



© Crown copyright and database rights 2019 Ordnance Survey 100023408.

28/2019/0808

Scale: 1:1250

Printed on: 21/11/2019 at 10:18 AM



WYNN ROGERS
Architectural Services Ltd

N.BRYN COLBORNE M.C.I.A.T
Chartered Architectural Technologist

G.LLOYD EVANS
Architectural Technologist

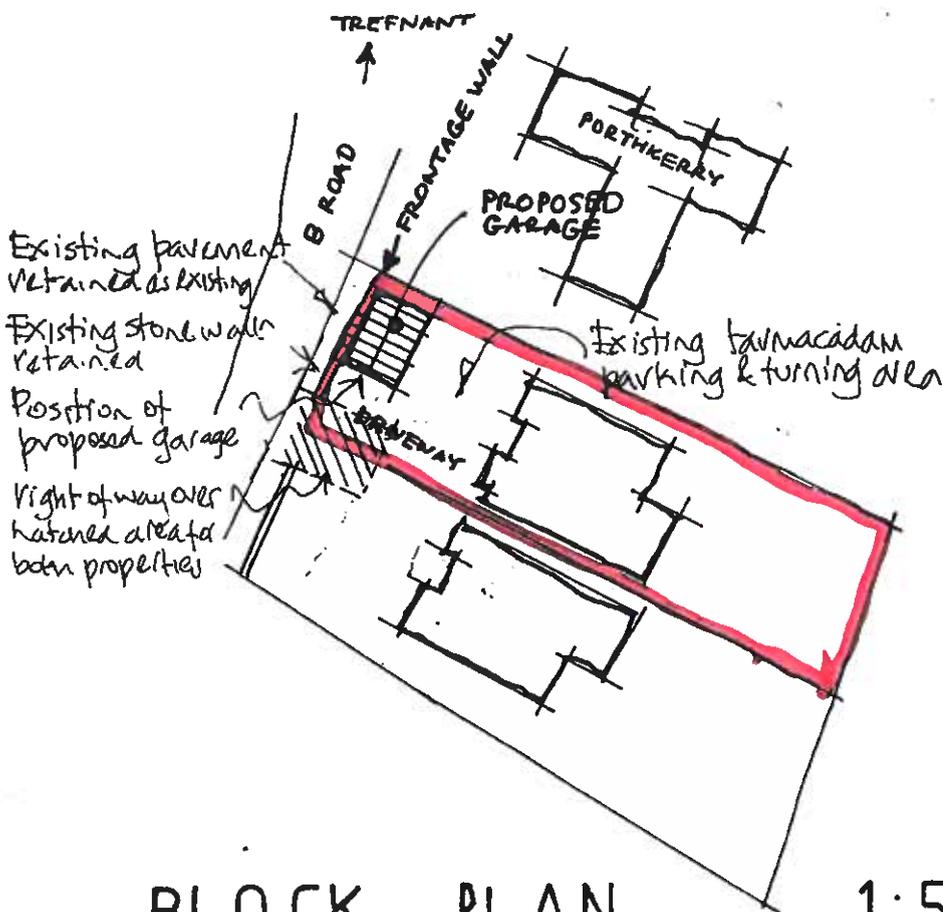
MICHAEL D. COLBORNE B.Sc. (Hons)
Building Surveying

Studio 3, Rosemary Lane, Denbigh, LL16 3TT

01745 812100

Your ref/eich cvf:

THE RIGGERY. HENLLAN



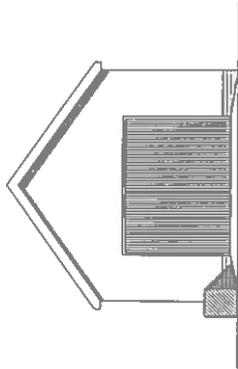
BLOCK PLAN

1:500

REVISED DETAILS OF PROPOSED GARAGE

NOTES:

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK ON THE PREPARATION OF MANUFACTURING DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO WYNN ROGERS ARCHITECTURAL SERVICES (COPYRIGHT)



