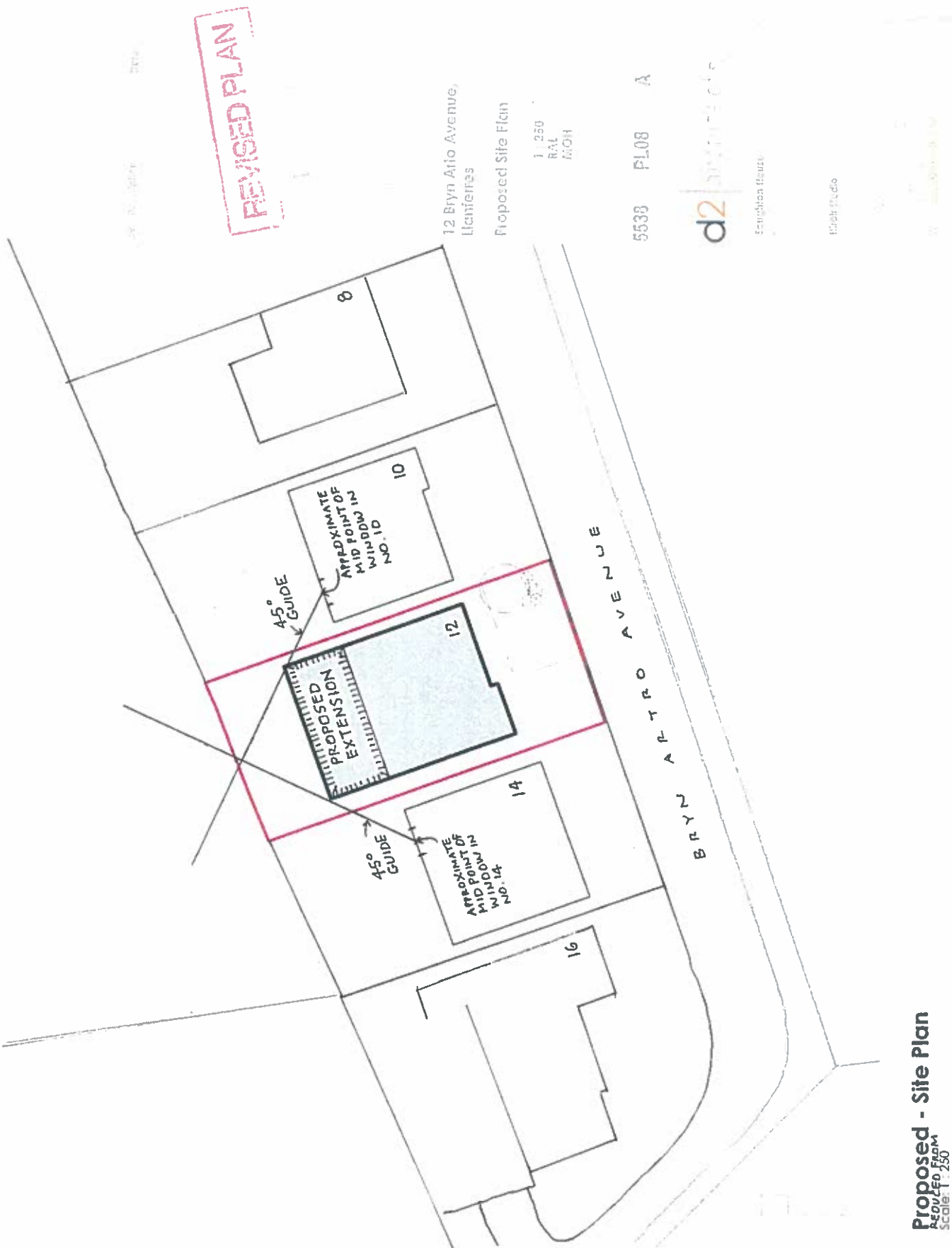
10/11/2015

Proposed - Site Plan

Scale: 1 : 250

SITE PLAN OF PROPOSED EXTENSION AND ADJACENT PROPERTIES ANNOTATED TO ILLUSTRATE THE 45 DEGREE GUIDE, AS APPLIED TO THE CASE

The annotated details have been drawn onto the submitted 1:250 scale site plan, which has been photoreduced to A4 size to fit the report. The interpretation of the location of windows of adjoining dwellings is that of Officers from observation on site.



