

© Crown copyright and database rights 2017 Ordnance Survey 100023408.

21/2018/0601

Scale: 1:1250

Printed on: 2/10/2018 at 17:15 PM

Denbighshire Boundary

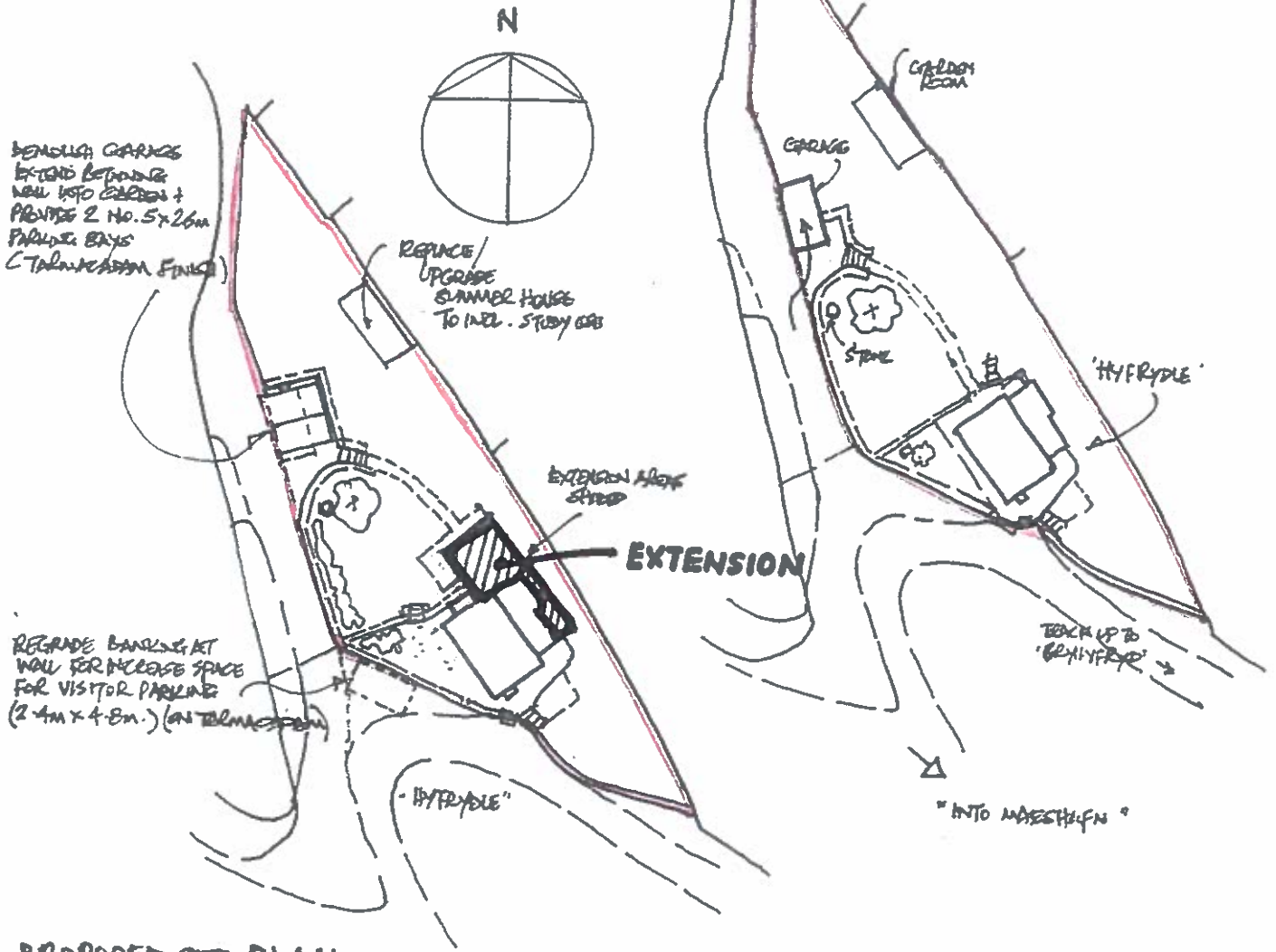


© Denbighshire County Council

J. BARGHE, ARCHITECTURAL CONSULTANTS
 07973 134236
