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45/2018/0999

Scale: 1:1250

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# BLOCK PLAN



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**Parry Davies Architects.**

**Chartered Architects.**

PROJECT TITLE	50 CLIFTON PARK ROAD RHYL			DATE	JAN 2018	SCALE	1:500@A4	DRAWN	RSG	CHK
DRWG TITLE	BLOCK PLAN			DRWG. NOS.	17.5835/B1			REV		
									A	

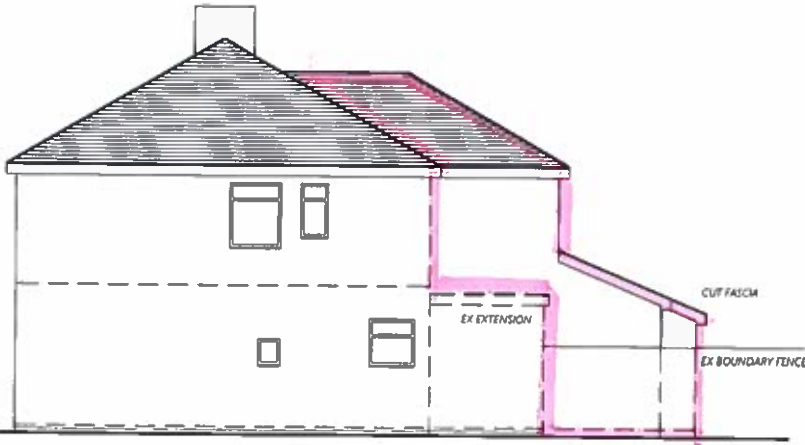
Studio 55:20 North Wales Business Park Abergele LL18 7LJ

Tel:01745 585517 E-mail: PDPArchitects@pdp.com



# PROPOSED ELEVATION PLANS

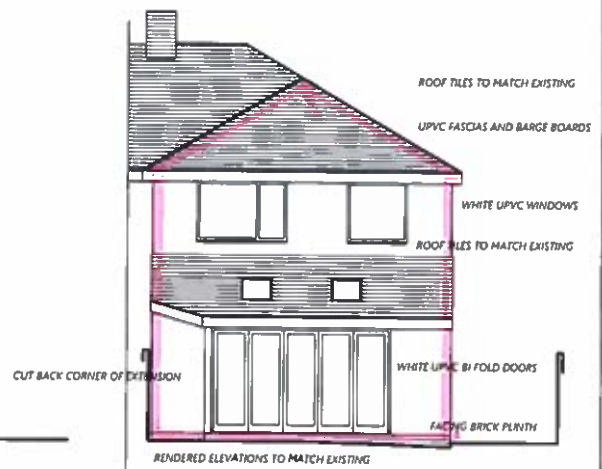
EXTENSION EDGED IN PINK



GABLE ELEVATION - looking from adj property



GABLE ELEVATION



REAR ELEVATION

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**Parry Davies Architects.**

