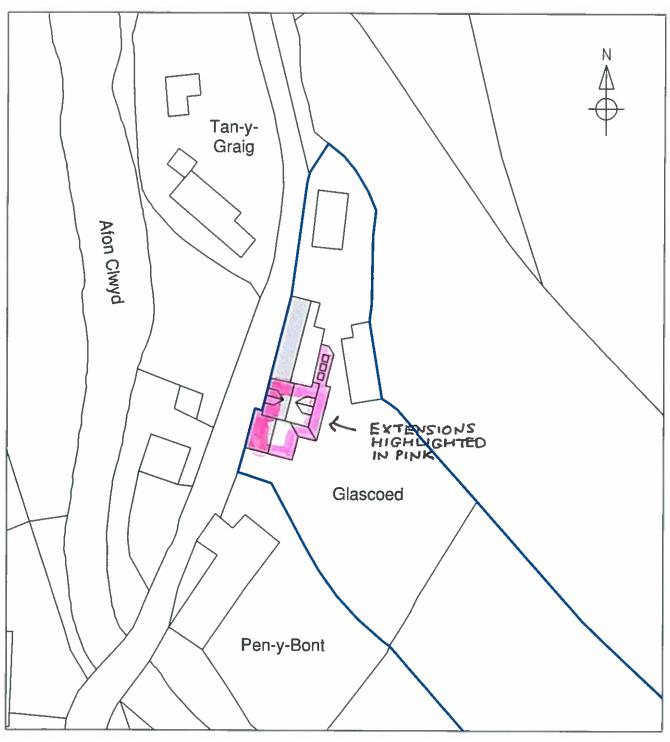


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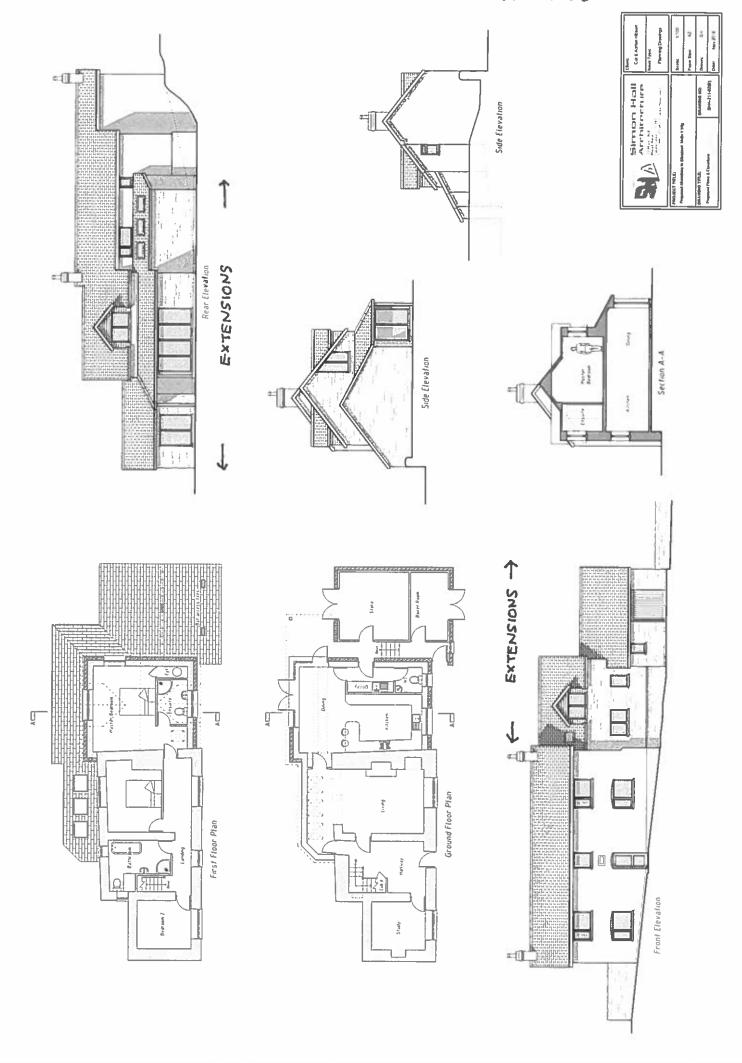