 e: jantplans@outlook.com

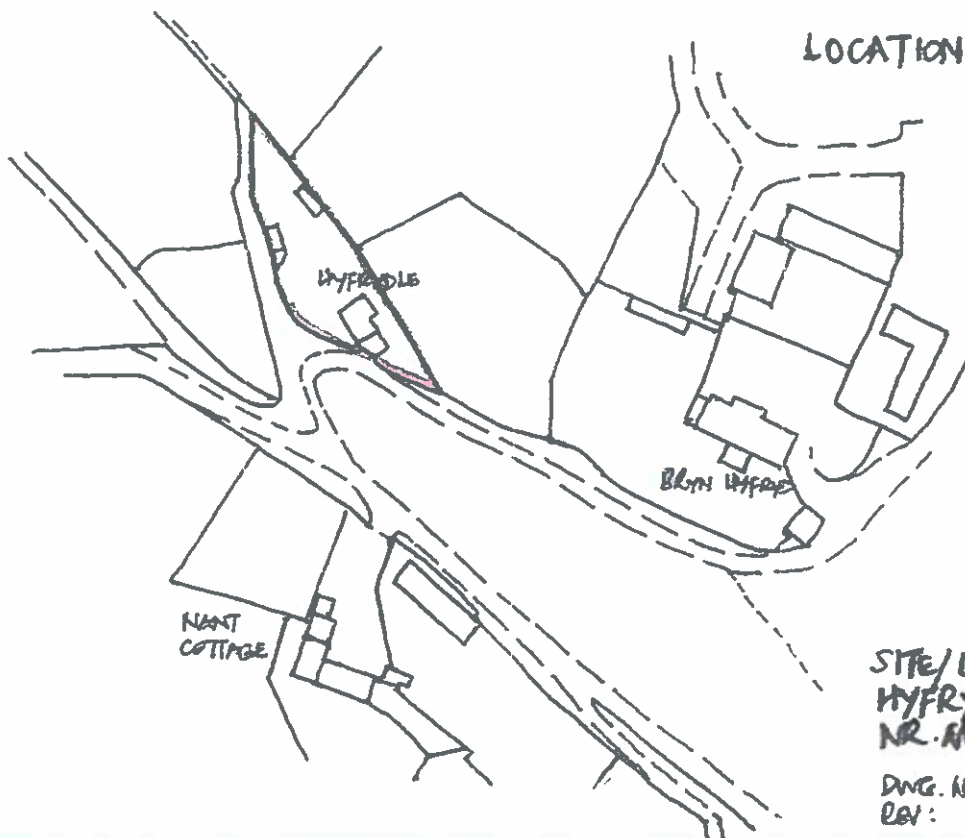
SITE PLAN

EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:500

LOCATION PLAN 1:2500
 SJ19615E



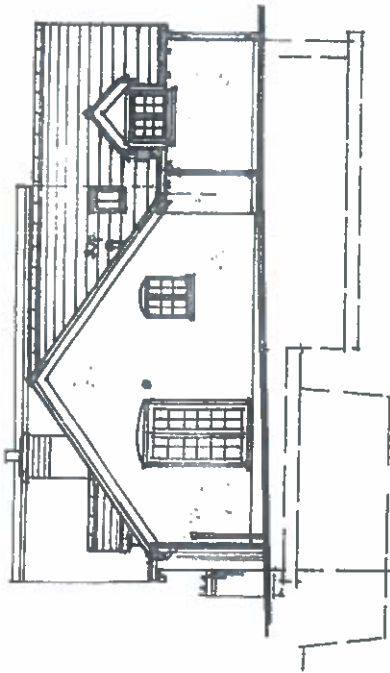
18 JUN 2018

SITE/LOCATION PLANS
 HYFRYDLE, MAESHAFN,
 NR. AOLD CH7 5LU.