**Chartered Architects.**

PROJECT TITLE  
**50 CLIFTON PARK ROAD RHYL**

DATE  
JAN 2018

SCALE  
1:100@A3

DRWN  
RSG

CHK

DRWG TITLE  
**PROPOSED ELEVATIONS**

DRWG NOS  
**17.5835/6**

REV  
**B**

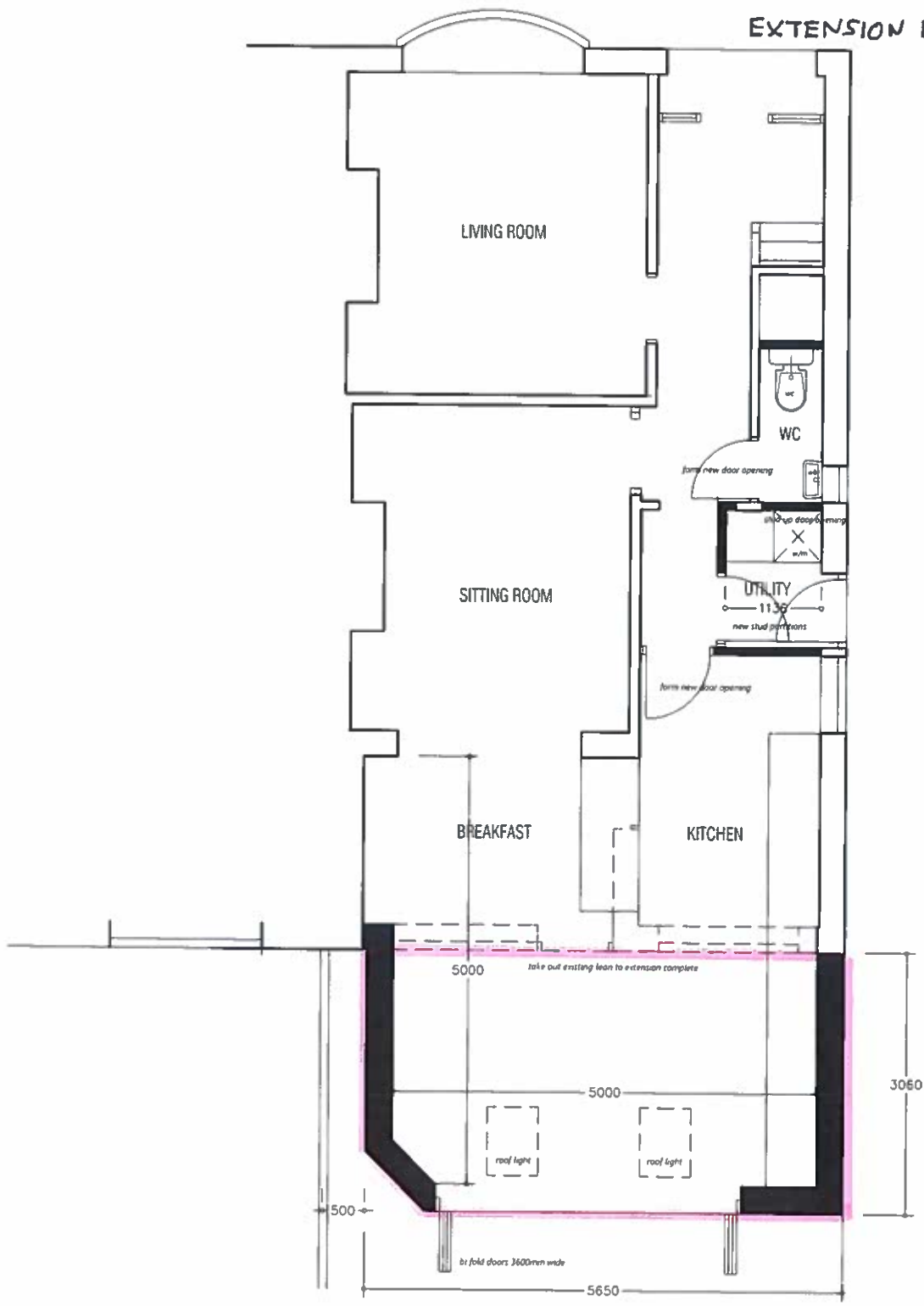
Studio 55/20 North Wales Business Park Abergele LL18 7LJ

