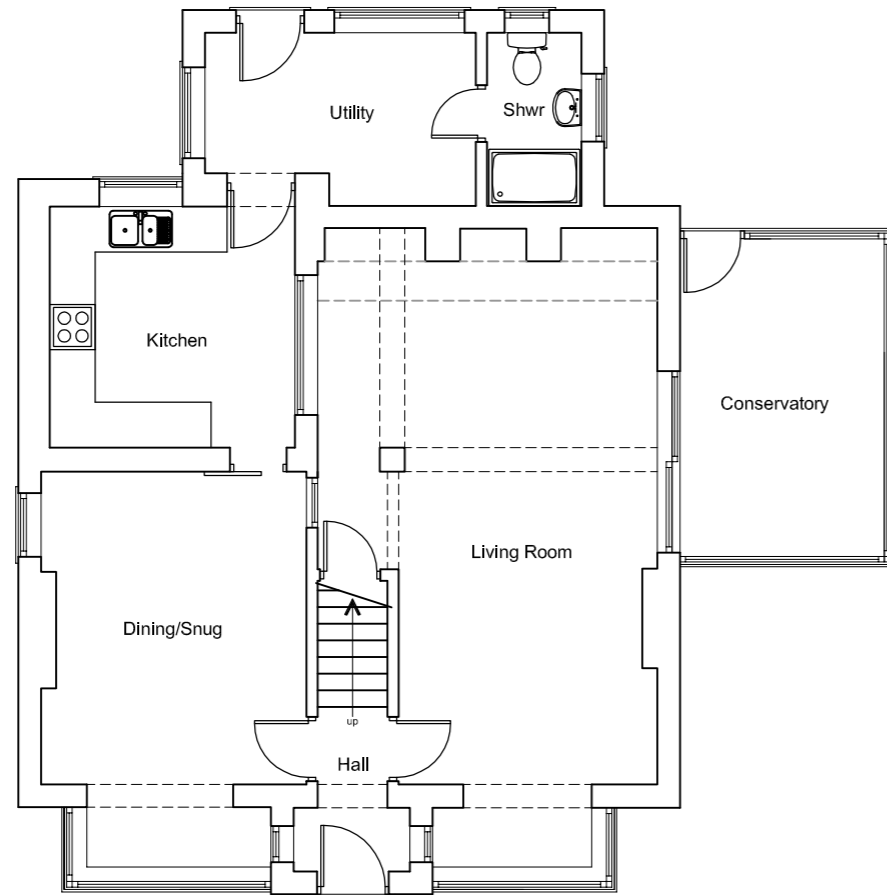


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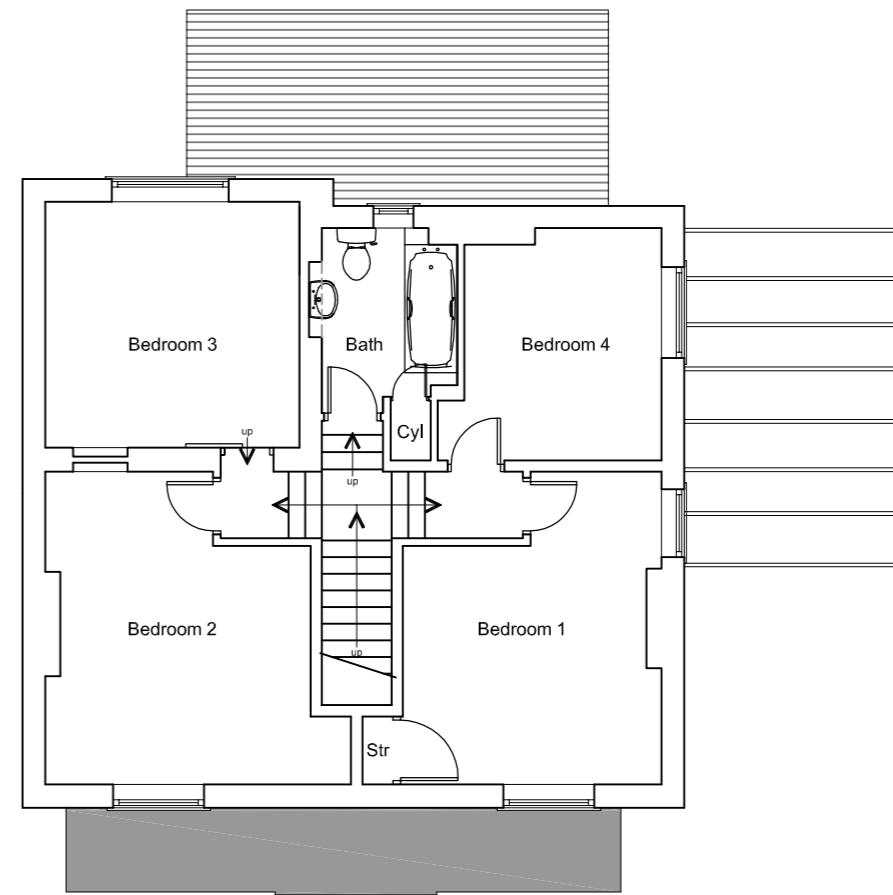
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Existing Ground Floor Plan