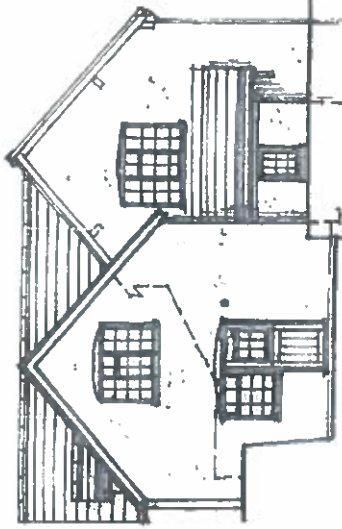
DWG. No: 18/11/3
 REV:

0m 1m 2m 3m 4m
1:100 - SCALE AT A3

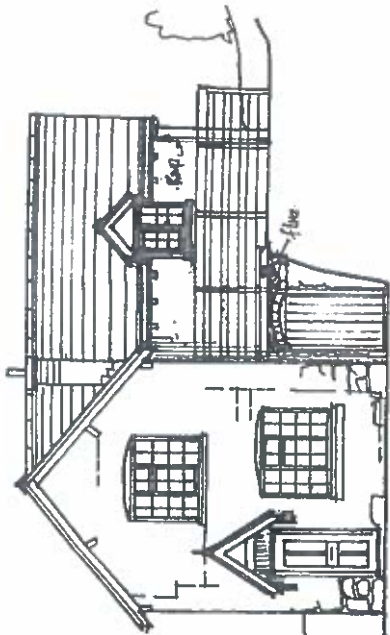
J. BARKER, ARCHITECTURAL CONSULTANTS, TEL: 07973 134230
e: jump@outlook.com