Tel 01745 585517 E-mail PDPArchitects@aol.com



# PROPOSED GROUND FLOOR PLAN

EXTENSION EDGED IN PINK



## GROUND FLOOR PLAN

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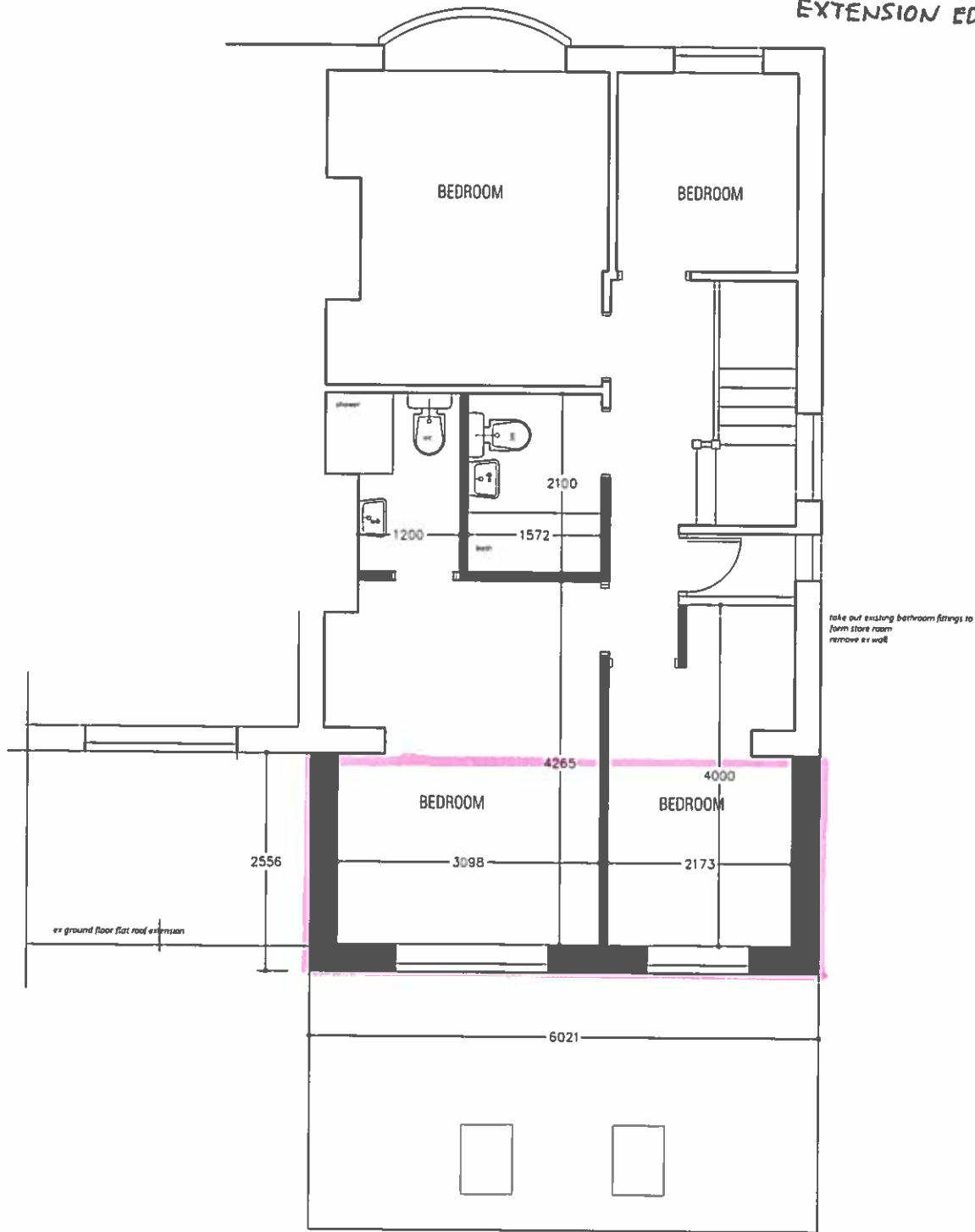
<b>Parry Davies Architects.</b>		<b>Chartered Architects.</b>		
PROJECT TITLE	50 CLIFTON PARK ROAD RHYL	DATE	SCALE	DRWN
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DRWG TITLE	PROPOSED GROUND FLOOR PLAN	DRWG NOS		REV
		17.5835/4		A
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# PROPOSED FIRST FLOOR PLAN