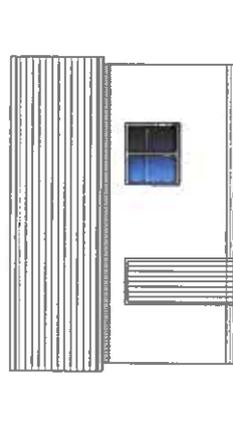
front



SLATE TO MATCH DWELLING

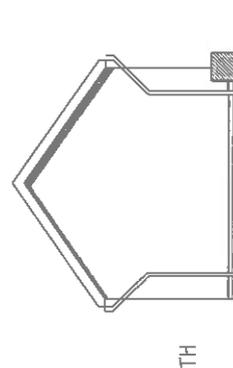
WALLS RENDERED TO MATCH DWELLING

side



FACING BRICK PLINTH

side



EXISTING STONE BOUNDARY WALL

rear

REVISION	



WYNN ROGERS
Architectural Services
Studio 3, Rosemary Lane, Denbigh, LL16 3JT
01745 812100 E-mail: conult@wynn-rogers.co.uk
www.wynn-rogers.co.uk

CIAT
REGISTERED ARCHITECTS

PROJECT
THE RIGGERY HENLLAN

DRAWING TITLE
ELEVATIONS

CLIENT

PROJECT NO.

DRAWN rbc

SCALE 1:100

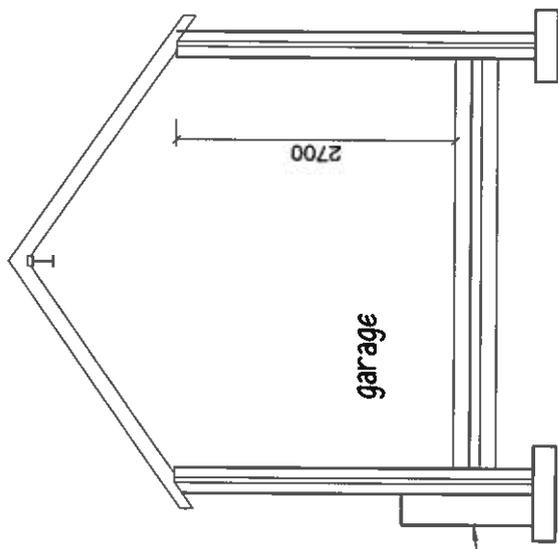
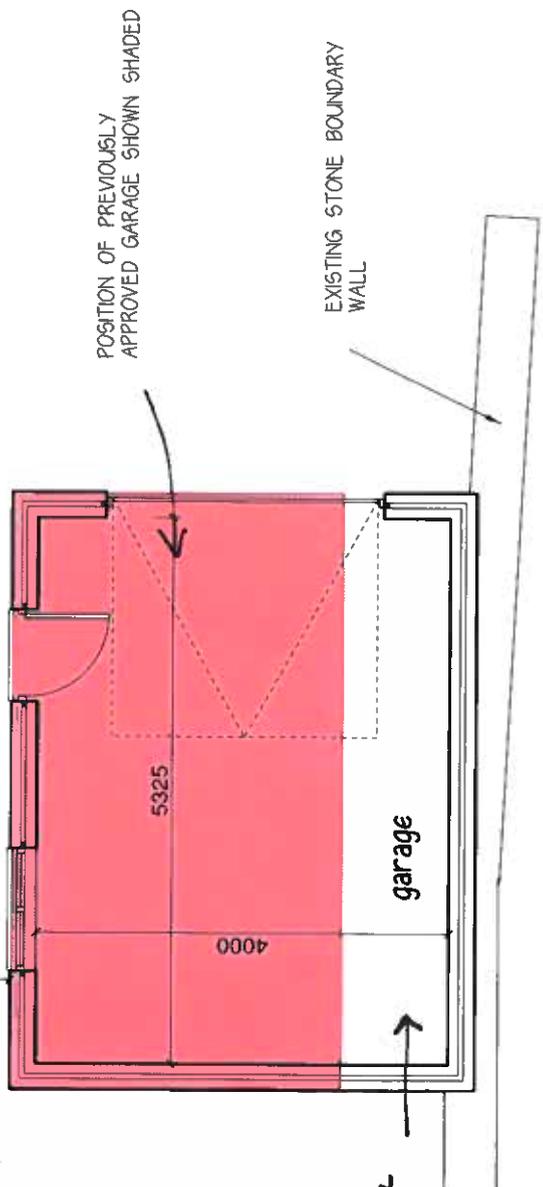
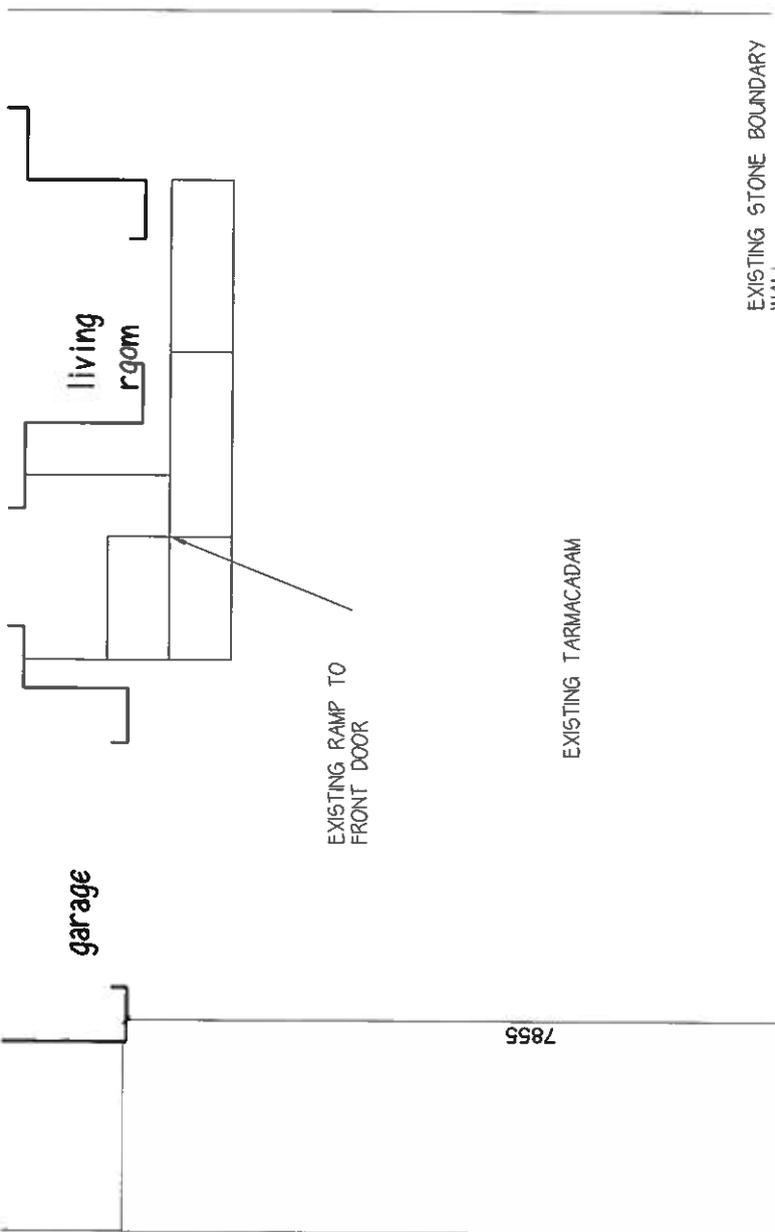
DATE AUG 19

