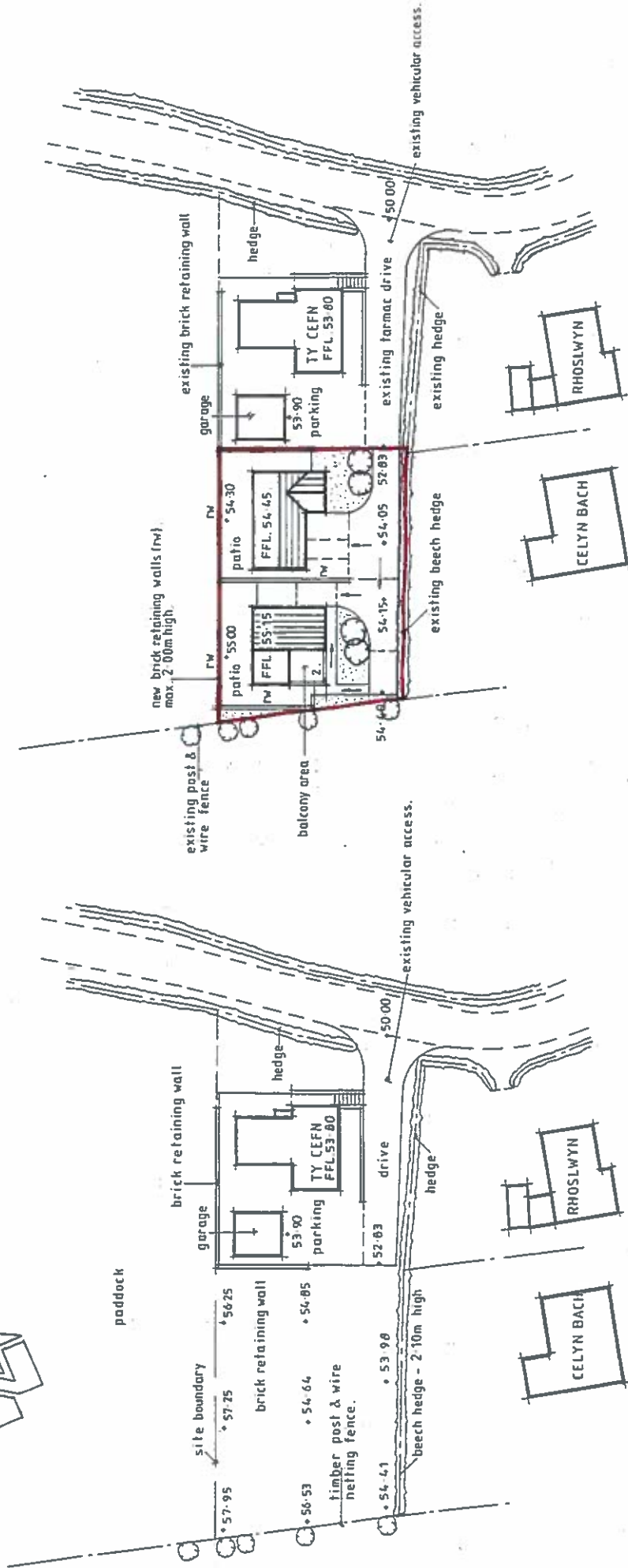


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02/2019/0183

Scale: 1:2500

Printed on: 7/5/2019 at 10:56 AM



EXISTING SITE LAYOUT PLAN
1:500

PROPOSED SITE LAYOUT PLAN
1:500

Rev A - 02/04/19 - Minor amendments to layout details.

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M A T I S C H O K & R O S S
architectural services

project title
Land to rear of Ty Cefn, Llanfyrwg, Ruthin.

drawing title
Existing and Proposed Site Plans.

project no.	0800	revision	A
drawing no.	1	drawn by	P M
date	26/02/2019	scale	1:500

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 £ 01824 705 222 £ 01824 707 171
 email@matischokross.co.uk www.matischokross.co.uk

The proposed new parking areas to serve the proposed new dwellings to be finished in tarmac, or other approved hard standing surface finish, to client's specification and approval.