EXTENSION EDGED IN PINK



## FIRST FLOOR PLAN

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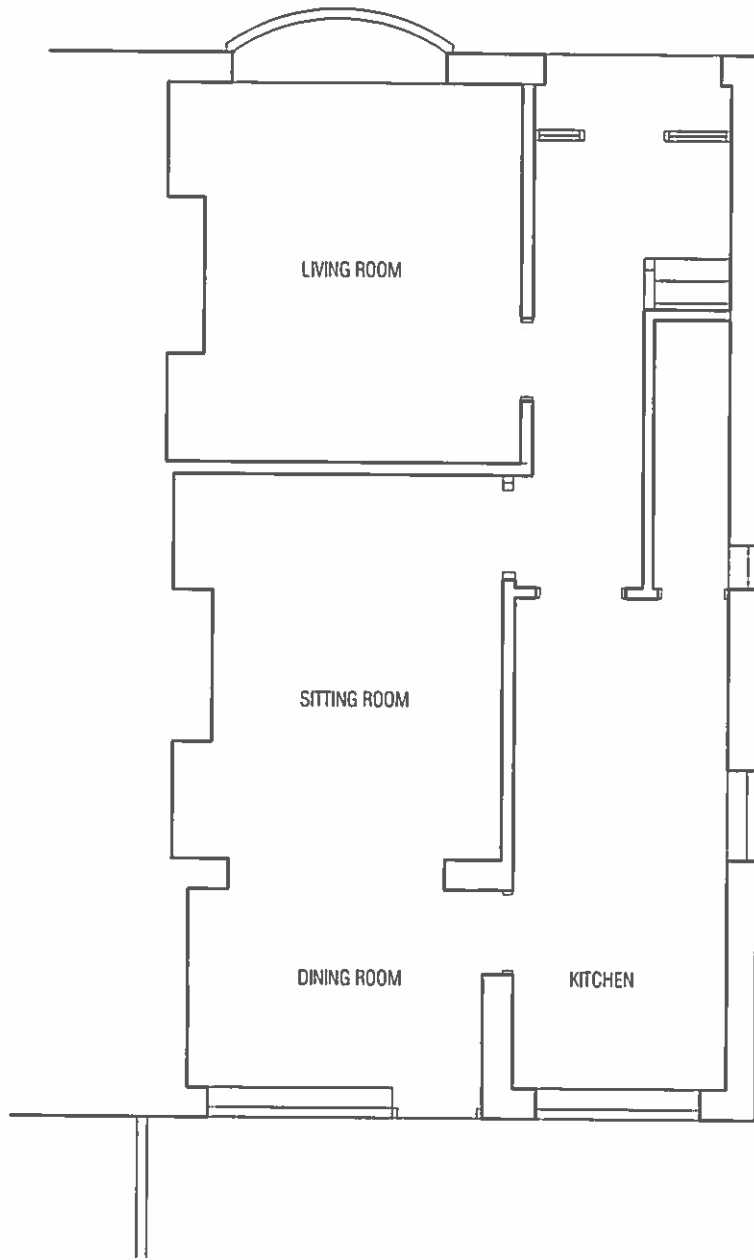
<b>Parry Davies Architects.</b>		<b>Chartered Architects.</b>			
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		JAN 2018	1:50@A3	RSG	
DRWG TITLE	PROPOSED FIRST FLOOR PLAN	DRWG NOS	17.5835/1		REV
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# EXISTING GROUND FLOOR PLAN



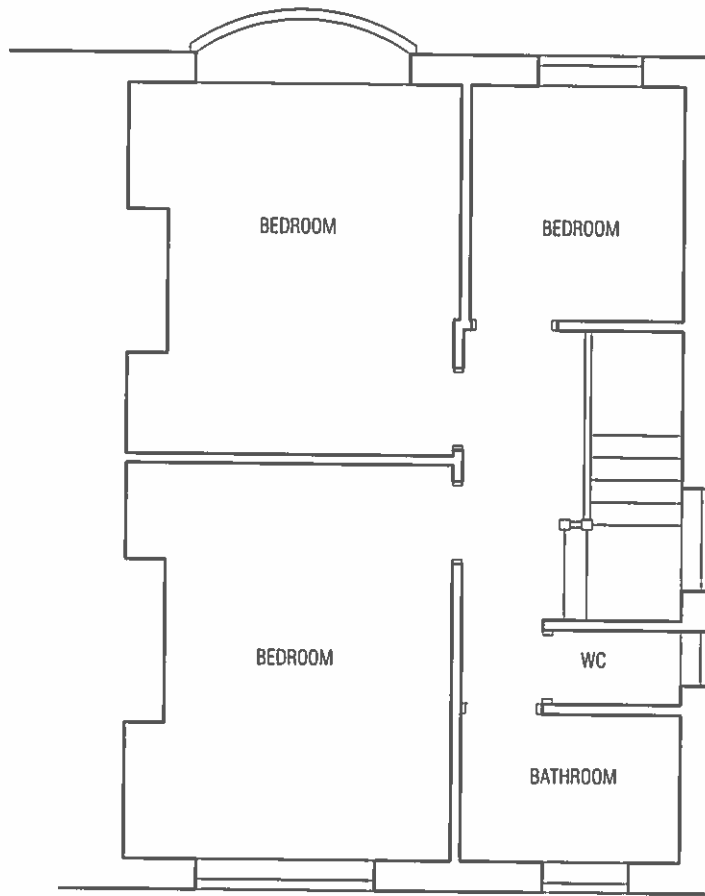
## GROUND FLOOR PLAN

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<small>PROJECT TITLE</small>	<b>50 CLIFTON PARK ROAD RHYL</b>	<small>DATE</small>	<small>SCALE</small>	<small>DRWN</small>
		JAN 2018	1:50@A3	RSG
<small>DRWG TITLE</small>	<b>EXISTING GROUND FLOOR PLAN</b>	<small>DRWG NOS</small>	<small>REV</small>	
		17.5834/1		
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# EXISTING FIRST FLOOR PLAN