Proposed - Site Plan
REDUCED FROM
SCALE: 1:250

WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER: Councillor Martyn Holland

APPLICATION NO: 21/2018/0166/ PF

PROPOSAL: Erection of single storey rear extension

LOCATION: 12 Bryn Artro Avenue Llanferres Mold

APPLICANT: Mrs S Harris

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:

LLANFERRES COMMUNITY COUNCIL

Original consultation response:

"The Community Council has discussed the above-mentioned application and would make the following comment to the proposals:

Llanferres Community Council have concerns regarding the BRE daylight 45&25 degree test regarding this extension and request that accurate measurements be taken to establish whether they apply. If the extension does comply with the requirements of the test then the council has no objection to the application. We would, however, bring to the planning officers attention, the chimney from the solid fuel burner which seems to contravene building regulations.

We would like to complain about the quality of the planning documents, especially as seen on the website. We consider them totally inadequate with no meaningful measurements and difficult to understand."

Re-consultation response:

With reference to the above mentioned Planning Application, the Community Council have received correspondence from neighbours situated on either side of this property.

Following discussions. The Community Council do not object to the proposal in principle providing that the Planning Officer is satisfied that the plan meets the 45 degree rule."

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

"The Joint Committee has no objection to the proposed extension subject to the roof and wall facing materials matching the existing."

(Same response to original application and reconsultation)

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mrs E Cook, 10 Bryn Atro, Tafarn y Gelyn
Cllr B Barton, Glan Alyn, Llanferres Road

Mrs R Johnson, 14 Bryn Artro, Tafarn Y Gelyn

Summary of planning based representations in objection
Comments on original submission

Accuracy of plans:

Concern that plans do not accurately plot positioning of neighbouring properties - No's 10 and 12 are in line with each other. Nos 14 and 16 are also in line with each other lying almost one metre back from the rear from no 12. This has a major implication when utilising the 45 degree guide. The distance between 10 and 12 is 1.8 metres, not the 2 metres shown on these plans.

Impact on residential amenity of neighbours:

Due to proximity to neighbouring properties and projection of extension, it would fail 45 degree guide and therefore would have detrimental impact on neighbours in terms of loss of light / maintaining sunlight and daylight (Proposed extension will be 0.9 metres from 10 Bryn Artro Avenue and 1.0 metre from 14 Bryn Artro Avenue, this will effectively block the sunlight and daylight to 40-50% of each rear garden); affect outlook and would have an overbearing impact on neighbouring properties.

Loss of Garden Space / proximity to garden boundary:

Back gardens are shallow - SPG advises sufficient private garden space should be retained to provide amenity for dwelling and to ensure enough space is kept between neighbouring properties to avoid cramped form of development. SPG recommends a minimum garden depth of 6m is retained – this would not be achieved.

Design:

Not subordinate in scale; out of keeping with neighbouring properties.

Summary of resubmission:

Accuracy of plans:

Note plans are more accurate than original drawings, but consider rear of neighbouring properties are not accurately plotted.

Impact on residential amenity of neighbours:

Due to proximity to neighbouring properties and projection of extension, it would fail 45 degree guide and therefore would have detrimental impact on neighbours in terms of loss of light / maintaining sunlight and daylight.

At least 26% of the side of the proposed extension would be visible from centre point of neighbouring properties

Would have a detrimental impact on early morning sun from west on No. 14 and mid-afternoon and early evening sun from the east on No 10.

Windows / doors are proposed in side elevation which would face towards and overlook neighbouring garden

Loss of Garden Space / proximity to garden boundary:

Back gardens are shallow, would leave rear garden cramped and over-crowded. Insufficient garden depth retained.

Design:

Not subordinate in scale; out of keeping with neighbouring properties.

Overdevelopment of site- would result in a cramped, overcrowded feel to the area

Flue:

Concerned that smoke from flue would enter rear bedrooms of neighbouring properties.