Existing First Floor Plan



Existing Front Elevation

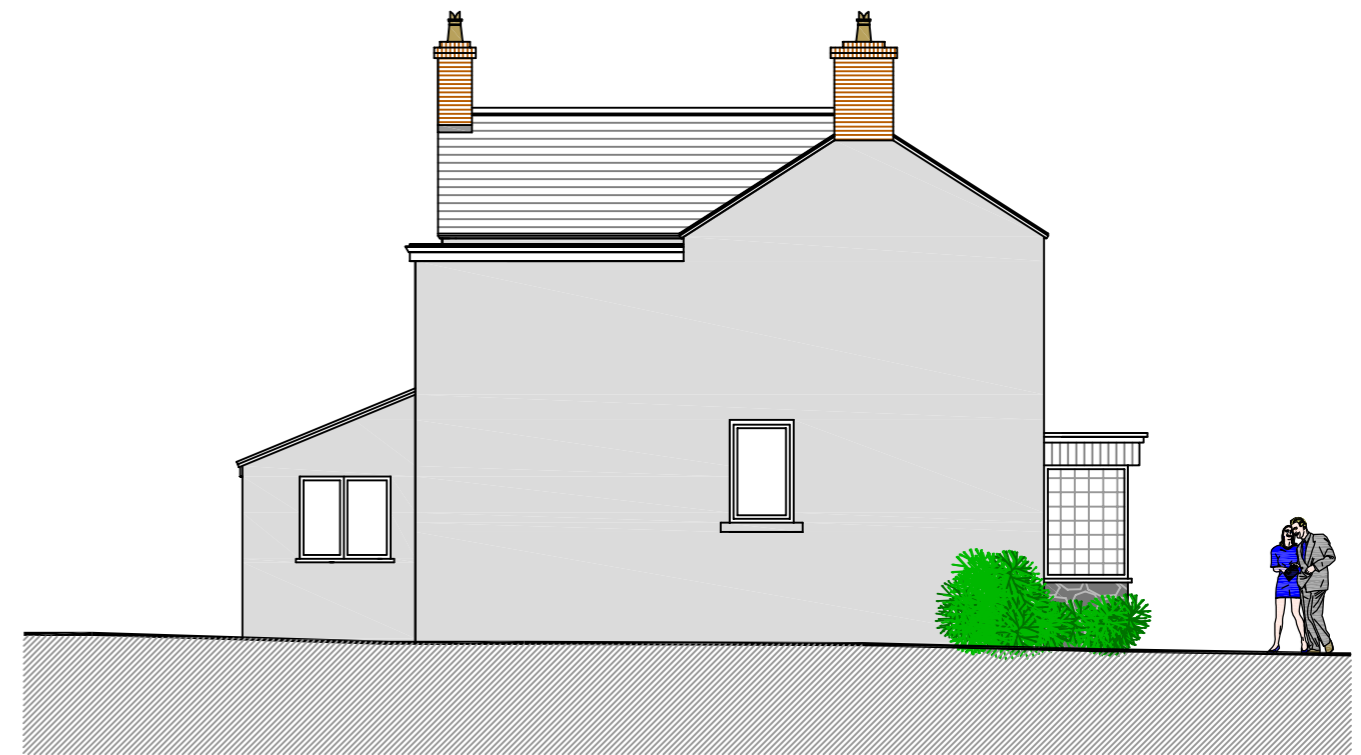


Project Proposed Extension & Internal Alterations
- Existing Survey Drawings
Address Glanrafon, Brookhouse, Dinbych, Sir Dainbych, LL16 4RF
Client Mr & Mrs R Davies
Scale Scale 1:100 @A3
Drawing:- Ty/564/SU01