## FIRST FLOOR PLAN

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<small>PROJECT TITLE</small>	<b>50 CLIFTON PARK ROAD RHYL</b>	<small>DATE</small>	<small>SCALE</small>	<small>DRWN</small>	<small>CHK</small>
<small>DRWG. TITLE</small>	<b>EXISTING FIRST FLOOR PLAN</b>	JAN 2018	1:50@A3	RSG	
		<small>DRWG. NOS</small>	<b>17.5834/2</b>	<small>REV</small>	
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**WARD :** Rhyl South East

**WARD MEMBERS:** Cllr Brian Jones (c)  
Cllr Brian Blakeley  
Cllr Cheryl Williams

**APPLICATION NO:** 45/2018/0999/ PF

**PROPOSAL:** Erection of extension to dwelling

**LOCATION:** 50 Clifton Park Road Rhyl LL18 4AW

**APPLICANT:** Mr James Heath

**CONSTRAINTS:** C1 Flood Zone  
Article 4 Direction

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

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

- Town Council Objection

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL

“Objection. The Town Council considers that the application would result in an unacceptable overbearing impact on the amenities of the occupiers of the adjacent property.”

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Miss S Wooton, 52 Clifton Park Road, Rhyl.

Summary of planning based representations in objection

*Impact on residential amenity of neighbours:*

Due to proximity to neighbouring property and projection of extension it would have detrimental impact on neighbour in terms of outlook and would have an overbearing impact.

**EXPIRY DATE OF APPLICATION: 06/12/18**

**EXTENSION OF TIME: 14/12/18**

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

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposal

1.1.1 The proposal is for an extension to the rear of No. 50 Clifton Park Road in Rhyl.

- 1.1.2 No 50 is one of a pair of semi detached dwellings and is attached to No 52.
- 1.1.3 The extension would be located on the rear of the dwelling. Its detailing can be best appreciated from the plans at the front of the report. It would be 5.5 metres wide and run across back of No. 50 and would project out 5 metres in total from the rear of the dwelling (2.5 metres of which would be two storey over an existing single storey rear lean-to). The single storey element of the extension would project out some 3.2 metres from the existing 'common' rear wall of the linked flat roof extensions at the rear of Nos 50 and 52 .The remainder of the new ground floor extension would be in the form of a single storey lean to, with a 'clipped' corner section on the side nearest No.52.
- 1.1.4 The two storey section of the extension would have an overall height of 7 metres, and the lean to roof of the single storey section would drop from 3.5m to 2.4m height.
- 1.1.5 The extension would enlarge the living accommodation on the ground floor with two bedrooms above.
- 1.1.6 It would be finished in materials to match the existing dwelling with windows facing to the rear only.
- 1.1.7 The proposed extension would be pulled in some 0.5 metres from the boundary with No. 52, the neighbouring property to the east. The boundary between the two properties is defined by a wooden fence, approximately 1.8m in height.
- 1.1.8 The depth of the rear garden would be some 24 metres on construction of the extension.

## 1.2 Description of site and surroundings

- 1.2.1 The two storey semi-detached dwelling is located in a residential area on the approach to Rhyl town centre.
- 1.2.2 The road is characterised by detached and semi-detached 1930's style housing.
- 1.2.3 The dwelling occupies a long narrow plot, with the garden extending northwards to a boundary with the Holyhead to Chester railway line at the rear.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is with the development boundary of Rhyl as defined in the Local Development Plan.

## 1.4 Relevant planning history

- 1.4.1 Permission for a similar rear extension was refused on the site earlier this year. The application aims to address the previous refusal reason through modifications to the design, including the 'clipped' corner o the side nearest No.52.

## 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:

2.2 45/2018/0056/ PF Erection of extension to rear of dwelling. REFUSED Under Delegated Powers 19/09/2018 for the following reason:

“It is the opinion of the Local Planning Authority that due to the projection, height and scale of the extension would result in an unacceptable overbearing impact on the amenities of the adjoining property at 52 Clifton Park Road, having regard to the proximity and orientation of habitable room windows within this properties. The proposal is therefore considered contrary to criteria vi) of Policy RD 1 in the Local Development Plan and guidance within Supplementary Planning Guidance Note 'Residential Development.’”