EXPIRY DATE OF APPLICATION: 16/04/2018

EXTENSION OF TIME: 18/07/2018

REASONS FOR DELAY IN DECISION (where applicable):

- previous deferral by Committee for further information
- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Consideration of the application was deferred at the April Planning Committee to allow opportunity to seek clarification of points of detail arising from consultation and neighbour responses. Revised plans have been submitted in June 2018 and a re-consultation exercise has been carried out. Further revised plans have been submitted on 21 August 2018 which sought to remove a previously proposed flue.
- 1.1.2 The proposal is for a single storey lean to extension to the rear of an existing two storey detached dwelling, to provide additional living accommodation.
- 1.1.3 The extension would run the width of the dwelling (8.3 metres) and project 4.1 metres out from the rear elevation. It would have a lean-to roof with an eaves height of 2.1 metres, rising to 3.5 metres where it meets the main rear wall of the dwelling.
- 1.1.4 The application form states the roof would be tiled and walls would have a rendered finish.
- 1.1.5 Roof lights are proposed in the roof and full height windows / doors would be installed in the rear elevation, looking out into the rear garden. No windows or doors are proposed in the side elevations of the extension, but an additional window is proposed at ground floor level on the existing gable wall facing No.10, to serve the kitchen, and a new external door is proposed to serve the utility room, in the position of an existing window in the gable facing the side of No.14.
- 1.1.6 The rear elevation would be some 5.5m from the rear garden boundary.
- 1.1.7 The proposal originally included the installation of a flue in connection with a wood-burning stove. Following concerns by consultees, the flue has now been omitted from the scheme as illustrated on the further revised plans received on 21 August 2018.
- 1.1.8 The proposed extension would be 0.9m from the side boundary with No.10, the neighbouring property to the east. The boundary between the two properties is a 1.2m high wooden fence with a curved trellis above, which rises to approximately 1.6m at its highest point.
- 1.1.9 The proposed extension would be 1.2m from the shared boundary with No. 14, the neighbouring property to the west. The boundary between the two properties is a wooden fence, approximately 2.1m in height, and there are a number of shrubs / trees alongside the fence within the garden of No.14 which are well in excess of the height of the fence.
- 1.1.10 Plans of the proposed extension and the relationship between the properties are provided at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The site is occupied by an existing modern detached two-storey dwelling, which is one of eight detached dwellings fronting the northern side of Bryn Artro Avenue, which is within the hamlet of Tafarn y Gelyn. The dwellings have been erected over time as replacements for older timber built chalets.

1.2.2 There are dwellings on either side of the application site, with No. 10 to the east and No. 12 to the west. Wooden fences demark the side boundaries with each property, and to the rear of the site are open fields.

1.2.3 The rear gardens of all the Bryn Artro dwellings are relatively shallow, as can be noted from the location plans at the front of the report. The existing rear elevation of the dwelling is approximately 9 metres from the rear garden boundary.

1.3 Relevant planning constraints/considerations

1.3.1 The site is outside of 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 Permission for a replacement dwelling on the plot was granted in 2005.

1.5 Developments/changes since the original submission

1.5.1 Revised plans have been submitted following concerns raised by the Community Council and individuals regarding the accuracy of the plans.

1.5.2 Following re-consultation responses, further revised plans were received which removed the flue.

1.6 Other relevant background information

1.6.1 Following Community Council and private individual concerns regarding the accuracy of the submitted plans, revised plans have been submitted which the agent has confirmed are based on site measurements rather than Ordnance Survey Maps. Officers have also visited the site and consider the revised plans accurately reflect the position of the dwelling in relation to the site and to the neighbouring properties.

1.6.2 It is to be noted that permitted development rights have not been removed or restricted at the application site, and therefore standard rights to extend in accordance with national legislation apply.

1.6.3 In respect of the proposed extension, the relevance of the above is that if the projection of the extension was reduced by 0.1m / 10cm (approximately 4 inches) so that it would project no more than 4m from the rear elevation, it would fall within householder permitted development rights, and no planning permission would be required. This is a relevant 'fallback' position which is referred to later in the report.

1.6.4 The original scheme included a domestic flue which projected 1.2m above the lean to roof. As the site is within the AONB, permitted development rights do not extend to the flue, and accordingly planning permission would be required for this element of the proposal.