PAPER A3

DRAWING NO. **2.**

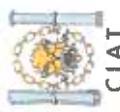
FLOOR PLAN SHOWING PROFILE OF PREVIOUSLY APPROVED GARAGE AND PROPOSED REVISED DIMENSIONS

NOTES:
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK ON THE PROPOSED OR EXISTING FOUNDATIONS, AND DISCREPANCIES TO BE REPORTED IMMEDIATELY TO WYNN ROGERS ARCHITECTURAL SERVICES (OPPOSITE)



SECTION 1 : 50

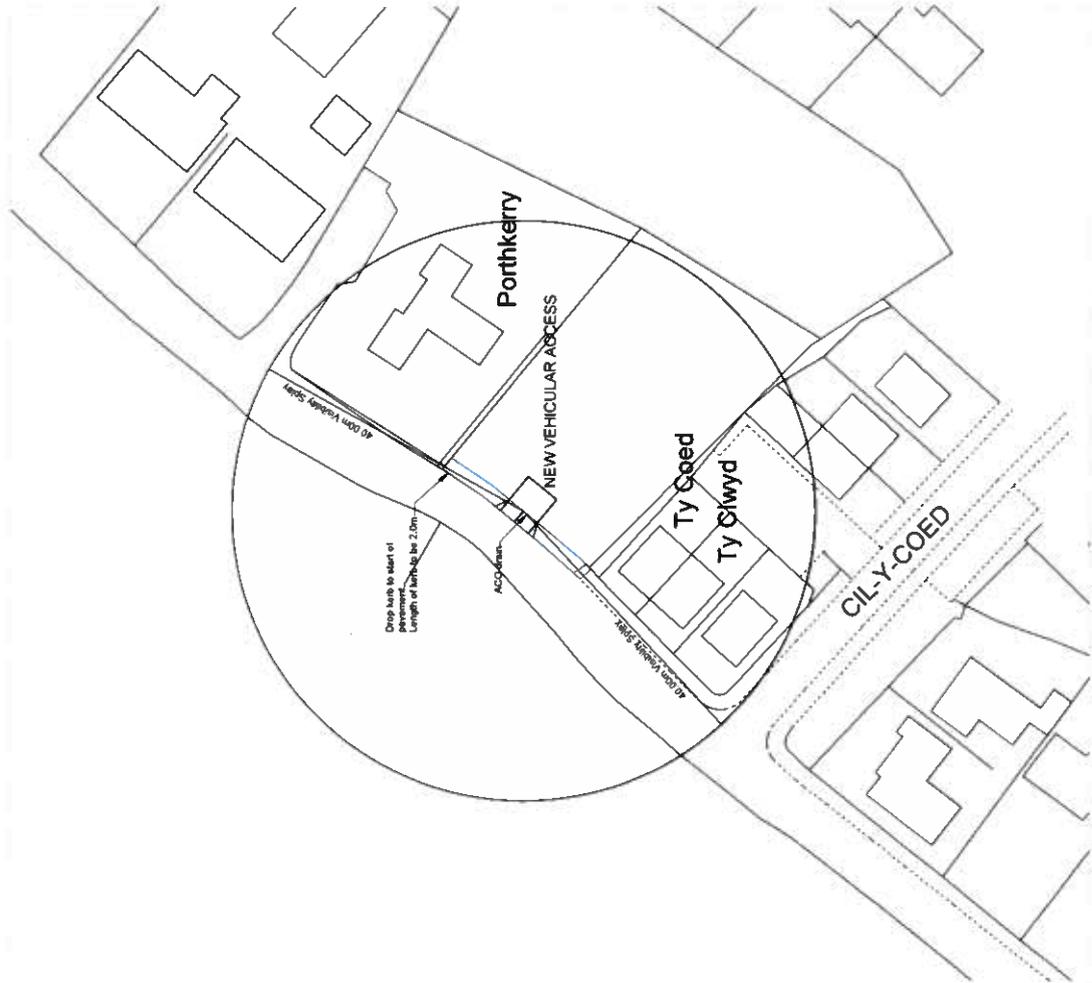
REVISION	DATE	BY



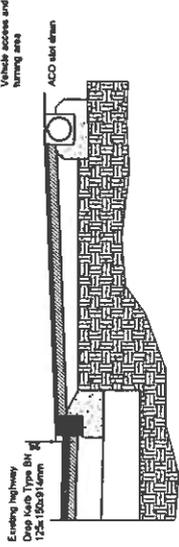
WYNN ROGERS
 Architectural Services
 Studio 3, Rosemary Lane, Denbigh, LL16 3JT
 01745 812100 E-mail: consult@wynn-rogers.co.uk
www.wynn-rogers.co.uk

PROJECT: THE RIGGERY HENLLAN
 DRAWN: NDC
 SCALE: 1:50
 DATE: AUG 19
 PAPER: A3
 CLIENT:

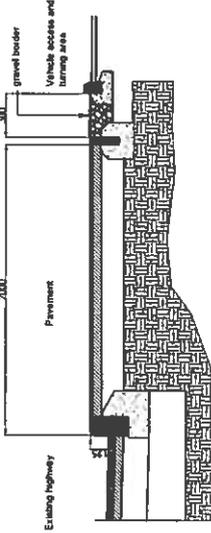
PLAN 1 : 50



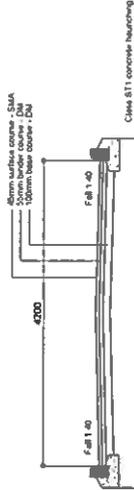
SITE LAYOUT SHOWING VISIBILITY SPLAYS



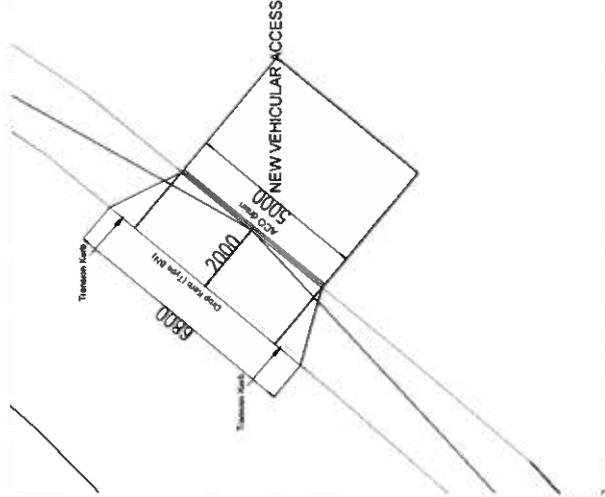
Typical Cross Section - Vehicular
Scale: 1:25



Typical Cross Section - Footway
Scale: 1:25



Typical Cross Section - Roadway
Scale: 1:50



DETAIL OF NEW ACCESS

NOTES

- FOOTWAYS (including vehicular crossings) - FLEXIBLE Construction details
- Sub-base 20mm thick slurry seal complying with the requirements of FHWS.
- Surface Course 20mm consolidated thickness of dense surface course mechanism complying with Clause 7.5 BS 4987 Part 1: 2001, 80mm nominal size aggregate, 300 per tonne.
- Binder Course 60mm consolidated thickness of dense binder course mechanism complying with Clause 7.5 BS 4987 Part 1: 2001, 20mm nominal size aggregate, 300 per tonne.
- Sub Base Minimum of 150mm thick granular sub-base conforming with Clause 803 of the Welsh Office Specification for Highway Works, 1981.

ROAD CONSTRUCTION - General

All works and workmanship shall be in accordance with the National Assembly for Wales Specification for Highway Works (NHWS) and amendments current at the time of design, subject to any qualifications or restrictions detailed in this document. Roads shall consist of a foundation and a pavement. The foundation shall comprise subgrade (original or stabilized ground), raising layer where necessary and sub-base. The pavement shall comprise bituminous subbase and surfacing.

CARRIAGEWAY COURSE THICKNESSES AND MATERIALS

- Construction details
- Surface Course 45mm stone mastic asphalt (SMA) (proprietary material, 10mm aggregate size with a PSV of 18) or 45mm dense base course (DB) (proprietary and self aggregate).
- Binder Course 65mm stone mastic asphalt mechanism shall be in Clause 8.5 BS 4987 Part 1: 2001, 20mm nominal size aggregate, 100 per tonne.
- Base Course 100mm dense base mechanism shall be in Clause 8.2 BS 4987 Part 1: 2001, 20mm nominal size aggregate, 100 per tonne.

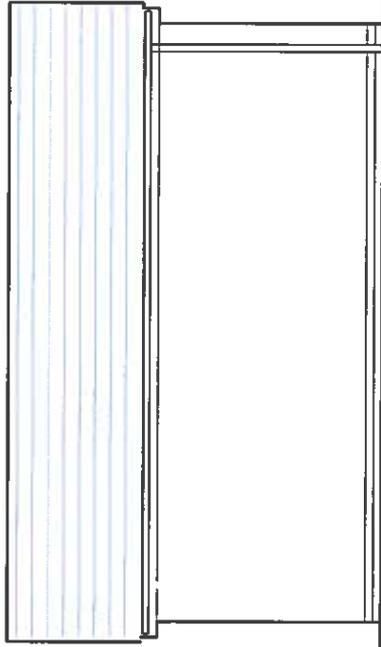
TIE-IN TO FOOTWAY AND CARRIAGEWAY TO BE AGREED WITH DCC ENGINEER ON SITE.

PREVIOUSLY CONSENTED ACCESS
SERVING PLOTS 1 & 2
MARCH 2019.

