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43/2020/0907

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ELEVATION LOOKING SOUTH - EXISTING



ELEVATION LOOKING EAST - EXISTING



ELEVATION LOOKING NORTH - EXISTING

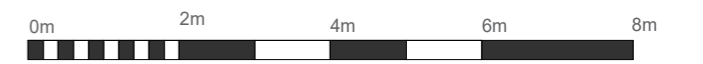


ELEVATION LOOKING WEST - EXISTING

PL.03 - EXISTING ELEVATIONS

MR & MRS BROWN | 2 TALTON COURT, PRESTATYN, DENBIGHSHIRE

SCALE: 1 : 100 @ A3 | OCTOBER 2020 | REVISION: P1



Drawing Scale 1:100 @ A3



ELEVATION LOOKING SOUTH - PROPOSED



ELEVATION LOOKING EAST - PROPOSED



ELEVATION LOOKING NORTH - PROPOSED

MATERIALS KEY

1. WHITE RENDER TO EXISTING AND PROPOSED EXTERNAL WALLS.
2. LIMESTONE CLADDING TO EXISTING PLINTH
3. ROOF TILES - SPECIFICATION TBC
4. UPVC WINDOWS AND DOORS - DARK GREY
5. FRAMELESS GLAZED BALUSTRADE
6. FACIAS, GUTTERS AND RAINWATER GOODS - DARK GREY
7. GREY COMPOSITE CLADDING TO APPROVED SAMPLE
8. FRAMELESS OPAQUE GLAZED BALUSTRADE



ELEVATION LOOKING WEST - PROPOSED

PL.05 - PROPOSED ELEVATIONS

MR & MRS BROWN | 2 TALTON COURT, PRESTATYN, DENBIGHSHIRE

SCALE: 1 : 100 @ A3 | JANUARY 2021 | REVISION: P2



Drawing Scale 1:100 @ A3

Eitem Agenda 11 / Agenda Item 11



Eitem Agenda 11 / Agenda Item 11



Eitem Agenda 11 / Agenda Item 11



WARD : Prestatyn East

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

APPLICATION NO: 43/2020/0907/ PF

PROPOSAL: Proposed erection of first floor extension and associated works

LOCATION: Brigadoon 2 Talton Court Prestatyn LL19 9HF

APPLICANT: Mr Warren Brown

CONSTRAINTS: N/A

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 (to original consultation):

PRESTATYN TOWN COUNCIL

“Objection, development would be overlooking and have adverse impact on neighbours”.

RE-CONSULTATION RESPONSES (IF RELEVANT)

Awaited at time of drafting Committee Report

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Stephen C Harms, 25 Talton Crescent, Prestatyn

Elizabeth Lesley Harms, 25 Talton Crescent, Prestatyn

Summary of planning based representations in objection:

Residential amenity- potential for overlooking from proposed extension into dwelling and amenity space.

EXPIRY DATE OF APPLICATION: 10/02/2021

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 Planning permission is sought for alterations and extensions at Brigadoon, 2 Talton Court in Prestatyn.

1.1.2 It is proposed to extend the existing dwelling upwards to add a first floor. An additional two storey extension is also proposed to the rear of the dwelling, replacing an existing conservatory. To facilitate the extension and creation of the first floor accommodation, the form of the roof would be altered with the addition of gables and a dormer window on the front and rear.

A recessed terrace is proposed within the front gable on the first floor, with French doors opening from the first floor bedroom.

1.1.3 The resulting dwelling would comprise of five bedrooms with living accommodation spread across the two floors. The basement level garage would be retained as existing.

1.1.4 Members can view the plans at the front of the report to appreciate the changes proposed.

1.2 Description of site and surroundings

1.2.1 Brigadoon is located on Talton Court, a private road off Talton Crescent in Upper Prestatyn.

1.2.2 There are 6 individually designed dwellings on the cul de sac. The oldest, and only two storey dwelling is to the west of the application site at High Lawns.

1.2.3 To the south of the site the land rises to Prestatyn Hillside. The land falls to the north and north west down towards the town.

1.2.4 Brigadoon is a 1970's brick built bungalow built into the site with a basement garage. The dwelling to the west is an earlier and more characterful dwelling, as is the bungalow to the east.

1.2.5 The access road to Talton Crescent bounds the north of the site. Beyond the road are the rear boundaries of the dwellings on Talton Crescent. These dwellings are sited at a lower level as can be appreciated from the site photos.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Prestatyn.

1.4 Relevant planning history

1.4.1 There is no planning history on the site.

1.5 Developments/changes since the original submission

1.5.1 The plans have been revised since their original submission following concerns raised by Officers. The proposal has been simplified in design and the amount of glazing to the front reduced. The first floor terrace has also been modified to address concerns raised by neighbours.

1.6 Other relevant background information

1.6.1 A Planning Statement has been submitted in support of the application. This document sets out the justification for the design approach, and an appraisal of the proposal against the relevant planning policies. It also points to other developments in the locality which have been extended in a similar manner.

2. DETAILS OF PLANNING HISTORY:

2.1 N/A

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: 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)

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

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 relates specifically to the extension and alteration of existing dwellings, and states that these will be supported subject to compliance with detailed criteria.

Policy RD1 supports development proposals within development boundaries providing a range of impact tests are met.

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

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

4.2.2 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.

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 application proposes raising the height the existing bungalow up to two storey level, altering the form of the roof with gables and dormers, and the addition of a recessed first floor terrace. The footprint of the dwelling would remain as existing, bar the replacement of the rear conservatory with a two storey extension. The extension would be finished in render and cladding with roof tiles (specific design or colour has not been specified).

The existing dwelling is an unremarkable bungalow, and unlike the dwellings either side which are older properties it has limited character. Whilst the scale of the extension would not be subordinate to the original dwelling owing to addition of the first floor, Officers consider that the proposal would not be detrimental to the character and appearance of the original dwelling, nor of the area, therefore it can be accommodated.

It is also noted that other dwellings in the locality have had similar first floor extensions in the past, setting a precedent locally for this form of development. There are also several examples of contemporary extensions on dwellings with similar materials and expanses of glazing in the wider area.

Although not strictly compliant with RD3 in terms of the test of subordination, Officers consider it would be difficult to resist this proposal without significant harm to the original dwelling or the area being demonstrated.

4.2.3 Residential Amenity

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

Criteria vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration. The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

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

The SPG also states where a proposed window to a lounge, dining room, bedroom or kitchen will directly face a similar window or a neighbouring property the distance between them should be at least 21 metres in a back to back situation. If buildings are at different heights, these minimum distances may need to be increased to maintain adequate privacy.

Representations on the residential amenity impacts have been made by adjacent occupiers who are concerned about overlooking of their dwellings and garden area. The Town Council have raised similar concerns.

The application proposes raising the height the existing bungalow up to two storey level. First floor windows are proposed on the front and rear elevations to serve additional bedrooms. A recessed first floor terrace is also proposed on the front elevation which faces north/ North West, in the general the direction of the dwellings off Talton Crescent below.

The application site and dwellings on Talton Court occupy relatively large plots with substantial garden areas to the front and rear. Consequently, it is not considered that the proposal would represent an overdevelopment of the site as the policy requirement for garden depth and space are well exceeded should the alterations be permitted.

The Applicant has tried to address the concerns of neighbours by reducing the amount of glazing on the front elevation, and reducing the size of the first floor terrace. Officers note the distance from the front elevation of Brigadoon to the north, i.e. the front boundary of the site is approximately 27 metres. There is a further 20 metres to the rear elevations of the dwellings below. There are first floor windows on the adjacent dwelling High Lawns with similar levels of separation to the dwellings to the north as those proposed. The development is set on the Hillside where most properties enjoy a northern/ north western outlook towards the sea, given the difference in levels it is likely that the dwellings on Talton Close will "look over" the properties below and out to sea, as opposed to overlooking their garden areas and rear windows.

Taking into account the pattern of development around the site and the fact that separation distances proposed would be over double those suggested in SPG, it is considered that the proposal would not result in significant losses of amenity for adjacent occupiers on Talton Crescent below.

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.

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

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 10th February 2026
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Existing floor plan (drawing number PL.02 Rev P1) received 15 January 2021
 - (ii) Existing elevations plan (drawing number PL.03 Rev P1) received 15 January 2021
 - (iii) Proposed floor plan (drawing number PL.04 Rev P2) received 15 January 2021
 - (iv) Proposed elevations plan (drawing number PL.05 Rev P2) received 15 January 2021
 - (v) Existing and proposed street scene plan (drawing number PL.06 Rev P2) received 15 January 2021 November 2020
 - (vi) Sketch site distance plan (drawing number PL.07) received 15 January 2021
 - (vii) Location, existing and proposed site plan (drawing number PL.01 (received 16 November 2020
 - (viii) Supporting Planning & Design Statement received 15 January 2021

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.