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Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation



Project Proposed Extension & Internal Alterations
- Existing Survey Drawings
Address Glanrafon, Brookhouse, Dinbych, Sir Dainbych, LL16 4RF
Client Mr & Mrs R Davies
Scale Scale 1:100 @A3
Drawing:- Ty/564/SU02

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Proposed Front Elevation



Proposed Side Elevation

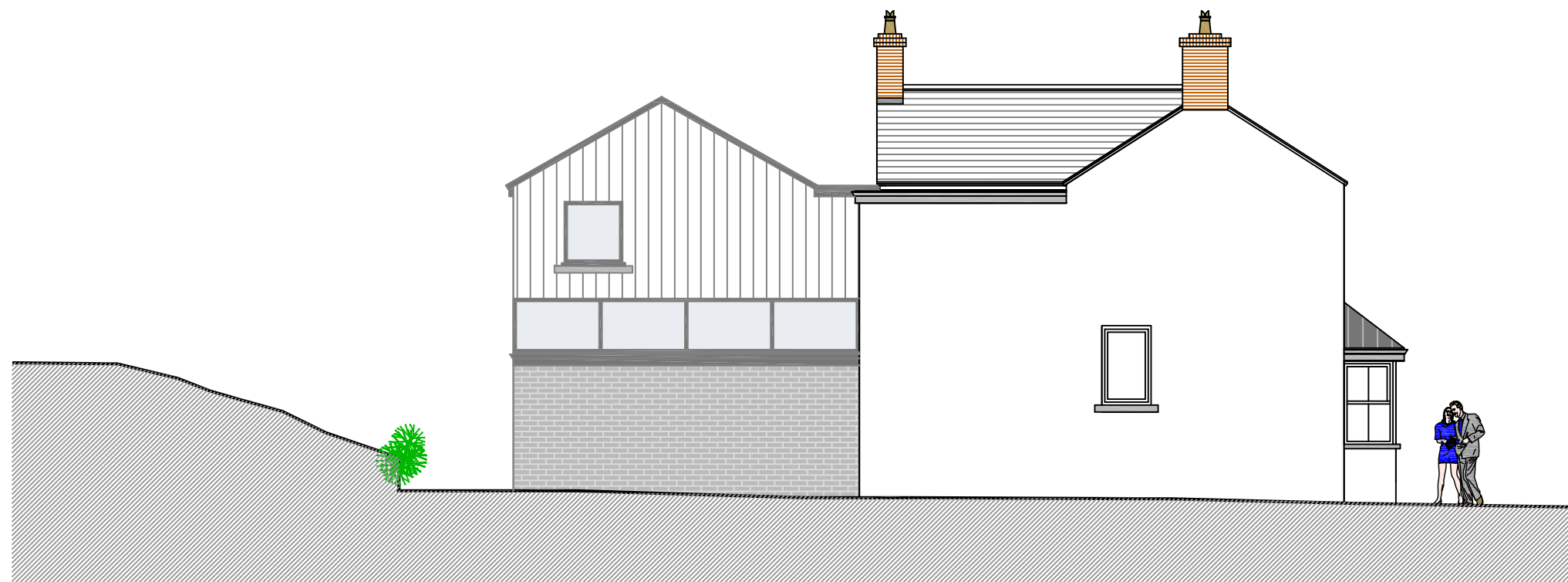
- Proposed Finishes:-**
1. External Walls - Anthracite Grey Tata Steel Cladding and Mixed Light Grey Bricks
 2. Windows - Windows to be Upvc/Aluminium Dark Grey/Black
 3. Doors - Windows to be Upvc/Aluminium Dark Grey/Black
 4. Roof - Anthracite Grey Tata Steel Cladding
 5. Rainwater goods to Dark Grey Upvc