Parking areas to the front of the new dwellings, and adjacent to the main front entrance doors, to be provided for disabled parking and for access to the dwellings, and to be surfaced with a permeable paving system, to client's specification and approval, e.g. tarmac, or other approved surface finish.

The new disabled parking areas to have a maximum fall of 1 in 20 and cross-fall gradient of 1 in 40.

A level access approach is to be provided from the car parking spaces to the main principal entrance doors with a gradient not steeper than 1 in 20.

The paths to the principal front entrance doors to be a min. 1.20m wide.

Level platforms to be provided outside the main principal entrance doors with min. dimensions of 1.20m x 1.20m for level access to the dwellings.

Level access threshold strips to be provided across the main principal entrance doors.

Turfed/Seeded Grassed Areas.

Tree Planting
Native tree planting to be 3.0m to 3.8m tall and to be sited a min. 6m from any buildings.
WC - Wild Cherry, BC - Bird Cherry SB - Silver Birch, R - Rowan.

New paths and patio areas to be finished in stone/slate flags, to client's specification and approval.

The new access drive, parking and turning area to be finished in tarmac surface finish.

All existing fences and hedgerows to site boundaries to be retained, where indicated on plans.

New brick faced retaining wall structures, where indicated 'rw' on site layout plan, to structural engineer's design details and recommendations.

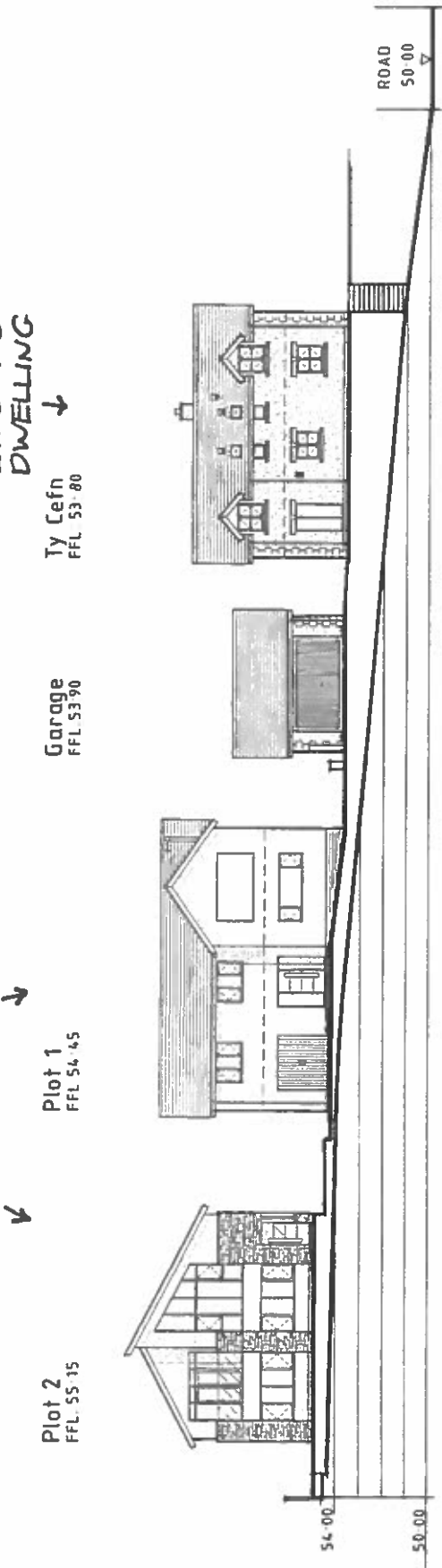
A new timber post and timber rail fence to be installed above wall to paddock area.
Fence to be a min. 1200mm high.

All planting, seeding, turfing, fencing or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development.