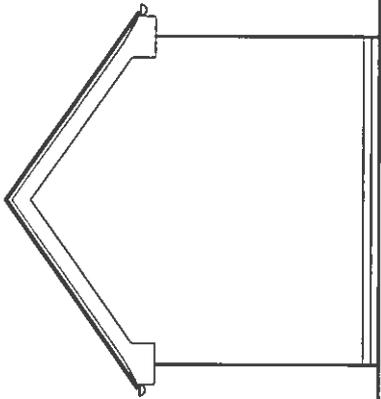


Client: Alan Holmes Limited
Site: SITE LAYOUT PLAN
Approved: Vehicular Access
Level: Adjacent to Porthkerry
Location: Dwygwyn, Dwygwyn
Scale: 1:50 1:100
Date: 4-Feb-2019
Reference: C:1448/12

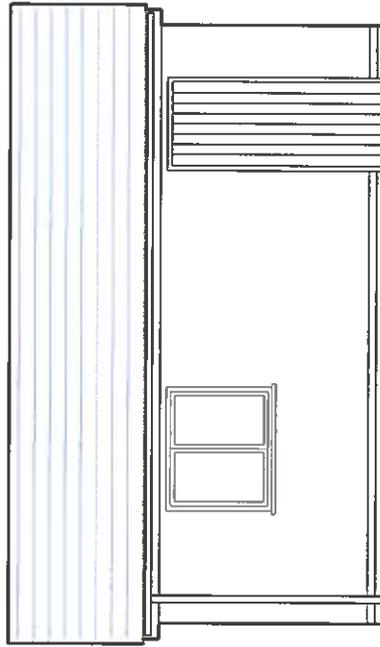
(2018)



REAR ELEVATION

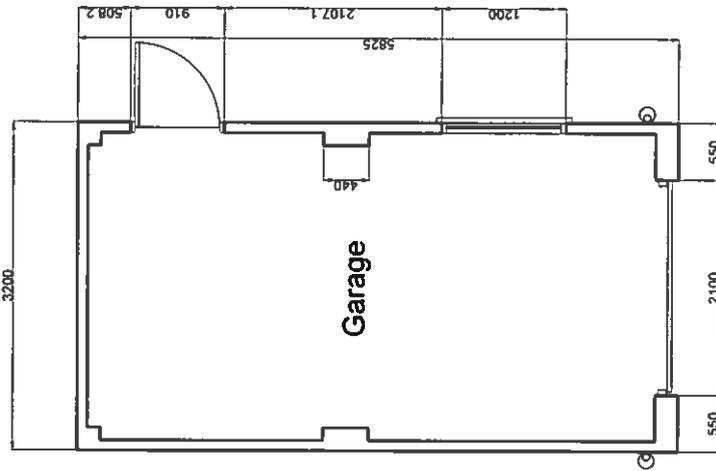


FRONT ELEVATION



SIDE ELEVATION

END ELEVATION



FLOOR PLAN



Mark Holmes Limited

Proposed Detached Single Garage

Land Adjacent to Portherry Hill, Danby, Donaghishire.

1:50 7 August, 2018

S.1372 / 17

EXTERNAL MATERIALS:

- WALLS: Pre-coloured cement render - Colour: Ice White
- Split stone cladding to part lower storey.
- ROOF: Natural slate with matching ridge tiles.
- WINDOWS: Anthracite Grey PVC
- DOORS: Anthracite Grey PVC

WARD : Denbigh Upper / Henllan

WARD MEMBERS: Councillors Geraint Lloyd Davies and Glen Swingler

APPLICATION NO: 28/2019/0808/ PF

PROPOSAL: Erection of a detached garage (amended details to those previously approved)

LOCATION: The Riggery, Henllan, Denbigh

APPLICANT: Mr Patrick Dibb

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:

HENLLAN COMMUNITY COUNCIL

"Henllan Community Council objects to the above planning application and plans for the following reasons:-

The location of the proposed garage is too close to the highway entrance to the property which will obstruct the highway visibility entrance and which would cause problems to both highway vehicles and footway pedestrians alike"

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety

- Highways Officer

Having checked the previous approvals for the site, confirms that the amended proposal does not obstruct the approved visibility splays and therefore there is no objection to the proposal.

RESPONSE TO PUBLICITY:

No representations received.

EXPIRY DATE OF APPLICATION: 28/11/2019

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 proposal relates to the erection of a single detached garage within a residential plot in Henllan, and is submitted as an amendment to a previously approved scheme.
- 1.1.2 A garage was consented in the same location in 2018 as part of the permission for a new build dwelling (Plot 1) at the application site.
- 1.1.3 The external dimensions of the garage consented in 2018 was 5.8m X 3.2m .The current proposal is to increase the width of the garage by approximately 1.3 metres so

that the side elevation of the garage would abut the existing front stone boundary wall, hence the dimensions would be 5.8m X 4.5m.

