

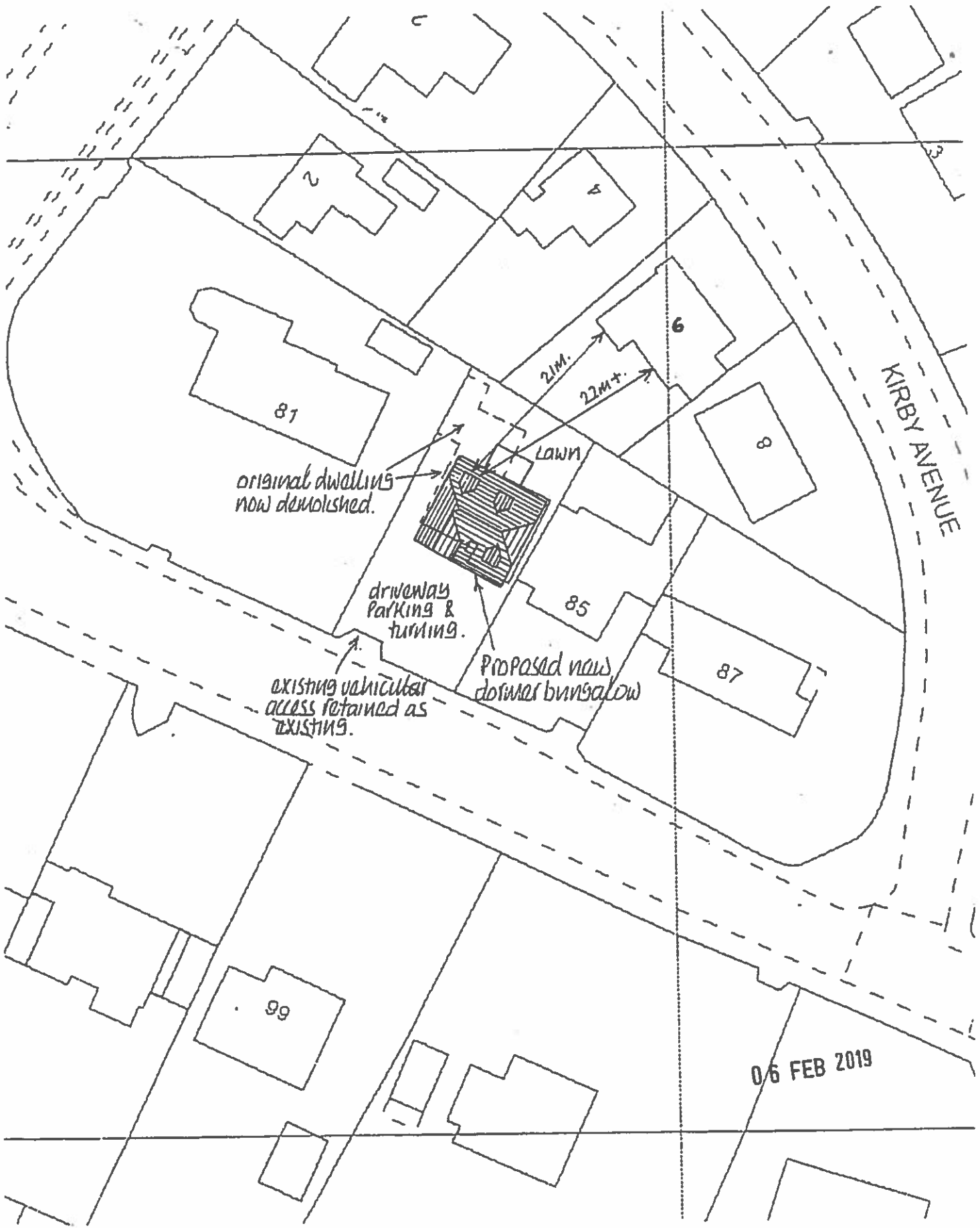
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43/2019/0112

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PROPOSED SITE PLAN



83 Gronant Rd ~ Proposed Site Plan ~ 1:500 ~ DG 2

PROPOSED FLOOR PLANS AND ELEVATION PLANS

Proposed external finishes of dwelling.
 Roof: mainly duo edged, slate, grey with roofing
 felt, black PVC rainwater eaves, black PVC
 facias and balustrades etc.
 Walls: cream or off white precoloured render
 blue/black chamfering brick flimth with black
 mortar joints.
 Doors and windows etc. aluminium grey PVC or
 powder coated aluminium units.