N. EAST 1:100



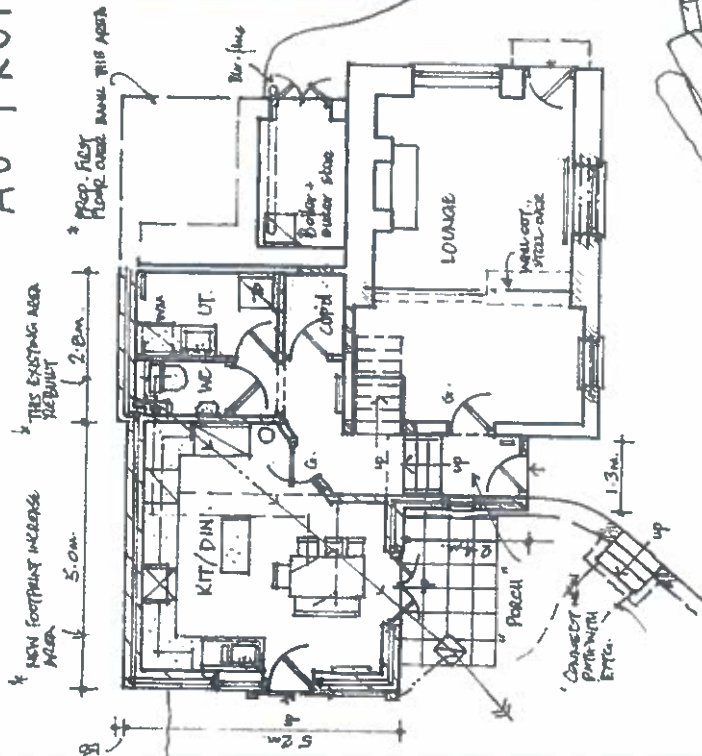
N. WEST 1:100



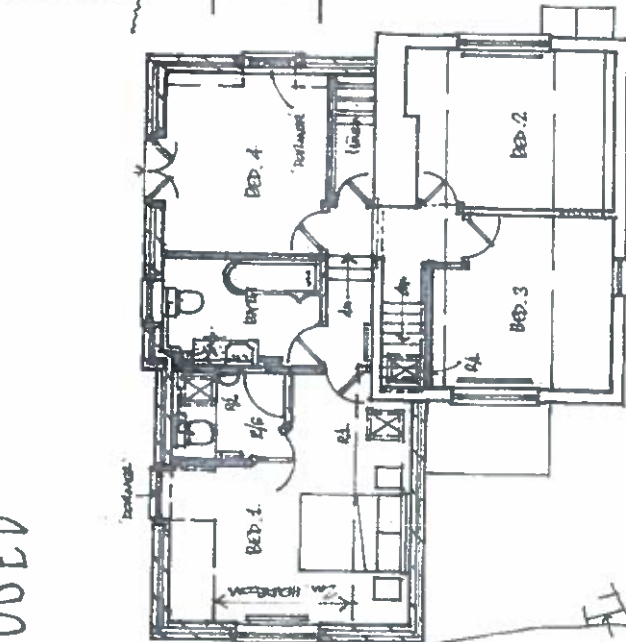
S. EAST 1:100

* ALL ROOFLIGHTS TO BE
BLIND FLUSH WITH
CONCRETE/STONE
* ALL WINDOWS TO MATCH EXIST.

"AS PROPOSED"



GROUND 1:100



FIRST 1:100



AS PROPOSED

EXTENSIONS & ALTERATIONS,
"HYFRYDLE", MAESHAFN, NR. MOLD.

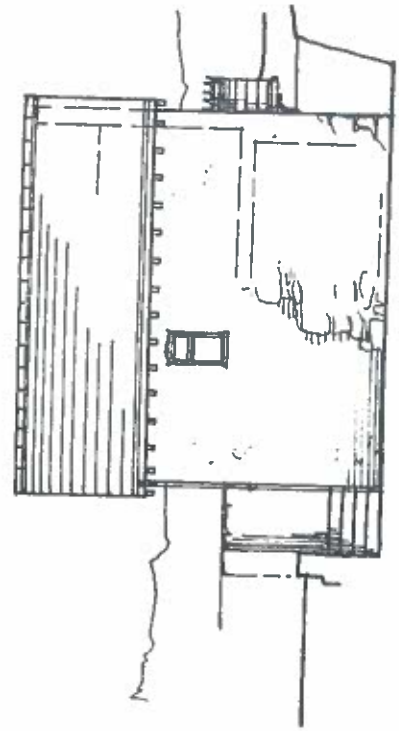
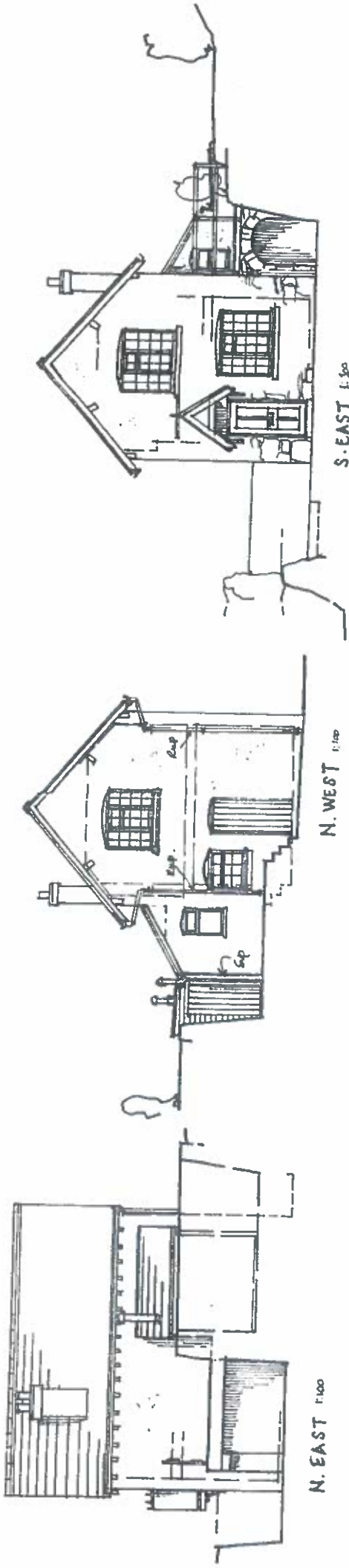
SCALE ~ 1:100 (TRUE AT A3) DWG. NO: 18/11/2X '18'
REVISIONS : A - REDESIGNED TO ACCOUNT FOR PRE-APPROVED GRANTS.
B - GENERAL ALTERS.