1.6.5 However, due to concerns raised relating to the flue and its impact on residential neighbours, the agent has confirmed the applicant was happy to remove the flue from the scheme and revised plans were subsequently submitted. The Community Council and objectors have been sent a re-consultation letter to inform them of the further revised plans. The re-consultation period was still outstanding at the time of writing this report, and therefore any further responses received in relation to this application will be reported on the 'Late Sheets' at the Planning Committee meeting.

2 DETAILS OF PLANNING HISTORY:

2.2 21/2004/1247. Demolition of existing 2-bed bungalow and erection of replacement two-storey dwelling. Granted 04/03/2005

3 RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.2 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD3 – Extensions and alterations to existing dwellings

Policy VOE 2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Residential Development

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.

4.2 The main land use planning issues in relation to the application are considered to be:

4.2.1 Principle

4.2.2 Visual amenity

4.2.3 Residential amenity

Other matters

4.3 In relation to the main planning considerations:

4.3.1 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.

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.

4.3.2 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.

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 site is located within the AONB and therefore the impact of the proposals on visual amenity and on the character and appearance of the AONB are therefore key considerations.

The AONB Joint Committee has raised no objection to the proposal subject to wall and roof materials matching the existing dwelling.

Following the submission of revised plans, the Community Council have withdrawn their previous objection on visual amenity grounds.

Private individuals have responded to the original consultation and the re-consultation on the revised plans and have raised concerns regarding the scale, design and appearance of the extension - specifically that due to the relatively small size of the back garden, the proposal would result in a cramped form of development.

The existing dwelling is a modern two-storey detached dwelling and the proposal is for a single storey lean to extension to the rear which would project some 4.1m from the rear elevation of the existing dwelling. The application documents indicate the roof would be tiled and walls would have a rendered finish. The existing dwelling is a modern house with rendered walls and a tiled pitched roof and Officers are of the opinion that the extension proposed would be in keeping with the existing dwelling and conditions could be applied to control the external finishes to be applied to the extension in the interests of visual amenity.

It is also of relevance that there are already extensions to the rear of other Bryn Arthro Avenue properties. No.14, for example has a substantial conservatory at the rear.

The proposal originally included a chimney flue for a wood burning stove to be installed, however following the submission of further revised plans, the flue has now been omitted from the scheme.

With regards to the scale of the development, notwithstanding concerns raised by private individuals, Officers consider the extension would be subordinate in scale and form to the original dwelling. Whilst the rear garden area is relatively shallow, the rear elevation of the proposed extension would be some 5.5m from the rear boundary and therefore garden space would be retained to the rear, and there is also a parking / garden area to the front of the dwelling. Accordingly, due to the scale of the extension, it is not considered that the proposal would represent overdevelopment of the plot.

In respecting the concerns raised by the Community Council and private individuals, Officers would conclude that having regard to the design, siting, scale, massing and materials of the proposed extension, in relation to the character and appearance of the dwelling itself, the locality and landscape, 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.

4.3.3 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.

The Community Council had originally objected to the proposal on residential amenity grounds, however following re-consultation on revised plans, the Community Council have now withdrawn their previous objection, providing that 'the Planning Officer is satisfied that the plan meets the 45 degree rule'

Representations raising concerns on residential amenity impacts have been made by neighbours and a private individual. The concerns focus on the impact of the proposal in terms of overshadowing of neighbouring properties and gardens, effect on outlook from neighbouring properties and overbearing impact. Issues have also been raised regarding the reduction in the garden area of No.12 and failure to maintain a setback distance of 6m from the extension to the rear garden boundary. Reference is made to the application of the 45 / 25 degree guides in the Council's Supplementary Planning Guidance; and it is contended that the proposal conflicts with the 45 degree guide as 'up to 26% of the side of the proposed extension will be visible from the centre of the centre point of the window of No.14', and it will also fail the test in relation to the rear French window of No.10.

In response to the detailed matters arising:-

25 degree guide

In noting reference to the '25 degree guide' in the Residential Development Supplementary Guidance, this is guidance applicable to situations where the rear of properties face one another. This is not applicable in this instance as there are no properties backing on to the proposed extension.