83/84, 15, 02, 11, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

down the side downed lead to fall
 to highway drainage or gutter
 rainwater harvesting tank for reuse
 of roof water from the back etc.
 double for the house etc.
 provide access to the driveway
 as shown

refuse and recycling waste
 stored behind 2m high fence
 front and 3m to street

front fence - 2m high with
 gates to be free standing panels
 also braced panels of brick fence
 lead to front to central area drain

existing bush
 to be retained
 to be retained
 to be retained

proposed new green landscaping
 planting beds shown in shaded
 areas of Condition 1 approval
 with full details to be submitted first
 to condition of planning

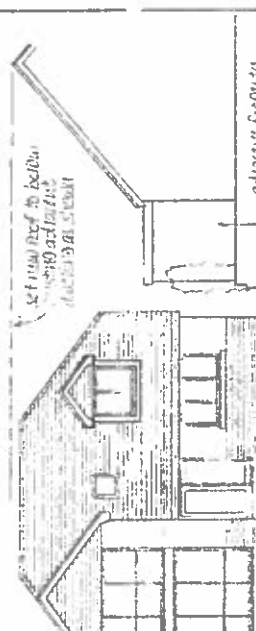
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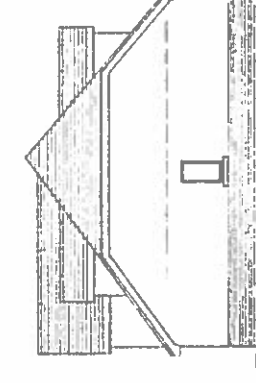
existing bush to be retained
 to be retained
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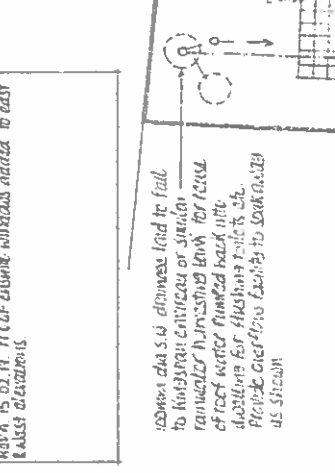
SOUTH 1:100