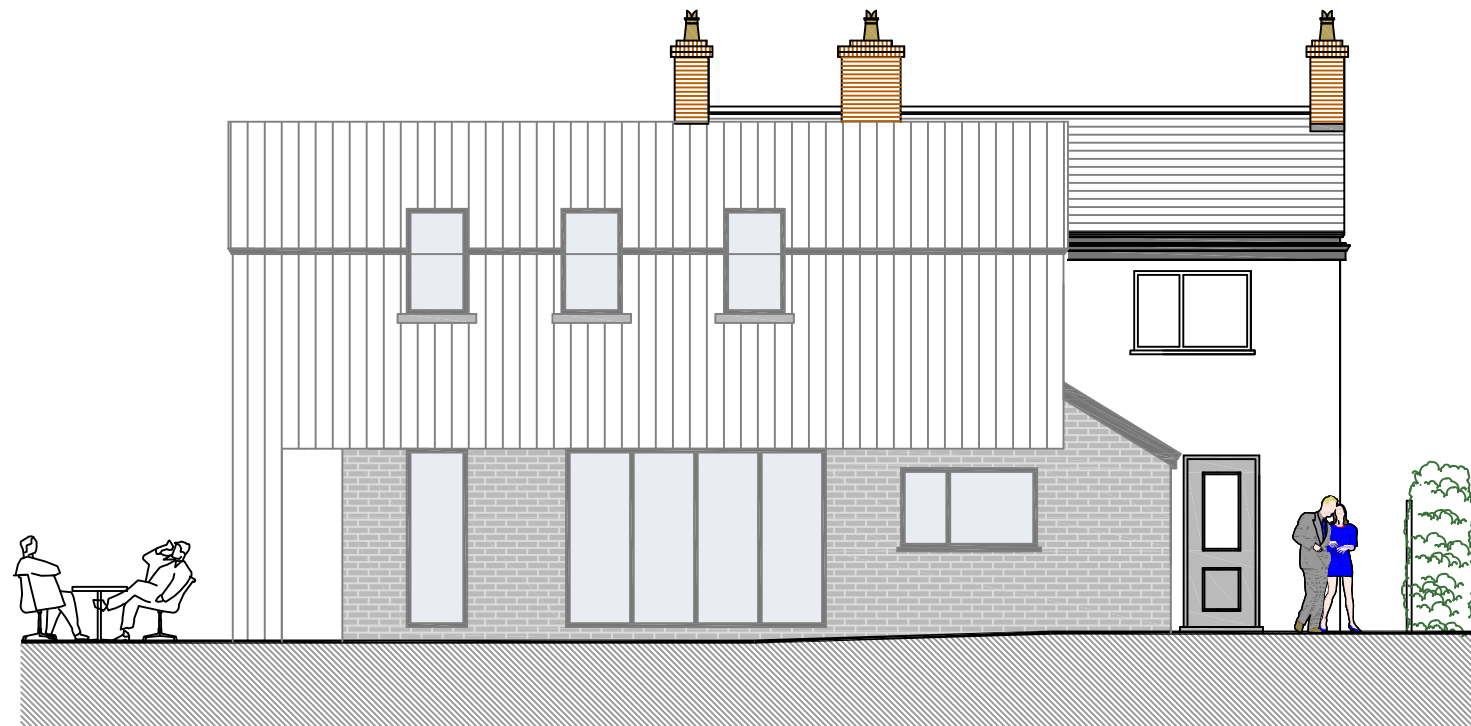
Project Proposed Extension & Internal Alterations
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Address Glanrafon, Brookhouse, Dinbych, Sir Dainbych, LL16 4RF
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Scale Scale 1:100 @A3
Drawing:- Ty/564/PL02H

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Proposed Side Elevation



Proposed Rear Elevation

Proposed Finishes:-

1. External Walls - Anthracite Grey Tata Steel Cladding and Mixed Light Grey Bricks
2. Windows - Windows to be Upvc/Aluminium Dark Grey/Black
3. Doors - Windows to be Upvc/Aluminium Dark Grey/Black
4. Roof - Anthracite Grey Tata Steel Cladding
5. Rainwater goods to Dark Grey Upvc



Project Proposed Extension & Internal Alterations
- Planning Drawings
Address Glanrafon, Brookhouse, Dinbych, Sir Dainbych, LL16 4RF
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Scale Scale 1:100 @A3

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Denise Shaw

WARD : Denbigh Lower

WARD MEMBER(S): Cllr Mark Young (c)
Cllr Rhys Thomas

APPLICATION NO: 01/2020/0832/ PF

PROPOSAL: Extensions and alterations to existing dwelling (amended scheme)

LOCATION: Glanrafon Brookhouse Road Denbigh

APPLICANT: Mr & Mrs R Davies

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:

DENBIGH TOWN COUNCIL – No objections.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

County Ecologist – No objection, subject to conditions being imposed to ensure there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales, Edition 10.

- 1) The development shall be carried out in strict accordance with the recommendations set out in Appendix 2 of the Bat Survey Report, in respect of reasonable avoidance measures for bats.
- 2) The development must contain provision for roosting bats and nesting birds, in line with recommendations made in section 5 of the Bat Survey Report. The number, location and specification of these features* should be determined by a suitably qualified ecologist, and shown on appropriate plans and drawings. The updated plans should be submitted to the LPA for approval and the approved measures shall be implemented in full.
- 3) An external lighting/internal light spillage scheme, designed to avoid negative impacts on bats, must be submitted and approved in writing by the LPA. This should follow the guidance set out in Guidance Note 08/18 Bats and artificial lighting in the UK (2018) Bat conservation Trust & The Institute for Lighting Professionals. A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. The approved measures shall be implemented in full.

RESPONSE TO PUBLICITY: No representations received.

EXPIRY DATE OF APPLICATION: 20/12/2020

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 is for extensions and alterations to the dwelling which is a submitted as an amended scheme following the grant of consent in 2019.
- 1.1.2 The alterations to the existing dwelling are largely the same as the consented scheme, with the exception of a new first floor window to the front elevation which has now been omitted.
- 1.1.3 The form of the extension remains the same as the consented scheme, however the materials to be applied to the roof and walls of the extension are proposed to be changed.
- 1.1.4 The consented scheme showed the extension would have a slate pitched roof, rendered walls with brick below. The proposal is for the roof of the extension to be finished in anthracite grey steel cladding, with anthracite grey cladding to also be applied to the walls, with brick below. Anthracite grey is a dark grey colour.

1.2 Description of site and surroundings

- 1.2.1 The site is occupied by a traditional double fronted two storey detached dwelling with white painted brick walls and slate pitched roof set within a large plot on the edge of Denbigh.
- 1.2.2 There is a residential neighbour to the side (south-east).
- 1.2.3 Photos of the existing house:



1.3 Relevant planning constraints/considerations

- 1.3.1 Outside of the Denbigh development boundary defined by the LDP.
- 1.3.2 Within the green barrier and within a mineral safeguarded area.

1.3.3 Site is partially within the C2 flood risk zone (section of front garden only).

1.4 Relevant planning history

1.4.1 Application was refused in 2019 on visual amenity and ecological grounds. The refused scheme had steel cladding to roof and walls and was refused in part due to the materials proposed.

1.4.2 A revised scheme was then submitted which included minor elevational changes and materials for extension were changed to rendered walls and slate roof.

1.4.3 NMA application to change materials was not approved in 2020 as amendments were considered to be material.

1.4.4 Current scheme is a further amended proposal.

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 01/2019/0627. Extensions and alterations to existing dwelling. Refused 04/09/2019 for the following reasons:

1. It is the opinion of the Local Planning Authority that having regard to the scale, form, design, massing and materials, the proposed extensions to the side and rear appear to compete with, and dominate the existing dwelling, and the proposal is therefore not considered to be subordinate in scale and form or sympathetic to the character and appearance of the original dwelling. The proposal is therefore considered to be contrary to criteria i) and ii) of Policy RD3 and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note.

2. It is the opinion of the Local Planning Authority that having regard to the natural, scale and location of the proposed development, insufficient information has been provided to determine the impact of the proposal on protected species including bats and nesting birds. In the absence of ecological surveys, it is therefore considered the proposal has not satisfactorily demonstrated the proposal would not have a detrimental impact on protected species, and is contrary to Denbighshire Local Development Plan Policy VOE 5 and to the advice and guidance contained in the Conservation and Enhancement of Biodiversity Supplementary Planning Guidance Note and Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009).

2.2 01/2019/0995. Extensions and alterations to existing dwelling. Granted 23/12/2019

2.3 01/2020/0662/ NMA. Amendment to wall materials submitted in relation to application Code No. 01/2019/0995 (non material amendment). Not approved 01/10/2020 (amendments were considered to be material amendment).

2.4 Proposed front and rear elevation plans for the refused, consented and proposed schemes are compared on the following page:

Refused 2019 scheme (materials to extension proposed to be dark grey metal cladding to roof and walls to be dark grey metal cladding with mixed light grey bricks below):



Consented 2019 scheme (materials for proposed extension to be slate to roof and render to walls with mixed light grey brick below):



Current Proposed scheme (materials for extension proposed to be anthracite grey steel cladding to roof and walls to be anthracite grey cladding and mixed light grey brick below)

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 RD2 – Green Barrier

Policy RD3 – Extensions and alterations to existing dwellings

Policy ASA3 – Parking standards

Supplementary Planning Guidance:

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)

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

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 2 relates to Green Barriers and is intended to reinforce the separation of neighbouring settlements, and to preserve the character of historic towns. Within these areas development will only be permitted provided that the open character and appearance of the land is not prejudiced.

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

The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

The site is located within the green barrier, however the site is an existing dwelling and the proposed extensions would be contained within the existing residential curtilage, and as such the proposal would not affect the open character and appearance of the green barrier.

The principle of appropriate extensions and alterations to existing dwellings is therefore acceptable. The assessment of the specific impacts of the development proposed is set out in the following sections.

4.2.2 Visual Amenity

Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made.

Criteria ii) of Policy RD 3 requires that a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

Criteria iii) of Policy RD3 requires that a proposal does not represent an overdevelopment of the site.

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 no representations raising visual amenity issues.

The proposal is an amendment to a previously approved scheme, with the amendments being limited to changes to the materials to be applied to the roof and walls of the extension.

The planning history is of relevance to the assessment of visual impacts.

The existing dwelling is a traditional attractive double fronted detached property with painted brick walls and slate roof.

As detailed in section 2 above, a previous scheme was refused in 2019 on visual amenity grounds, which was in part refused due to the proposed use of steel cladding to the roof and walls as it was not considered to be sympathetic to the character and appearance of the existing dwelling.

An amended scheme was subsequently submitted which changed the materials to be applied to the roof of the extension to slate tiles, and wall materials were proposed to be render, with brick below. The use of slate tiles to the roof and render to the walls was considered to be more reflective of the traditional character of the dwelling and rural setting of the site, and the amended scheme was therefore consented.

The current proposal is for anthracite grey steel cladding to be applied to the roof and walls with brick below, which is very similar to the finish proposed in the refused scheme.

Officers therefore do not consider the use of anthracite grey steel cladding to the roof and walls of the extension is sympathetic to the character and appearance of the original dwelling, and therefore consider the proposal to be contrary to RD3 ii) and the advice and guidance contained in the Residential Development SPG.

4.2.3 Residential Amenity

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

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 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 proposal is an amendment to a consented scheme. The form of the extension however remains the same and no alterations are proposed to any windows which may face towards the neighbouring dwelling.

Whilst the rear extension is large, it is set back from the shared boundary and owing to the separation distances between the proposed extension and the neighbouring property, the proposal would not be of a scale which could be considered to be overbearing and nor would it result in any unacceptable level of overshadowing of the neighbouring property or garden.

The alterations to the materials are not considered to give rise to any different impacts on the neighbour compared to the consented scheme

Having regard to the scale, location and design of the proposed development, 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.

This reflects policy and guidance in Planning Policy Wales (Section 6.4), current legislation and the 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.

Planning Policy Wales (PPW) 10 sets out that “planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity” (para 6.4.5 refers). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (6.4.4).

A protected species survey has been submitted with the application.

Ecology Officer has recommended conditions are required to be imposed to ensure there are no negative impacts on protected species or the nature conservation value of the site.

Subject to conditions being applied, Officers would therefore conclude proposal would not adversely impact on ecological interests and would be in general compliance with the conditions 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 Having regard to the detailing of the proposals, the amended scheme is not considered to be sympathetic to the character and appearance of the original dwelling and the proposal is therefore recommended for refusal.

RECOMMENDATION: REFUSE TO GRANT PERMISSION for the following reason:

1. It is the opinion of the Local Planning Authority that, having regard to the external roof and wall materials proposed to be applied to the two storey extension, the proposal would not be sympathetic to the character and appearance of the original dwelling and is therefore contrary to Local Development Plan Policy RD3 ii) and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note.