J. BARRELL, ARCHITECTURAL CONSULTANTS, 07973 134286
 e: jbarrell@outlook.com

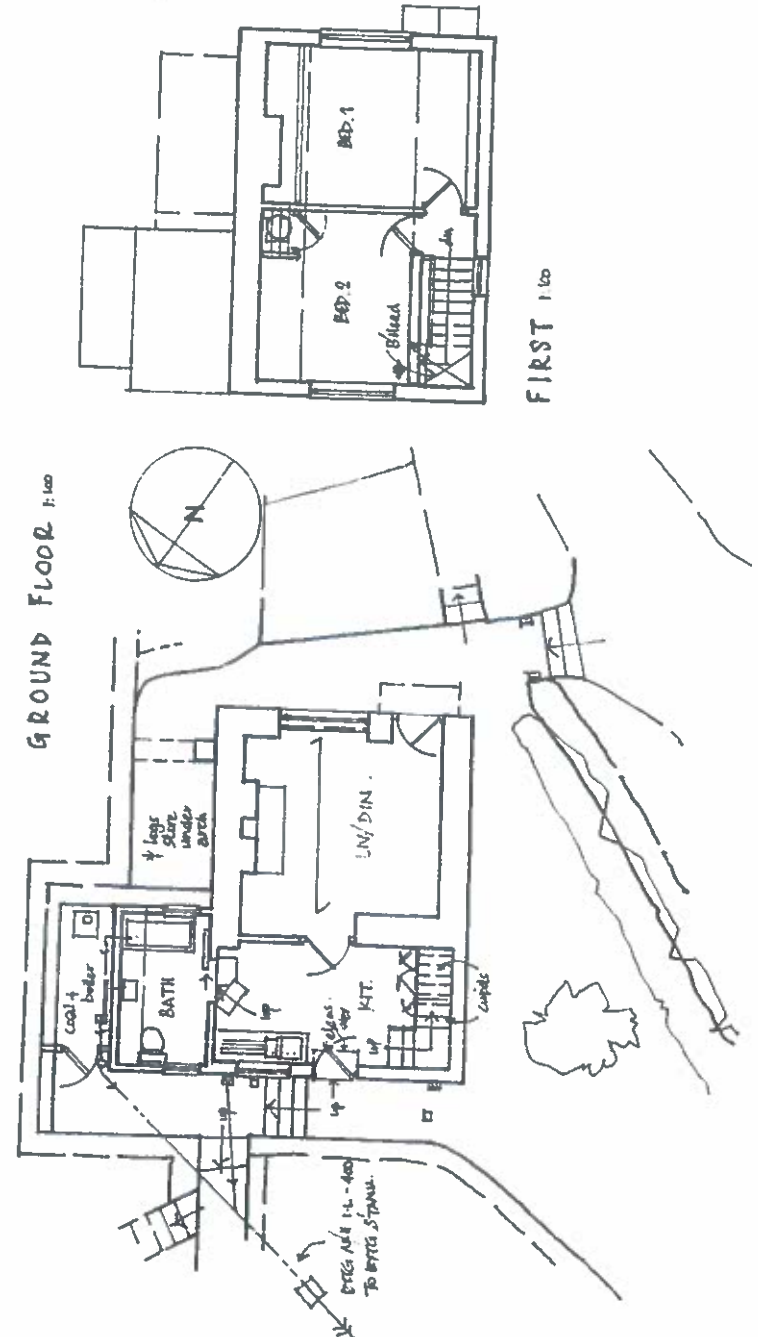
AS EXISTING

18 JUN 2010

EXTENSIONS & ALTERATIONS,
 "HYFRYDLE", MAESHAFN, NR. MOLD.
 SCALE ~ 1:100 (TRUE AT A3) DWG. NO. 10/11/1
 REVISIONS:



"AS EXISTING"



WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER: Councillor Martyn Holland

APPLICATION NO: 21/2018/0601/ PF

PROPOSAL: Erection of extensions to dwelling and demolition of garage to provide off road parking

LOCATION: Hyfrydle Maeshafn Mold

APPLICANT: Mrs Lydia Cavender-Green

CONSTRAINTS: PROW
AONB

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:

LLANFERRES COMMUNITY COUNCIL

"With reference to the above-mentioned Planning Application, the Community Council offer no objection to the demolition of the garage but would recommend that the parking area be of porous materials to prevent flooding.

With regard to the extension, we object under para 6.17 in the Residential Development SPG. The 17th Century character of the building should be retained and the extension should be subordinate to the main dwelling. The Community Council feels that the only material listed in Section 11 of the Application Form it can support is the roof slates. The details for the external walls just lists render. Para 6.17 advises:

'The use of materials for both external walls ... of an extension should blend with and be sympathetic to that used on the original dwelling in terms of type, texture, and colour'. Just stating render for the external walls, means there is no mention of the specific materials to be utilised and these should be sympathetic to the property's location in the AONB.

The doors and windows should match the existing wood and not be in UPVC.

The Community Council is very much aware of the mature trees within the site and requests that consideration be given to protecting them both during and after construction, as set out in para 6.8 in the Residential Development SPG.

The Right of Way, which runs alongside the property, should not be obstructed in any way."

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

"Hyfrydle appears to be in need of sympathetic renovation and extension to meet today's living standards. The proposed extensions are quite large relative to the existing very modestly sized dwelling but appear to be in keeping with the character of the original and will not have an overbearing impact. In this context the Joint Committee has no objection in principle to the application.

It is not clear from the submitted documents what precise disposition of existing and proposed wall facing materials is proposed and the committee would suggest that this should be clarified on the plans. In addition, confirmation should be sought that existing stone boundary or retaining walls will be retained and restored as part of the scheme and any new retaining structures will be finished to match.

It appears that there are a number of mature trees on and adjoining the property which should be retained as landscape features which help assimilate the property into its rural setting. The

location and spread of these should be accurately shown on the plans to assess potential impacts and to identify any need for tree protection measures during construction.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Traffic, Parking and Road Safety

- Footpaths Officer

With regard to the above planning application, having examined the Definitive Map of Public Rights of Way, Public Footpath 16 (Llanferres Community) abuts the development area. Hence, this Public Right of Way needs to be safeguarded, with the following conditions inserted into any planning permission granted:

No building materials to be stored on the right of way, which may cause a nuisance, or obstruction to the user.

No diminution in width of the Footpath as a result of the development

No additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature.

RESPONSE TO PUBLICITY:

In support

Representations received from:

Mr & Mrs Green, Nant Cottage, Village Road, Maeshafn (S)

Summary of planning based representations in support:

From road aspect original cottage remains in the forefront

Proposed Dormer windows add character to original dwelling and helps it fit with neighbouring properties

Design is sympathetic to the area and adds character to the original cottage.

EXPIRY DATE OF APPLICATION: 02/09/2018

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal is for the demolition of an existing garage and for the erection of an extension to the side and rear of the dwelling Hyfrydle.

1.1.2 The proposals are for a two storey extension and a first floor extension above an existing boiler store, which would wrap around the north west and north east of the dwelling and would project into the raised side garden area.