Accuracy of plans:

As noted earlier in the report, revised plans have been submitted which the agent has confirmed are based on site measurements rather than Ordnance Survey maps. Objectors commenting on the revised application still contest the plans do not accurately show the positioning of neighbouring properties in relation to the proposed extension, but based on Officer observations on a site visit, it is considered the plans show the relationships between the application site and adjacent properties with sufficient accuracy to allow a fair assessment to be made of the likely impacts of the extension on them. Officers have also independently measured out the footprint of the extension and the proximity to neighbouring boundaries, and consider the revised plans represent these fairly.

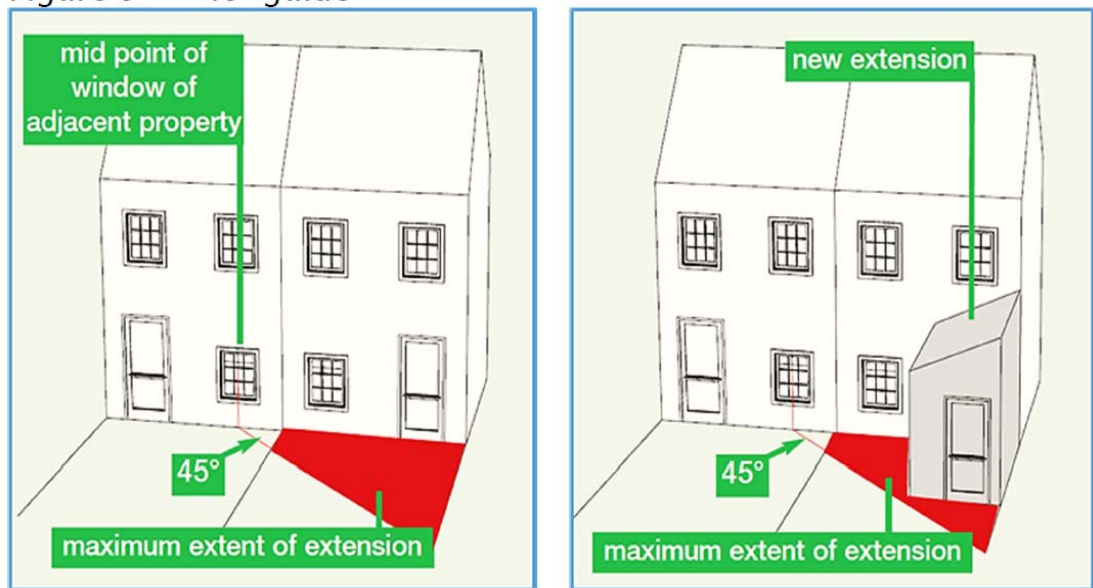
Overshadowing and the 45 degree guide

With respect to rear extensions, the Residential Development SPG advises that one of the main issues involved is the need to protect the amenities of occupiers of dwellings immediately adjoining a proposed extension, in terms of protecting privacy, maintaining sunlight and daylight and maintaining a reasonable outlook.

The Supplementary Guidance provides a tool to help assess whether a proposal would have adverse impact on adjoining property in terms of overshadowing habitable windows in neighbouring properties. This is referred to as the '45 degree guide'.

The basis of the 45 degree guide is to project an imaginary line from the centre of the nearest ground floor window of any habitable room in an adjoining property, horizontally at a 45 degree angle. The guidance suggests that no part of the proposed development should cross this line. The guidance is worded to contain an element of flexibility and requires consideration of matters such as the direction of sunlight and shadow fall predicted from the new development. The illustration below helps to explain the principles of applying the 45 degree guide.

Figure 5 45° guide



Objectors to the application consider the proposal would fail the 45 degree guide.

In this case, in respecting the concerns expressed, the proposal is for a lean to single storey extension, and based on Officers assessment of the location of windows in the rear elevations of adjacent property and the position of the proposed extension, there would appear to be no obvious conflict with the 45 degree guide. Officers have provided an annotated plan at the front of the report which gives an impression of how the guide would translate into the context of the application site.

In applying the guide, due account has also to be taken of other site features which may have a bearing on and mitigate impacts. In this instance it is notable that there is a 2 metre high screen fence along the boundary between Nos 12 and 14, with a number of trees / shrubs within the garden of No.14 extending above the top of the fence. The effect of these features would be to largely obscure views of the proposed extension from the nearest rear windows of No.14, significantly mitigating the impact of the extension.