Any trees or plants which, within a period of five years of completion of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

PROPOSED DWELLINGS

EXISTING DWELLING



SITE ELEVATION/SECTION DETAIL
1:200

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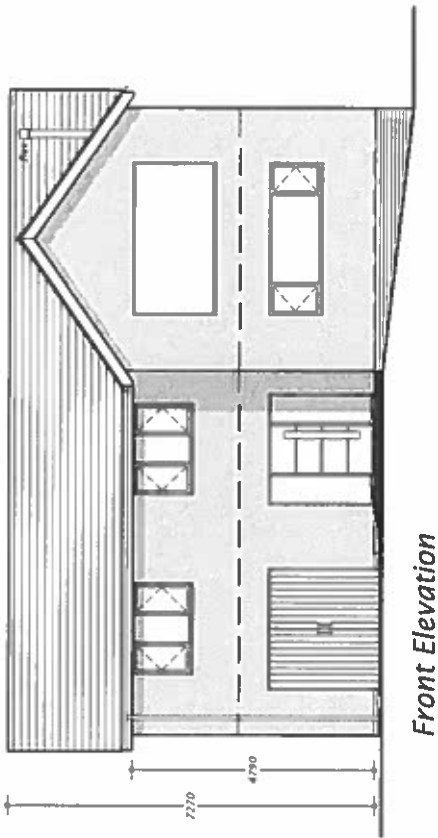
project title
Land to rear of Ty Cefn, Llanfwrrog, Ruthin.

drawing title
Proposed Site Elevation/Section Detail.

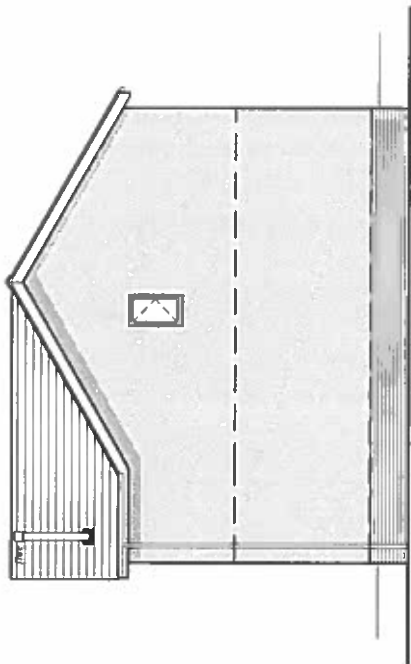
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date	27.03.19	scale	1:200	drawn by	PM

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t 01824 705 223 & 01824 707 171
e: mail@matischokross.co.uk w: www.matischokross.co.uk

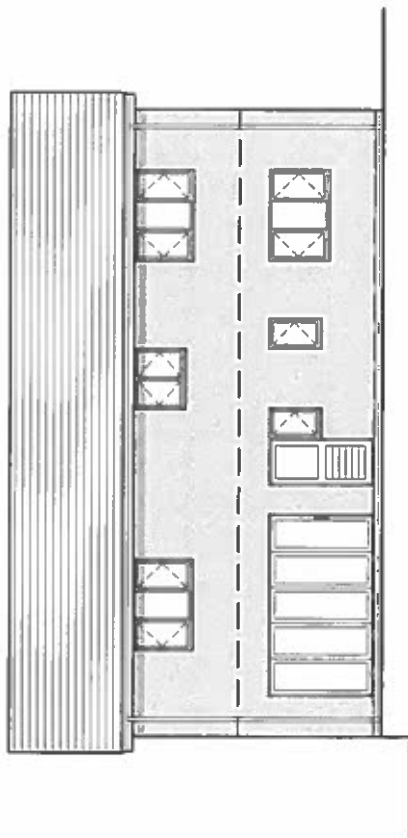
PLOT 1 DWELLING



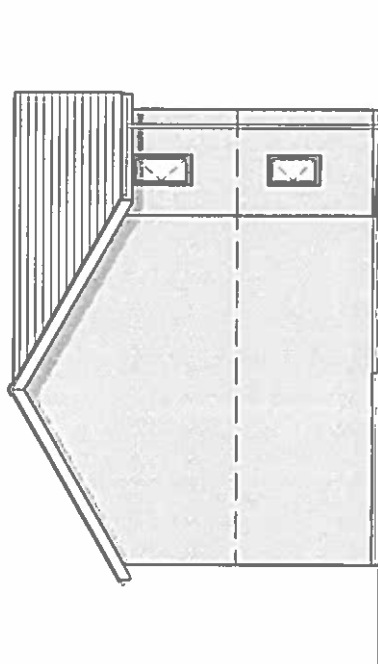
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

External Materials - all to Local Authority approval

Roof - New or second hand natural mineral slates (blue/grey).