1.1.3 An existing flat roof detached garage is also proposed to be demolished to provide space for off road parking and a stone boundary wall.

1.2 Description of site and surroundings

1.2.1 The site is situated in open countryside and is currently occupied by a two storey detached cottage with a pitched slate roof, painted brick facing walls and log store to the side of the dwelling under an archway which is constructed from stone.

1.2.2 There is a stone retaining boundary wall along the western boundary which abuts a public right of way.

1.2.3 The site is split level with the garden to the side (east) of the dwelling being at a higher ground level to the front.

1.2.4 The site is accessed via a steep, narrow lane off the public highway and a public footpath runs along the western boundary of the site.

1.3 Relevant planning constraints/considerations

1.3.1 The site is outside any development boundaries and within a mineral safeguarded area as defined in the Local development Plan.

1.3.2 It is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).

1.4 Relevant planning history

1.4.1 None.

1.5 Developments/changes since the original submission

1.5.1 The Community Council have objected to the proposal under Paragraph 6.17 of the Residential Development SPG. For clarity, this section of the SPG relates to materials and states:

6.17 (4) Material: The use of materials for both external walls and the roof of an extension should blend with and be sympathetic to that used on the original dwelling in terms of type, texture, and colour. The pointing of stonework or brickwork should also reflect that used on the original dwelling. It may be useful to have regard to other dwellings in the locality if the dwelling has been altered from its original appearance. In the case of listed buildings or those in conservation areas expert advice should be sought as the choice of materials and mortar will affect the character and appearance of the dwelling.

1.5.2 The agent has submitted the following comments in response to the Community Council and AONB representations:

- No problem to utilize a porous finish to the proposed car parking area.
- Proposed walls to extension is render finish on blockwork, as with the extension being set back and elevated from any road/viewing level, this scheme can then retain the visual character of the original dwelling. Please note the only visual area of stone work is approx. 25% of the roadside gable (probably the original single room/storey 17th century cottage area) - The remaining walls throughout are in 230mm brickwork, all with a white paint finish externally.
- Existing windows are white UPVC (all will be being replaced with units more in character/style, by pre-commencement approval condition if required.)
- Front & back doors are wooden, we will be restoring the original doors where possible. If not replacing like for like
- Adequate protection to mature trees and no obstruction to footpath route will be implemented.
- (AONB response) All existing stone walling will be retained/made good with any new area builds to match existing.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 N/A

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 RD3 – Extensions and alterations to existing dwellings

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

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: [Clwydian Range and Dee Valley Area of](#)

[Outstanding Natural Beauty](#)

Supplementary Planning Guidance Note: [Parking Requirements In New Developments](#)

Supplementary Planning Guidance Note: [Residential Development](#)

Supplementary Planning Guidance Note: Residential Space Standards

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](#)

4.1.4 [Highways](#)

[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. 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.

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 the AONB are therefore a basic test in the policies of the development plan.

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

The Community Council have objected to the proposed extension due to the proposed materials. They consider the 17th Century character of the building should be retained and the extension should be subordinate to the main dwelling. The only material supported by the Community Council is the roof slates. They do not support the use of render on the walls and considers doors and windows should be wood and not uPVC.

The AONB Advisory Committee consider the dwelling is in need of sympathetic renovation and extension to meet today's living standards, and whilst the proposed extensions are quite large relative to the existing very modestly sized dwelling, the AONB Advisory Committee consider it appears to be in keeping with the character of the original and will not have an overbearing impact. In this context the Joint Committee has no objection in principle to the application. The AONB Advisory Committee has also commented on the proposed wall facing materials and requested this is clarified, and requested the existing stone boundary or retaining walls are retained and restored as part of the scheme and any new retaining structures will be finished to match. Other comments relate to the need for the parking area to be paved with porous materials and mature trees within the site should be protected.

From observation on site, the existing dwelling is a detached dwelling of traditional detailing, and it is visible from the public highway and a public right of way which runs along the western boundary of the site.