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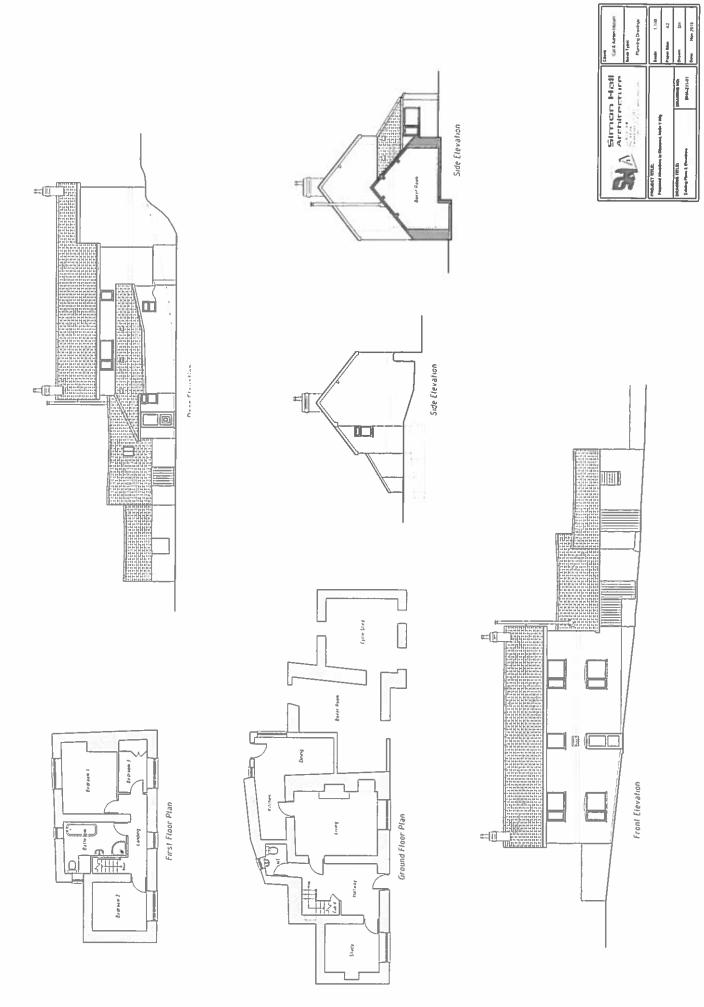
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	Simon Hall	Proposed Alterations to Glascoed, Melin Y Wig		Scale:	1:500	Client: Cat & Adrian Hibbert
31/	Architecture 22 Byd y Byll Maud Ralle: Detaglidus    5 217 1 07/89/2/2002    amusi dispyrrq.	DRAWING TITLE; Proposed Site Plan	DRAWING NO: SHA-211-06	Paper Size:	SH	Issue Type: Planning Drawings
<u></u>		发生的现在分词是一种发生的。		Date: D	ec 2018	

# PROPOSED PLANS



# EXISTING PLANS



WARD: Efenechtyd

WARD MEMBER: Councillor Eryl Williams

**APPLICATION NO:** 04/2018/1146/ PF

**PROPOSAL:** Demolition of rear extension and outbuildings, erection of

extension and alterations to dwelling

**LOCATION:** Glascoed Melin Y Wig Corwen LL21 9RE

APPLICANT: Mr & Mrs Hibbert

CONSTRAINTS: C2 Flood Zone

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

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

Member request for referral to Committee

#### **CONSULTATION RESPONSES:**

BETWS GWERFIL GOCH COMMUNITY COUNCIL Awaiting response

#### NATURAL RESOURCES WALES

No objections subject to conditions being imposed to ensure the favourable conservation status of the protected species present at the site.

### CLWYD POWYS ARCHAEOLOGICAL TRUST

The proposed demolition and extension will impact a traditional stone outbuilding which may have originally housed a smithy and dates to the 19th century. The building currently retains an original layout with fixtures and fittings that are of local architectural significance. It would therefore be unfortunate if this building was lost without first making a record of it. Therefore it is advised that a photographic survey of the building is secured through the imposition of a suitably worded planning condition on any permission that may be granted.

# DENBIGHSHIRE COUNTY COUNCIL CONSULTEES -

#### **Conservation Officer**

The proposal is for the demolition of the single storey element of the dwelling, Glascoed. The dwelling as a whole has been significantly altered over the years, and whilst the single storey element does have some historical interest, as part of the whole dwelling there it is insufficient to justify refusing the proposal on heritage grounds.

Ecologist No objections

# **RESPONSE TO PUBLICITY:**

#### In objection

Representations received from:

R. Francis, 22, Greenfield Road, Waverton, Chester,

B. NcNaughton & R. Deb, Tan y Graig, Melin y Wig

Summary of planning based representations in objection:

The proposal would result in the loss of an historical asset within the community.