Walls - Smooth self-coloured render finish (K-Rend or other approved) with facing brickwork plinth.

Rainwater Goods - Lindab galvanised gutters and down pipes.

Windows & External Doors/Frames - Grey aluminium/upvc windows & doors.

Fascia, Soffit & Barge Boards - Grey aluminium/upvc fascia's, barge boards & sloping soffit boards.

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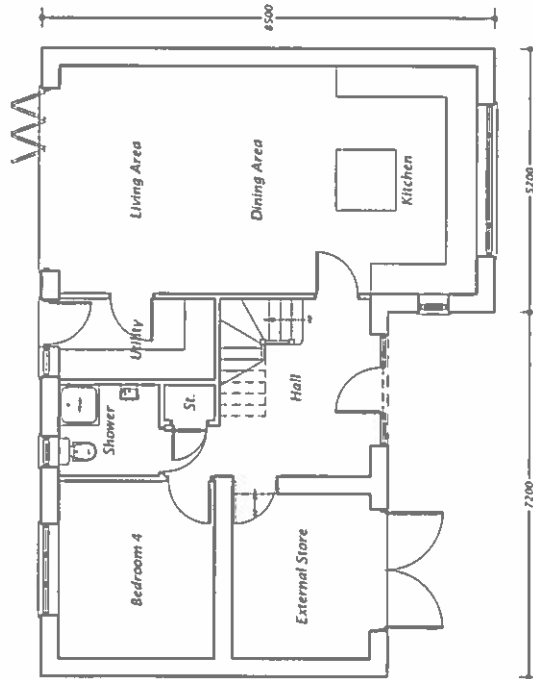
Project title
Plot 1, Land to rear of Ty Cefn, Llanfyrrog, Ruthin.

drawing title
Proposed Elevations.

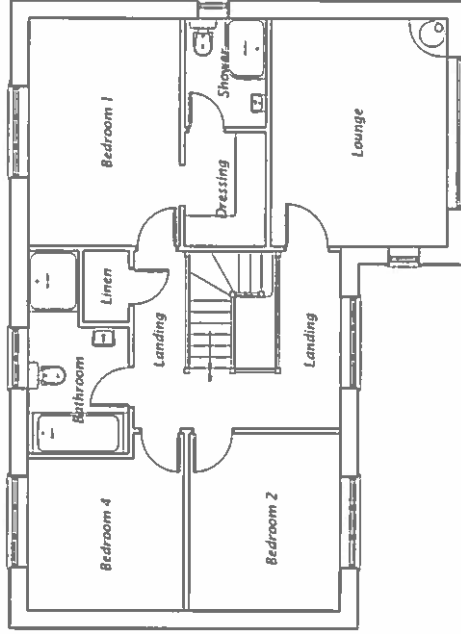
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date	18/02/2019	scale	1:100	drawn by	SR