## 3 RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

Policy RD1 – Sustainable development and good standard design  
Policy RD3 - Extensions and alterations to existing dwellings  
Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

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

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9 November 2016

Development Control Manual

## 4 MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.3). It advises that material considerations '... must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability' (Section 3.1.4).

The Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

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

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

## Other matters

### 4.2 In relation to the main planning considerations:

#### 4.2.1 Principle

The principle of extensions and alterations to existing dwellings is generally acceptable in terms of current policies, subject to consideration of detailing and impacts.

Policy RD 3 permits extensions and alterations subject to the acceptability of scale and form; design and materials; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; and whether the proposal represents overdevelopment of the site.

Policy RD1 contains tests requiring development not to have an unacceptable impact on the amenity and appearance of the locality.

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 Residential Development SPG supplements the LDP policies by detailing guidance on the principles to be applied to the scale and form of extensions to dwellings. It sets out considerations to be addressed to ensure that extensions should not result in overdevelopment of a plot. These are outlined below.

The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

There are no representations on the application raising specific issues over the visual impact of the proposed extensions.

The existing dwelling is a two-storey semi-detached house with a lean-to extension at the rear. The proposal is for a two storey extension to the rear which would project a total of 5 metres from the rear elevation of the existing dwelling (2.5 metres of which would be over the lean-to). The application documents indicate the roof would be tiled and walls would have a rendered finish. The existing dwelling is a 1930's 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.

In relation to the issue of overdevelopment of the plot, the guidance in the Residential Development SPG states:

- no more than 75% of a site should be covered. In this case, with the extension, it is estimated that barely 25% of the plot would be covered if the extension were built.
- a minimum of 40 square metres of amenity space should be retained for a smaller dwelling, and 70 square metres for a larger dwelling. In this case a main garden area well in excess of 100 square metres would remain.
- a 1 metre circulation strip around the building should be retained. The main 2 metre wide circulation space is retained between the extension and the boundary with No.48.
- sufficient on site parking should be retained. The proposals do not affect the existing parking provision.

On the basis of the above, it is not considered that the proposal would represent overdevelopment of the plot.

With regards to the scale of the development, Officers consider the extension would be subordinate in scale and form to the original dwelling.

Officers 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 neighbouring properties and the locality, 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 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 supplements the LDP policies by detailing guidance on the principles to be applied to impact of extensions on the residential amenities of occupiers of neighbouring properties. It advises that one of the main issues involved with rear extensions 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 SPG outlines principles to be applied to assessment of :

- The depth and height of extensions
- The potential for overshadowing

- Impact on privacy and overlooking

These are reviewed in the following paragraphs.

The Town Council and a private individual have objected to the proposal on residential amenity grounds. 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. In response to the detailed matters arising:-

*In relation to the depth and height of an extension*

Section 6.2 of the Residential Development SPG sets out principles for assessing the acceptability of the projection of an extension beyond the rear wall of a dwelling which is on or close to a party /boundary wall. It suggests extensions should not be more than 3 metres for a terrace house, and 4 metres for a semi-detached / detached dwelling; and that proposals which exceed the criteria will generally be considered unacceptable unless it can be demonstrated that adequate amenity standards can be preserved through design detailing.

In this case, the proposed single storey rear extension would project 3.2 metres out beyond the existing rear wall of the existing rear extensions on Nos 50 and 52. The first floor element would extend out by some 2.5 metres from the original rear wall of Nos. 50 and 52.