#### In support

Representations received from:

R. Dipper, Pen Geulan, Betws GG

Summary of planning based representations in support:

Well designed extension

**EXPIRY DATE OF APPLICATION: 28/01/2019** 

#### **EXTENSION OF TIME AGREED? 15/2/19**

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

awaiting consideration by Committee

#### **PLANNING ASSESSMENT:**

# 1. THE PROPOSAL:

- 1.1 Summary of proposals
  - 1.1.1 Planning permission is sought for the demolition of an existing single storey section of the dwelling, Glascoed, and the erection of a two storey and single storey side extension.

### Existing:



#### Proposed:



1.1.2 The proposal would provide improved kitchen/dining facilities, an additional bedroom, a boiler room and utility store.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is located to the north of Melin Y Wig, and is one of a number of scattered dwellings in open countryside.
- 1.2.2 GlasCoed is located close to the highway. To the rear of the site the land rises up towards the north and is heavily wooded. To the west of the dwelling is the rear garden area, which is grassed and relatively flat.
- 1.2.3 There is a neighbouring dwelling immediately to the south of the site, and a further dwelling north west of the site.

#### 1.3 Relevant planning constraints/considerations

1.3.1 None

#### 1.4 Relevant planning history

1.4.1 None

#### 1.5 Developments/changes since the original submission

1.5.1 None

#### 1.6 Other relevant background information

1.6.1 None

#### 2. DETAILS OF PLANNING HISTORY:

2.1 None

#### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

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

Policy RD1 – Sustainable development and good standard design

Policy RD3 – Extensions and alterations to existing dwellings

Policy VOE1 - Key Areas of Importance

Policy VOE5 – Conservation of natural resources

Policy ASA3 - Parking standards

# 3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Residential Development Supplementary Planning Guidance Note: Residential Space Standards

#### 3.3 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

**Development Control Manual November 2016** 

TAN 5 – Nature Conservation and Planning

WGC 016/2014 – The use of planning conditions for Development Management

3.4 Other material considerations

#### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that

material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further 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 DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

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

- 4.1 The main land use planning issues in relation to the application are considered to be:
  - 4.1.1 Principle
  - 4.1.2 Visual amenity
  - 4.1.3 Residential amenity
  - 4.1.4 Ecology
  - 4.1.5 Archaeology / Loss of historic asset

#### 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. 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 <u>Visual Amenity</u>

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 Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

There are representations on the visual amenity impacts suggesting the proposal would result in the loss of buildings of character through the demolition of the outbuildings.

As noted previously, the proposal involves the removal of the existing single storey outbuildings, and their replacement by a two storey side extension and single storey side extension, as shown on the plans earlier in this report.

Whilst respecting the comments of the objectors, in Officers' opinion 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 and surrounding area, it is considered the scheme would not have an unacceptable impact on visual amenity and would therefore be in general compliance with the tests in the policies referred to. The specific issue of loss of an historic asset is covered below.

# 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 Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration. The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

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  $40\text{m}^2$  of private external amenity space should be provided as a minimum standard for residential dwellings.

There are no representations raising residential amenity issues.

Having regard to the scale, location and design of the proposed development, and the relationship with nearby dwellings, 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 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (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 biodiversity / ecological impacts of a development proposal are a material consideration.

This reflects policy and guidance in Planning Policy Wales, TAN 5 and Council's Conservation and Enhancement of Biodiversity SPG, which stress the importance of

the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

There are no objections to the proposals from Natural Resources Wales and the County Ecologist, subject to inclusion of conditions to ensure the favourable conservation status of the protected species present at the site.

As the building has the potential to provide habitat for bats, it has been surveyed for their presence. This indicates the boiler room and cycle shed have been used as an occasional roost used by lesser horseshoe bats (LHS), and by crevice dwelling bats such as Myotis species and pipistrelles. The main house also supports a roost of suspected common pipistrelle. In terms of roost type, neither building supports a maternity roost of any bat species but could be used as a hibernacula or occasional roost by individual crevice dwelling bats.