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PLOT 1 DWELLING



Ground Floor Layout Plan

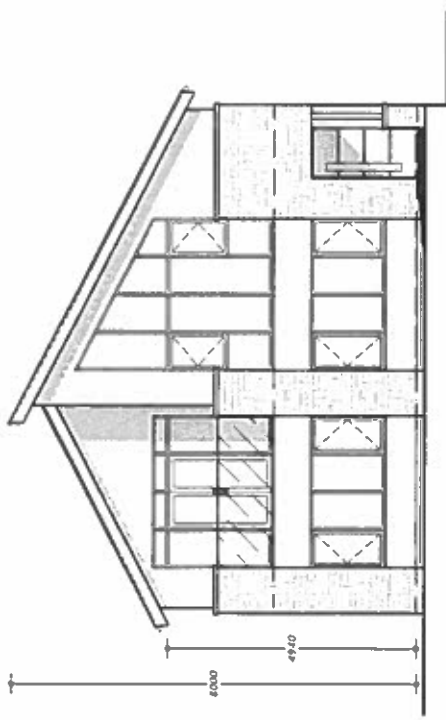


First Floor Layout Plan

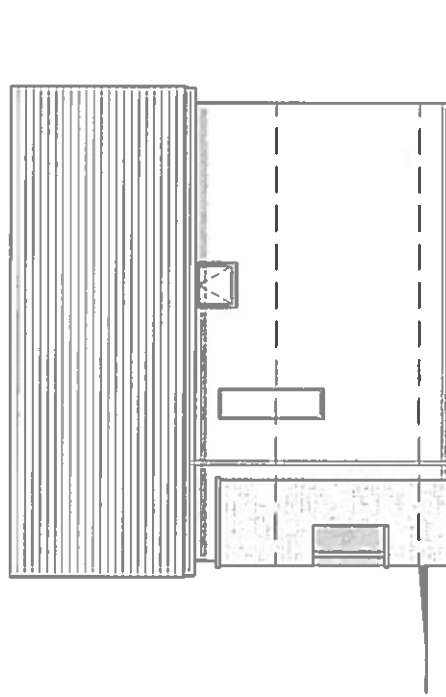
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M & R		MATISCHOK & ROSS	
		architectural services	
Project title <i>Plot 1, Land to rear of Ty Cefn, Llanfyrwg, Ruthin</i>			
drawing title <i>Proposed Floor Layout Plans.</i>			
project no.	drawing no.	revision	
0801	2	A	
date	scale	drawn by	
18/02/2019	1:100	S R	
Birch House, Hen Lon Parews, Ruthin, Denbighshire, LL15 1NA & 01824 705 222 & 01824 707 171 e-mail@matischokross.co.uk www.matischokross.co.uk			

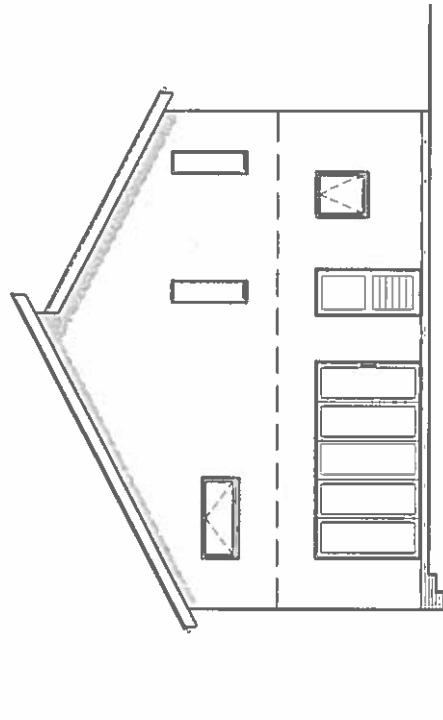
PLOT 2 DWELLING



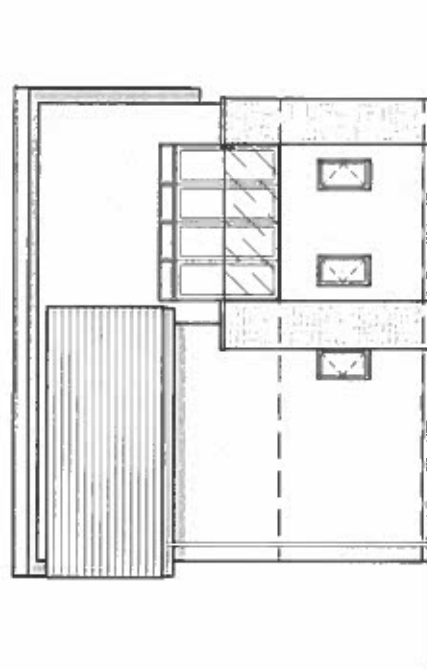
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

External Materials - all to Local Authority approval

Roof - New or second hand natural mineral slates (blue/grey).

Walls - Smooth self-coloured render finish (K-Rend or other approved) with facing brickwork plinth.
Grey slate stone cladding to front and side elevations where shown.