In respect of No.10, the boundary fence with No.12 is at a lower height (1.6m), but the proposed extension at No.12 would not project significantly beyond the 45 degree line.

Having regard to the above considerations and the fact the proposed extension would be on the northern side of the property, it is not considered it would give rise to unreasonable loss of sunlight / overshadowing in respect of the neighbouring occupiers.

Loss of garden space:

Objectors have also raised concerns that the rear gardens at Bryn Artro are already shallow, and as a result of the development it would leave a cramped and over crowded rear garden at No.12 with insufficient garden depth being retained.

Officers would acknowledge that the rear wall of the extension would be approximately 5.5m from the rear garden boundary. However, the Residential Space Standards SPG states that a minimum of 40 square metres of garden area / outdoor amenity space should be provided to serve an individual dwelling, and does not set minimum garden depths, etc. . In this case, in excess of 60 square metres of rear

garden space would be retained and therefore Officers consider sufficient garden area would be retained within in the site.

Overbearing impact

Guidance indicates overbearing impact on a neighbouring property should be prevented, particularly if there are windows in the side elevation of an adjacent house that the extension projects towards. Whilst it is not always possible to achieve in all instances, a 1 metre gap should be retained wherever practical between an extension and the site boundary.

In this case, the proposed extension would be set back 0.9m from the side boundary with No. 10 and 1.2m from the side boundary with No.14. The proposal is also a single storey lean-to extension which has a relatively low profile, and Officers do not consider the proposal would give rise to an overbearing or cramping impact on neighbouring properties.

Privacy / overlooking

The proposal is for a single storey extension and no windows or doors are proposed in either side elevation of the extension.

Whilst a new doorway is proposed in the side elevation of the existing dwelling facing the gable end of No.14, this is to replace an existing window opening, and would not result in the potential for additional overlooking.

A new kitchen window is proposed in the side elevation of the existing dwelling, facing the gable end of No.10. Given the position of the window, it is not considered this would result in the potential for additional overlooking.

Officers are therefore satisfied the proposal would not result in any unacceptable overlooking of neighbours or impinge on their privacy.

Flue

Concerns were raised regarding emissions from the proposed flue entering into bedroom windows of neighbouring properties.

Following the submission of revised plans, the flue has now been removed.

The site is within the AONB, and therefore the flue does not benefit from permitted development rights, and therefore should the flue be progressed in the future, the Council would retain control over the siting of such a flue through the need for planning permission.

Other matters

Fallback position

Officers consider the fall-back position is of some relevance in this instance. As noted in paragraph 1.6.3 of the report, if the projection of the extension was reduced by 0.1m/10cm (approximately 4 inches) the proposal would fall within permitted development rights and could therefore be built without the need for planning permission. As 'permitted development' tolerances effectively reflect a scale of development considered reasonable by Government on dwellinghouses without the need for formal permission, it suggests the impacts of an extension in the order of 0.1m larger than this size limitation would need to be significantly adverse to justify a refusal of permission.

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 In respecting the concerns raised by the Community Council and private individuals, for the reasons highlighted in the report, having regard to the detailing of the proposals, the potential impacts on the locality, and the particular tests of the relevant policies, the proposal is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT subject to the following condition(s) :-

1. The development to which this permission relates shall be begun no later than 12th September, 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 (Drawing No. EX02 Revision A) received 21 August 2018
 - (ii) Proposed Elevations (Drawing No. PL02 Revision C) received 21 August 2018
 - (iii) Existing Ground Floor Plan (Drawing No. EX01 Revision A) received 21 August 2018
 - (iv) Proposed Ground Floor Plan (Drawing No. PL01 Revision C) received 21 August 2018
 - (v) Existing Site & Location Plan (Drawing No. EX03 Revision A) received 12 June 2018
 - (vi) Proposed Site Plan (Drawing No. PL08 Revision A) received 21 August 2018
3. The materials and finishes of the external surfaces of the walls and roofs of the extension hereby permitted shall be of the same texture, type and colour as those on external walls and roofs of the existing building.

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 visual amenity and to conserve the character and appearance of the AONB.