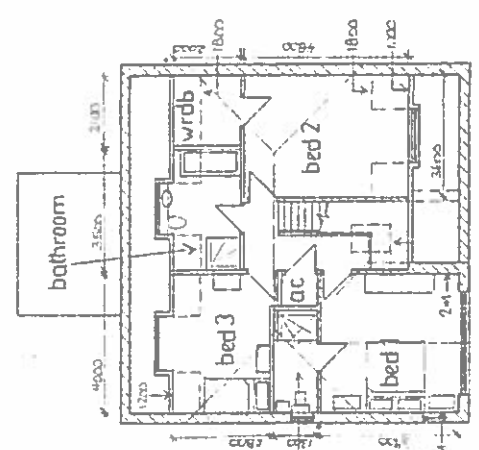
NORTH 1:100



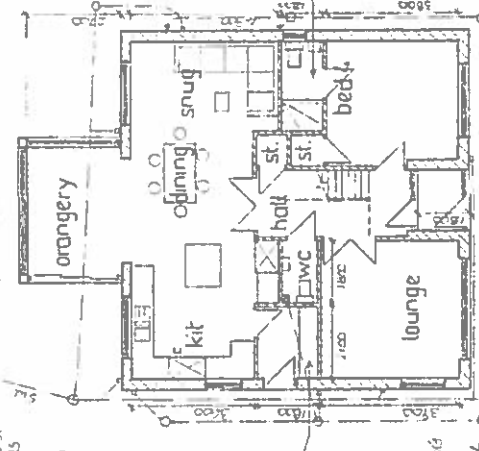
EAST 1:100



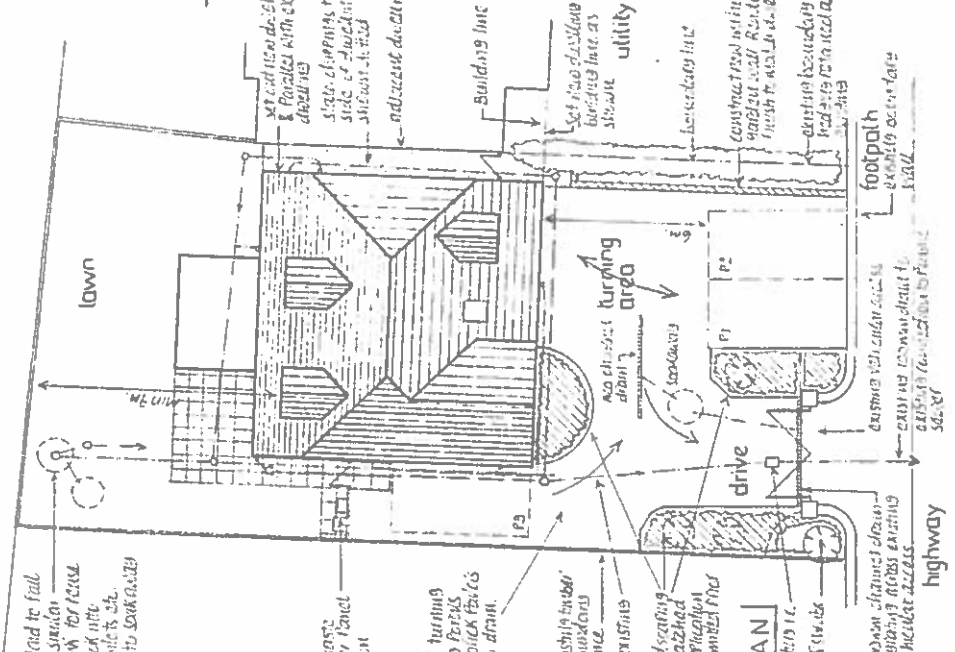
WEST 1:100



FIRST FLOOR 1:100



GROUND FLOOR 1:100

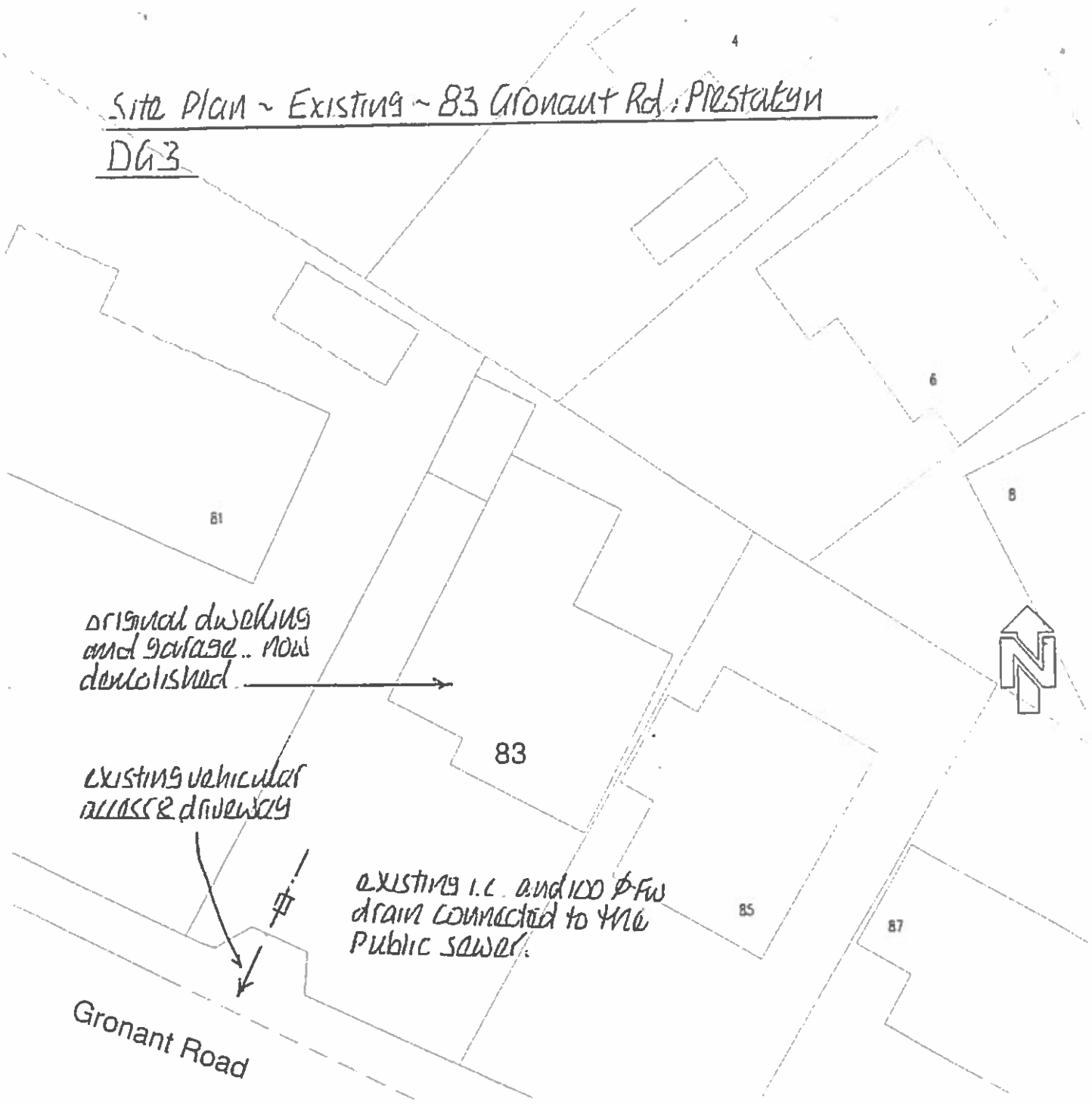


SITE PLAN 1:125

83 GRONANT RD
 DGI PROPOSED

Site Plan ~ Existing ~ 83 Gronant Rd, Prestatyn

DG3



original dwelling
and garage.. now
demolished

existing vehicular
access driveway

existing 1.1. and 100 Ø FW
drain connected to the
public sewer.

Gronant Road

06 FEB 2019

WARD : Prestatyn East

WARD MEMBERS: Cllr Anton Sampson
Cllr Julian Thompson-Hill (c)

APPLICATION NO: 43/2019/0112/ PF

PROPOSAL: Erection of a replacement dwelling and associated works

LOCATION: 83 Gronant Road Prestatyn LL19 9NA

APPLICANT: Mrs Jean Dix-Dyer

CONSTRAINTS: 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

- Member request for referral to Committee

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

"Observation, An objection to the application has been lodged with concerns regarding being overlooked"

DWR CYMRU / WELSH WATER

No objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

No objection.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Susan Davies, 6, Kirby Avenue, Prestatyn (O)

Summary of planning based representations in objection:

Amenity considerations- loss of privacy and overlooking from dormers to dwelling at the rear.

EXPIRY DATE OF APPLICATION: 02/04/2019

EXTENSION OF TIME AGREED? 18/04/2019

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 application proposes the erection of a replacement dwelling at 83 Gronant Road in Prestatyn. The proposed dwelling would replace one it is understood was demolished in September 2018, following structural problems encountered in the course of extending and altering the bungalow which had been on the site for many years.
- 1.1.2 A four bedroom, 2 storey hipped roof dormer style dwelling is proposed. It would have a glazed feature gable to the front, and would occupy a footprint of roughly 100 sq metres. Materials proposed are render, brick and Marley slate effect tiles.
- 1.1.3 The proposed dwelling would be sited centrally on the plot with 3 parking spaces and a turning area to the front, and a private garden to the rear. Circulation space is proposed around all sides.