Rainwater Goods - Lindab galvanised gutters and down pipes.

Windows & External Doors/Frames - Grey aluminium/upvc windows & doors.

Fascia, Soffit & Barge Boards - Grey aluminium/upvc fascia's, barge boards & sloping soffit boards

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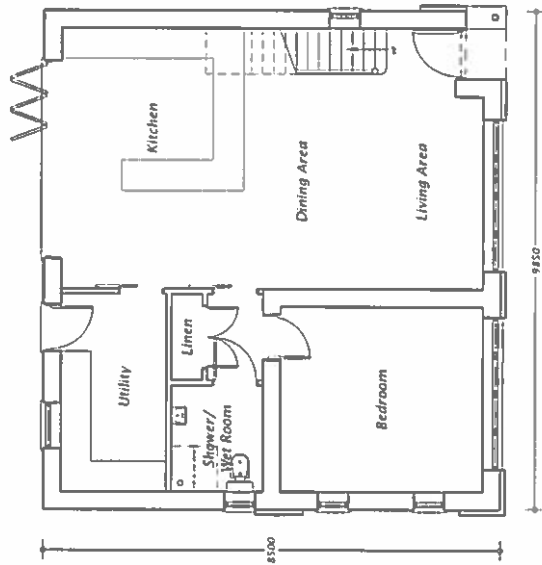
project title
Plot 2, Land to rear of Ty Cefn, Llanfyrwg, Ruthin

drawing title
Proposed Elevations.

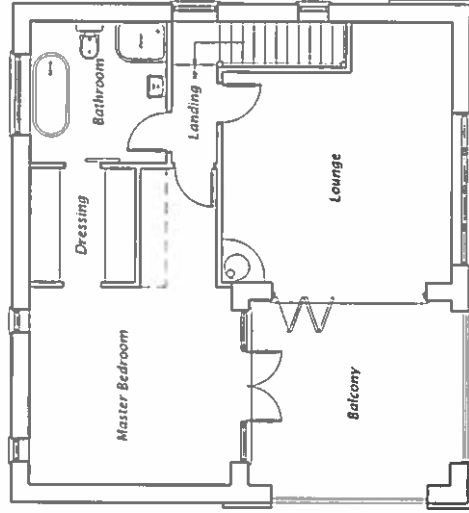
project no.	drawing no.	revision
0800	3	A
date	scale	drawn by
15/02/2019	1:100	SR

Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA
t: 01824 705 222 f: 01824 707 171
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PLOT 2 DWELLING



Ground Floor Layout Plan



First Floor Layout Plan

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project title	Plot 2, Land to rear of Ty Cefn, Llanfyrwg, Ruthin.		
drawing title	Proposed Floor Layout Plans.		
project no.	0800	drawing no.	2
revision	A	scale	1:100
date	12/02/2019	drawn by	S R
Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA t 01824 705 222 f 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk			

WARD : Ruthin

WARD MEMBERS: Cllr Emrys Wynne (c)
Cllr Bobby Feeley
Cllr Huw Hilditch-Roberts

APPLICATION NO: 02/2019/0183/ PR

PROPOSAL: Details of appearance, landscaping, layout and scale of 2 no. dwellings submitted in accordance with condition no. 1 of outline planning permission code no. 02/2018/0445

LOCATION: Land to rear of Ty Cefn Llanfwrog Ruthin

APPLICANT: Mr David Edwards

CONSTRAINTS: None

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:

RUTHIN TOWN COUNCIL:

“Object for the following reasons: The proposed dwellings remain too large for the site in terms of size and massing. The dwellings would be close together and close to the site boundaries.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:
John Gaskell, Y Berllan, Llanfwrog

Summary of planning based representations in objection:

The design of the houses would have a detrimental impact on the visual amenity of the area as they not in keeping with other houses in the area and are too close together and too large.