- 1.1.4 The two plans at the front of the report show the location of the proposed garage relative to the frontage wall, and the revised detailing of the shared access serving the two plots, as approved in March 2019. The latter plan illustrates the approved visibility splays from the point of access along the B road.

1.2 Description of site and surroundings

- 1.2.1 The site is occupied by a recently built two storey detached dwelling, set back some 14m from the highway.
- 1.2.2 It is within a string of dwellings on the south east side of the B road entering the village from the Trefnant direction. There are residential properties on either side of Plot 1 – the older dwelling Porth Kerry to the north east and the new Plot 2 dwelling to the south west.
- 1.2.3 The shared access serving the two plots is located at a central point along the site frontage, and there is a 2 metre wide footway between the frontage wall and the edge of the highway.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Henllan development boundary as defined in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 The site has a long planning history relating to residential development, the most relevant being permissions granted in 2018 for the developments which have subsequently been implemented; and the revisions to the access detailing approved in early 2019.

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 28/2018/0025. Erection of 2 no. dwellings and construction of a new vehicular access. Granted 27/02/2018
- 2.2 28/2018/0509. Erection of one dwelling, access and one detached garage and associated works (amendment to plot 2 of previously approved scheme 28/2018/0025). Granted 25/07/2018 (neighbouring plot)
- 2.3 28/2018/0770. Erection of one dwelling, access and one detached garage and associated works (amendment to plot 1 of previous approved scheme 28/2018/0025). Granted 08/10/2018 (This application site)
- 2.4 28/2019/0087. Variation of condition 2 of planning application 28/2018/0025 to allow for alterations to vehicular access. Granted 01/03/2019

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)
Policy RD1 – Sustainable development and good standard design
Policy RD3 – Extensions and alterations to existing dwellings
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

3.2 **Government Policy / Guidance**

Planning Policy Wales Edition 10 December 2018
Development Control Manual (2016)
Technical Advice Note (TAN) 18: Transport (2007)

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 Highways (including access and parking)

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, including related domestic garages 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.

There are no representations raising visual amenity issues.

The proposal is an amended scheme for a detached garage which is some 1.3m wider than the previously consented garage at this site. The garage is single storey and is of a similar design to the consented scheme and is clearly subordinate in scale and form to the existing dwelling.

Having regard to the design, siting, scale, massing and materials of the proposed garage in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the proposed revisions to the detailing would not have an unacceptable impact on visual amenity and would therefore be in general compliance with the tests in the policies referred to.

4.2.3 Residential Amenity

Criteria iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site.

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 states that no more than 75% of a residential property should be covered by buildings.

The Residential Space Standards SPG specifies that 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

There are no representations raising residential amenity issues.

The minor increase in floor area of the garage is not considered likely to have any adverse impacts on residential amenity, and in terms of scale, location and design of the proposed development, would therefore be in general compliance with the tests of the policies referred to.

4.2.4 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. The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments

These policies reflect general principles set out in Planning Policy Wales (PPW 10) and TAN 18 – Transport, in support of sustainable development.

The Community Council has objected to the proposal on highway safety grounds due to concerns that the enlarged garage would obstruct visibility at the vehicular access.

Having reviewed the details, Highways Officers have confirmed that the amendments to the size of the garage would not impact on the previously approved visibility splays

and therefore there are no objections to the proposal on highway safety grounds. It is evident from the plans at the front of the report that the garage building would not be sited in front of the existing stone frontage wall, which is itself set back into the site behind the footway and the consented visibility splay. The Community Council raised no objections to the revisions to the access detailing and the visibility splay in early 2019.

Having regard to the above, Officers would conclude that as the proposed enlarged garage would not interrupt the approved line of sight from the access point, with due respect to the concerns of the Community Council, the revisions would not have an unacceptable impact on highway safety and are considered to be in general accordance with the policies listed above.

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 In noting the concerns raised by the Community Council, having regard to the detailing of the proposals and the advice of Highway Officers, it is not considered the proposed garage would obstruct the sightline from the access point, and accordingly 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 INSERT DATE

Reason 1: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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) Elevations (Drawing No. 2) received 20 September 2019(ii) Floor plan and section (Drawing No. 1) received 20 September 2019(iii) Block plan received 20 September 2019(iv) Location plan received 20 September 2019

Reason 2: For the avoidance of doubt and to ensure a satisfactory standard of development.