*In relation to the potential for overshadowing*

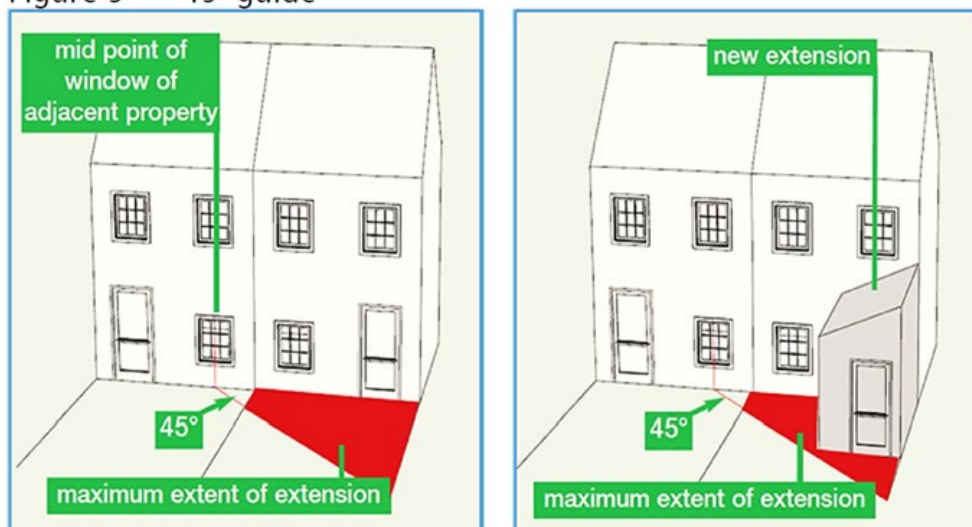
The Supplementary Guidance outlines matters for consideration in relation to front, side and rear extensions to dwellings. In relation to rear extensions, it provides a tool to help assess whether a proposed extension would have adverse impact on adjoining property in terms of overshadowing habitable room windows. The SPG illustrates how what are termed the 25 degree guide and 45 degree guide may be applied to assist assessment of applications.

The 25 degree guide is not of relevance to this proposal as there are no potentially affected property to the north west of No.50.

The 45 degree guide applies to situations where a rear extension projects beyond a rear wall where there is an immediately adjoining property, the example cited being a semi detached dwelling, as illustrated below.

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



In applying the guide, due account has also to be taken of the detailing of the proposed extension and of other site features which may have a bearing on and mitigate impacts. This includes existing and proposed boundary treatments, and in this case the actual design of the proposed extension.

In this case, the proposal is for a part two storey and part single storey lean to extension. The two storey section would project no further than the existing ground floor lean-to, therefore the test has to be applied to the single storey lean to element of the extension. As mentioned previously, the rear corner of the extension nearest No.52 has been clipped and angled away from the boundary, to take account of the 45 degree guide. 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.

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 noted that there is a 1.8 metre high screen fence along the boundary between Nos 50 and 52. The effect of this feature would be to partially obscure views of the proposed extension from the nearest rear windows of No.50, hence mitigating the impact of the extension.

In respect of No.48, the proposed extension at No.50 would not project beyond the 45 degree line.

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

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 150 square metres of rear garden space would be retained and therefore Officers consider sufficient garden area would be retained within in the site.

#### *Privacy and overlooking*

The Residential Development SPG provides guidance on considerations to be given to the impacts of extensions on the privacy of occupiers of neighbouring houses and

gardens. Its examples outline matters to consider to ensure there is no unacceptable overlooking from windows and balconies at first floor level in relation to neighbouring dwellings and gardens.

In this instance, the only additional windows in the extension are the ground floor patio windows and the 2 bedroom windows at first floor level. These all look down the existing garden of No.50 and it is not considered that they would give rise to any unacceptable additional overlooking or loss of privacy.

#### *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 0.5 metres from the side boundary with No. 52 and 2m from the side boundary with No.48. The projecting element of the proposal is also a single storey lean-to extension which has a relatively low profile, therefore Officers do not consider the proposal would give rise to an overbearing or cramping impact on neighbouring properties.

#### 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 In respecting the concerns raised by the Town Council and the private individual, for the reasons highlighted in the report, having regard to the detailing of the proposals, the potential impacts on the locality, the particular tests of the relevant policies and the Supplementary Guidance, the revised proposal 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 12th December 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. 3) received 12 October 2018
  - (ii) Existing ground floor plan (Drawing No. 1) received 12 October 2018
  - (iii) Existing first floor plan (Drawing No. 2) received 12 October 2018
  - (iv) Proposed elevations (Drawing No. 6B) received 12 October 2018
  - (v) Proposed ground floor plan (Drawing No. 4A) received 12 October 2018
  - (vi) Proposed first floor plan (Drawing No. 1A) received 12 October 2018
  - (vii) Block plan (Drawing No. B1A) received 12 October 2018
  - (viii) Location plan (Drawing No. L1A) received 12 October 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.