EXPIRY DATE OF APPLICATION: 24/4/19

EXTENSION OF TIME AGREED? 24/5/19

REASONS FOR DELAY IN DECISION (where applicable):

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 This is a reserved matters application seeking approval of details of appearance, landscaping, layout and scale of two dwellings submitted in accordance with Condition 1 on outline planning permission ref 02/2018/0445 on land to the rear of Ty Cefn, Llanfwrog.
- 1.1.2 Outline planning permission was granted in January 2019 for the development of two dwellings. The application was made in outline form with details of access submitted for approval. All other matters were reserved.
- 1.1.3 Both dwellings would be 2 storey in height. The one on Plot 1 would measure approximately 12.5 metres wide, 8.5 metres deep and 7.2 metres in height to the ridge. The Plot 2 dwelling would measure approximately 9.8 metres wide, 8.5 metres deep and 8 metres in height to the ridge. The Plot 1 unit would provide 4 bedrooms, whilst the Plot 2 unit would provide 2 bedrooms.
- 1.1.4 Parking and turning would be located to the front of the plots. To the rear there would be private garden areas, separated by fencing. There would be a 2m high retaining wall along the rear boundary.
- 1.1.5 The approved access to the site is from the minor road that links Llanfwrog and Galltegefa.
- 1.1.6 Plans and elevations of the proposed dwellings, along with a site elevation drawing to show the relationship between the proposed dwellings and the existing dwelling are at the front of this report.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the western side of Llanfwrog, Ruthin.
- 1.2.2 There are existing dwellings to the north and east of the site. The dwelling Ty Cefn, a 2 storey house, is immediately to the north of the plot 1 dwelling, as can be seen from the sectional plans at the front of the report.
- 1.2.3 To the west the land is open fields which rise up away from the site.
- 1.2.4 The two plots are relatively level, but the ground then rises to the rear of the site. There is an existing beech hedge to the front boundary of the site marking the boundary with the dwellings Celyn Bach, and Rhoslwyn.
- 1.2.5 The site is in an elevated position above the neighbouring dwellings to the east that front the B5105.

1.3 Relevant planning constraints/considerations

- 1.3.1 The application site is located within the development boundary of Ruthin.

1.4 Relevant planning history

- 1.4.1 Outline planning permission was granted in January 2019 for the development of the land for 2 detached dwellings, installation of a new septic tank and associated works including access.

1.5 Developments/changes since the original submission

- 1.5.1 Since the original submission, the size of the dwelling on plot 2 has been reduced through the omission of a single storey integral side garage

1.6 Other relevant background information

- 1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1 02/2013/0829/PO - Development of 0.09 ha of land by the erection of a dwelling, installation of a new septic tank and associated works (outline application including access). GRANTED 16/10/2013
- 2.2 02/2017/0797/PO - Development of 0.09 ha of land by the erection of a dwelling, installation of a new septic tank and associated works (outline application including access) GRANTED 11/10/2017
- 2.3 02/2018/0445/PO - Development of 0.09 hectares of land by the erection of 2 no. detached dwellings, installation of a new septic tank and associated works (outline application including access) GRANTED 31/01/2019

RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

TAN 12: Design

TAN 18: Transport

Circulars

Other material considerations

3. 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.

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

- 3.1.1 Principle
- 3.1.2 Appearance
- 3.1.3 Landscaping
- 3.1.4 Layout
- 3.1.5 Scale

3.2 In relation to the main planning considerations:

3.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of cities, towns and villages, and it states developers will be expected to provide a range of house sizes, types and tenure.

The site is located within the development boundary of Ruthin - Llanfwrog and the site has the benefit of outline planning permission. The principle of residential development has been therefore been established through the grant of outline permission, and is not for deliberation at this stage. The issues to address are the acceptability of the specific details of the development, as covered in the following sections of the report.

3.2.2 Appearance

“Appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

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.

Concerns have been raised locally in respect of the visual impact of the proposal.

In terms of design detailing for the new dwellings, the proposals involve the erection of 2 two storey dwellings, featuring pitched roofs and a mix of external materials, including render and slate stone cladding, and mineral slate on the roofs. The surrounding existing dwellings are a mixture of designs, sizes and materials, with predominant use of render and facing brick on the external walls and grey slate / tile roofs. In Officers’ assessment, in terms of appearance, the proposed dwellings would not be prominent within the street scene and there are limited direct views of the site from public vantage points.