In addressing the issue as to whether the proposed rear and side extension would be subordinate in terms of scale to the original dwelling, Officers consider that due to the design, form and siting of the extension, it would not overpower the original, and in accepting the overall floor area would be increased significantly, it would not be to the detriment of the character and appearance of the original dwelling.

Representations on the application focus on the detailing and materials proposed rather than the principle of the extension. In connection with these points, the agent has sent additional comments in response to concerns raised by consultees, which are referred to in section 1.5.2 of the report.

For clarity, the existing dwelling has a pitched slate roof, brick walls with a white painted finish and the existing log store to the side of the dwelling under an arch is constructed of stone. Existing windows are white uPVC and doors are timber.

The application form indicates walls would have a rendered finish with a slate roof, however the plans have not been annotated to specify the materials and colour finishes.

Conditions can be applied to ensure the materials to be used on the roof match the existing dwelling. With regards to the walls, the external walls of the existing house have a painted brick finish. Officers do not consider the proposal to render the external walls of the extension would be out of keeping, however control is considered necessary to ensure the render is finished in a colour to match the existing walls.

Officers do not consider it reasonable to insist on the use of timber framed windows, particularly as this is not a listed building or within a Conservation Area.

No trees are proposed to be removed to facilitate the development, and having regard to the nature and scale of the proposals and the proximity to trees within the garden area, Officers do not consider it is necessary to apply conditions to safeguard mature trees in this instance.

The proposal also includes the demolition of an existing modern pre-fab flat roof garage to create two parking spaces. As the plans state the stone retaining wall into the garden would be extended, Officers consider it is reasonable in this instance to apply planning conditions to ensure the existing boundary wall is retained and the proposed new retaining wall around the parking area is also constructed of stone to match.

Having regard to the design, siting, scale, massing and materials of the proposed extensions, in relation to the character and appearance of the dwelling itself, the locality and setting within the statutory landscape, subject to conditions to control the detailing, 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.

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.

As a result of the proposed development, sufficient private garden area would be retained within the site for the occupiers.

There are no immediate residential neighbours and due to separation distances, the proposed extension would not detrimentally impact on the residential amenity of other dwellings in the locality.

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.

4.2.4 Highways

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decision (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

No alterations are proposed to the existing vehicular access, however an existing single storey garage is proposed to be demolished to provide for two parking spaces in its place. The parking provision is considered to be sufficient to serve the dwelling.

A public right of way runs along the western boundary, and the Council's Footpaths Officer has advised the public right of way would need to be safeguarded. The Community Council has also requested the Right of Way which runs alongside the property, should not be obstructed in any way.

Having regard to the presence of the public footpath, advisory notes are considered necessary to bring the applicant's attention to the need to safeguard the public right of way.

Subject to relevant informatives being attached to any decision, the proposal is not considered to result in an adverse impact on highway safety or other highway interests.

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, subject to the imposition of necessary conditions to control the detailing of the proposed extension, 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 17th October 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 plans and elevations (Drawing No. 18/11/1) received 18 June 2018
 - (ii) Proposed plans and elevations (Drawing No. 18/11/2B) received 18 June 2018
 - (iii) Existing and proposed site plans and location plan (Drawing No. 18/11/3) received 18 June 2018
3. The render finish of the external surfaces of the walls of the extensions hereby permitted shall be painted in the same colour as the colour on the external walls of the existing building.
4. The materials and finishes of the external surfaces of the roof of the development hereby permitted shall be of the same texture, type and colour as those on the roof of the existing buildings.
5. The existing stone retaining wall along the western site boundary shall be retained at all times and the materials to be used in the construction of the new retaining wall to be erected around the parking area hereby approved shall match those used in the existing retaining wall.

The reasons for the condition 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 preserve the character and appearance of the AONB.
4. In the interests of visual amenity and to preserve the character and appearance of the AONB.
5. the interests of visual amenity and to preserve the character and appearance of the AONB.