The works will involve the temporary loss/modification of an existing bat roost and obstructing access to an existing bat roost in order to construct the new extension, as they involve the demolition of the boiler room and cycle shed (where bats have been noted) and later construction of a new boiler room and cycle shed/store. The joining of the extension to the main house will obstruct access for the bats roosting in the main house roof. The proposed plans allow for the future continued functionality as a bat roost, not only for LHS bats but also for a variety of other bat species including crevice dwelling bats. The new building will also provide a more secure roost in the long-term, if these outbuildings were not converted and left to deteriorate, the attraction of the building for bats may also reduce. The creation of the new roost is proposed in the new cycle store and boiler room.

Given the presence of protected species, the works can only be carried out under an EPS licence from NRW.

In considering the grant of planning permission the Authority must consider whether the disturbance of the protected species is required for the purpose of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance of the environment."

This proposal, being for improvements to an existing dwelling, is considered to accord with the test of social and economic justification as it will improve the quality of housing stock in a rural area, and provide work for local trades people. Further, if carried our correctly, the works could secure the longer term future of the habitat.

Having regard to the nature of the proposal, it is not considered that there is a satisfactory alternative to the works proposed, as alternative designs that provide similar floor space are likely to conflict with Householder Extension policy, plus it is considered that any work that would affect the roof structure of the dwelling is likely to result in an impact upon protected species.

Officers are satisfied that the tests of the legislation are met and adequate mitigation methods have been proposed. Significantly, no objections have been raised by the County Ecologist or NRW. NRW have requested that mitigation method statement detailing how and when the mitigation measures will be undertaken is conditioned, along with post development monitoring. However it is noted that these are also requirements of the EPS licence and in line with paragraph 3.12 of WGC 016/2014, this is considered to be unnecessary duplication, the monitoring condition in particular being a measurement of the eps population status which is not a function of the Local Planning Authority. It is therefore not proposed to impose these additional conditions. The requirement for a lighting condition is considered reasonable, necessary and related to planning.

In conclusion, it is considered that if development were permitted, it would not be detrimental to the maintenance of the population species concerned.

A note to applicant stressing the importance of attaining a licence from NRW is proposed.

# 4.2.5 Archaeology / loss of historic asset

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities. Planning Policy Wales 9, Chapter 6.5.5 – 6.5.9 provides basic guidance on the considerations to be applied to the conservation of archaeological remains and their settings, whether these remains are scheduled or not, and contains a presumption in favour of their physical protection in situ.

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a local planning authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

There are individual representations expressing concerns over the loss of an historical asset within the community. CPAT do not object but comment that it would be unfortunate if these buildings are now converted for a new use without a record of their current form and layout being retained. The Conservation Officer has no objections.

The buildings proposed for demolition are traditional stone outbuildings which may have originally housed a smithy and date back to the 19<sup>th</sup> century, and as noted by CPAT and the Conservation Officer, there are features of local architectural significance. The building is not however recorded within the Historic Environment Record.

With reference to the comments of the objectors, it is noted that neither CPAT nor the County Council Conservation Officer have raised an objection to the loss of the buildings. In discussion with the Conservation Officer, whilst it is clear that the buildings are not without merit, they are not of such significance to justify formal listing. On this basis, it is not considered that there is a case to resist the proposal on the grounds of loss of a period building.

It is therefore suggested that the applicant is required to carry out a Photographic Survey before development commences, in order to preserve a record of these buildings. This can be secured through planning condition.

#### 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 taken into account the requirements of Section 3 'Wellbeing duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards

Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

#### 5. SUMMARY AND CONCLUSIONS:

5.1 Having regard to the detailing of the proposals, the potential impacts on the locality, and the particular tests of the relevant policies, the application is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

- 1. The development to which this permission relates shall be begun no later than 13th February 2024
- 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. SHA-211-01) received 22 November 2018 (ii) Proposed plans and elevations (Drawing No. SHA-211-02(B) received 22 November 2018
  - (iii) Existing site plan (Drawing No. SHA-211-05) received 4 December 2018
  - (iv) Proposed site plan (Drawing No. SHA-211-06) received 4 December 2018
  - (v) Location plan (Drawing No. SHA-211-03A) received 14 December 2018
- 3. No development shall commence until the written approval of the Local Planning Authority has been obtained to a method statement detailing a scheme of bat avoidance, mitigation and compensation measures. This should be produced in line with recommendations set out in Section 5 of the Bat Survey Report (Document Reference: 2371093 received on 05/12/18). The approved measures shall be implemented in full.
- 4. Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.otg.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR for inclusion in the regional Historic Environment Record.

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 interest of protecting the favourable conservation status of a protected species.
- 4. To secure a full photographic record of the original building prior to alteration, conversion or demolition.