- 1.1.4 The plans illustrating the proposals are included at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 Located on the northern side of Gronant Road. No.83 lies within a residential area comprised of a mixture of ages and styles of detached dwellings with a house to one side and a dormer bungalow to the other. There are bungalows and dormer bungalows of differing styles, heights and ages to the rear.
- 1.2.2 The site is currently cleared of all buildings, however the long established boundary features remain. The rear curtilage is bounded by wood panel fencing of around 2 metres in height, which runs around most of the boundary with No 81. The boundary with No 85 is defined by a mix of fencing, the wall of a flat roof garage, and a 2m high hedge. The road frontage is defined by a partly rendered wall with hedgerow behind.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary in an area without any other specific designation in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 Planning permission was granted for alterations and extensions to the previous dwelling in 2016. These included:
 - 1) Increased height of the current bungalow from 5.0 metres up to 6.2 metres to allow for roof space accommodation in the form of two bedrooms and two bathrooms with light provided by two pitched roof dormers at the front and five roof lights in the rear roof slope.
 - 2) First floor extension above an existing flat-roofed rear projection to lead out from the new main roof to provide a study area, with a hipped roof over and two roof lights in each side roof plane.
 - 3) Single-storey flat-roofed extension at the rear of the property to accommodate a workshop adjacent to the side of the existing garage, with a footprint of 5.3 metres by 2.7 metres with a window and a door facing the garden for the dwelling.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 In support of the application the Agent has advised that when the previous extension was being built when the roof was removed the walls became unstable. As a result the remainder of the house was demolished. The replacement has been designed to sit better on the site and allow for better separation between neighbouring properties. It is suggested this would also be a more modern and efficient dwelling.

1.6.2 Councillor Julian Thomson Hill has requested the application be considered at Committee on the grounds of potential for a negative impact on amenity for the neighbours.

2. DETAILS OF PLANNING HISTORY:

2.1 43/2016/0294 Erection of extension to rear and alterations to roof to provide living accommodation. GRANTED under delegated powers 11/05/2016

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

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

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC11 – Recreation and open space

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

3.3 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 Drainage (including flooding)

4.1.5 Highways (including access and parking)

4.1.6 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the Local Development Plan which is relevant to the principle of housing development in towns and villages is BSC1, which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries.

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria.

As the site is within the development boundary of Prestatyn as defined in the Local Development Plan, the principle of the development proposed would be acceptable in terms of BSC1. Furthermore the application proposes a 'one for one' replacement of a dwelling demolished as recently as September 2018. It is therefore considered the determination of the application should therefore rest on assessment of the local impacts of the proposal, which are reviewed in the following sections of the report.

4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

The Development Management Manual advises at paragraph 9.4.3 as to what can be considered a material consideration, and states that the effects of a development on the neighbourhood and environment can be a material consideration. It is therefore considered that the impact of a proposal on the visual amenity of an area is a standard material consideration.

No objections have been received to the application based on the visual amenity impacts of the proposed dwelling.

The plans show a dwelling with design characteristics common to this area, including use of render and brick on the walls, hipped / clipped roofs with dormer windows, and grey concrete tiles. In Officers' opinion this approach is acceptable in visual terms.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc..

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 residential amenity impacts of a development proposal are a material consideration.

The Development Management Manual advises at paragraph 9.4.3 as to what can be considered a material consideration, and states that the effects of a development on the neighbourhood and environment can be a material consideration. It is therefore considered that the impact of a proposal on the visual amenity of an area is a standard material consideration.

There is one private individual objection expressing concerns over the residential amenity impacts of the proposals, in terms of loss of privacy and overlooking to a property on Kirby Avenue from first floor dormers at the rear of the proposed dwelling. This appears to be the comment referred to by the Town Council in their response.

Having regard to the proposed plans, it would appear the only potential for overlooking and loss of privacy is from one of the first floor dormer windows on the rear of the proposed dwelling, serving bedroom 3. The other dormer window at the rear of the proposed dwelling is proposed to serve a bathroom, and would have obscure glazing.

In respect of the bedroom 3 window, members are referred to the 1:500 scale site plan at the front of the report, which annotates the respective distances of this first floor window to the rear walls of the objector's property at No.6 Kirby Avenue. The distances to a small projecting wall and the main rear wall of No.6 are 21 metres and 22 metres respectively. In noting the concerns of the neighbour, this meets the 21 metres minimum dimension suggested in Section 6.4 of the Residential Development Supplementary Planning Guidance for 'back to back' distances between main room windows of properties facing one another. In terms of overlooking the adjacent garden area, the bedroom window is shown at a 'minimum' of 9 metres from the boundary; the recommended minimum distance in the Supplementary Planning Guidance is 7.5 metres.

Consequently, in respecting the concerns expressed, Officers would suggest the proposals meet the recommended minimum distances in the Supplementary Guidance and that there is no reasonable basis for refusal based on residential amenity impacts in this instance.

4.2.4 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

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. Drainage and liability to flooding should therefore be regarded as potential material considerations.

There are no adverse representations raising drainage concerns. Dwr Cymru Welsh Water have no objections to the proposals.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network. 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 (PPW 10) and TAN 18 – Transport, in support of sustainable development.

Planning Policy Wales (PPW 10) 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 highway impacts of a development proposal are a material consideration.

There are no highway concerns voiced over the application. The Highway Officer has no objections.

The main access onto Gronant Road is long established. The proposals are to retain it in substantially the same location of the road frontage, and raise no new highway issues.

4.2.6 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all new housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

In this instance a replacement dwelling is proposed therefore there would be no additional burden on open space provision. As such it would not be reasonable to require an open space contribution.

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 'Well-being 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 The proposal is to erect a dwelling on the site of one demolished in the last year, following problems encountered during extension and alteration works on a long established dwelling there.

5.2 The site is within the town boundary and there are no 'in principle' issues involved in the development.

5.3 In respecting comments raised in relation to potential overlooking and loss of privacy, Officers are satisfied that the development can achieve the minimum distances set out in the Council's Supplementary Planning Guidance.

5.4 The proposals are therefore 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 April 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) Proposed plans, elevations and site plan (Drawing No. 1 Rev. A) received 18 February 2019
 - (ii) Existing site plan (Drawing No. 3) received 6 February 2019
 - (iii) Proposed site plan (Drawing No. 2) received 6 February 2019
 - (iv) Location plan received 6 February 2019

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.