The details proposed in relation to the dwellings are considered acceptable and in keeping with surrounding development. Given the siting of the dwellings, it is not considered that the dwellings would appear prominent features within the area, and they are therefore unlikely to have a detrimental impact upon the character and appearance of the area.

It is considered that the appearance of the development would be respectful of the location.

3.2.3 Landscaping

“Landscaping” in relation to a site or any part of a site for which outline planning permission has been granted to, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the layout out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

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.

In relation to soft landscaping, detailed proposals have been provided for each plot and the spaces around the properties with planting specifications.

In relation to hard landscaping all properties and parking areas would incorporate a combination of tarmac finish, stone flags, and natural stone retaining walls.

In relation to boundary treatments, the dwellings would be provided with timber fences. The garden areas would be turfed, and the following trees planted: wild cherry, bird cherry, silver birch and rowan.

All hard and soft landscaping details proposed are considered acceptable and appropriate for the area to soften the visual appearance of the development, to protect the amenities of existing residents and provide a sufficient level of amenity for future occupants of the dwellings proposed.

It is therefore considered that the landscaping of the development would be respectful of the location.

3.2.4 Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to building and spaces outside the development.

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.

Concerns have been raised locally in respect of the layout and it has been suggested that the dwellings would be too close to the site boundaries.

The proposal is for 2 dwellings of different detailing and sizes, set back marginally from the front wall of the existing dwelling Ty Cefn. Both properties exceed minimum floorspace standards contained within SPG guidance and are all provided with rear garden spaces in excess of 40 square metres, in compliance with SPG guidance.

In relation to spacing and separation distances in between proposed dwellings and existing dwellings, the development proposals meet or exceed the standards set out within SPG guidance. With regard to the distance between the dwellings and the site boundaries, both dwellings would be at least 1 metre from their respective boundaries. The closest that the proposed dwellings would be to each other is 4.5 metres, side to side.

The plans at the front of the report show the relationship between the proposed dwellings, the site boundaries and the existing dwellings.

In Officers' view, the layout of the site has been carefully considered in the context of surrounding development and the dwellings have been sited in a way to respect the pattern of development in the area.

It is therefore considered that the layout of the development would be respectful of the location.

3.2.5 Scale

"Scale" means the height, width and length of each building proposed within the development in relation to its surroundings.

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.

Concerns have been raised locally and by the Town Council in respect of the scale and mass of the dwellings.

From observation, dwellings in the locality and the immediate vicinity of the site are of varying size and detailing. Respectfully, Officers would not consider they are too large either in relation to the dwellings surrounding them, the locality, or in relation to plot sizes. Officers consider the proposals show an acceptable scale of development in keeping with the area.

It is therefore considered that the scale of the development would be respectful of the location.

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.

4. SUMMARY AND CONCLUSIONS:

4.1 In acknowledging the concerns raised over the details of the dwellings, the access, appearance, landscaping, layout and scale of the dwellings are considered acceptable.

RECOMMENDATION: APPROVE subject to the following conditions:-

1. 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) Plot 1 - Proposed elevations (Drawing No. 0801 3A) received 2 April 2019
- (ii) Plot 1 - Proposed floor plans (Drawing No. 0801 2A) received 2 April 2019
- (iii) Plot 2 - Proposed elevations (Drawing No. 0800 3A) received 2 April 2019
- (iv) Plot 2 - Proposed floor plans (Drawing No. 0800 2A) received 2 April 2019
- (v) Existing and proposed site plans (Drawing No. 0800 1A) received 2 April 2019
- (vi) Proposed site elevation/section detail (Drawing No. 0800 4) received 2 April 2019
- (vii) Location plan received 27 February 2019

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

2. No works on the construction of any dwelling, screen walls or fences shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the external wall and roof materials to be used (including colour and texture of render, type and colour of facing brick plinths), and the detailed design of the screen walls and fences and the materials to be used thereon. The development shall proceed strictly in accordance with the approved schedule unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity