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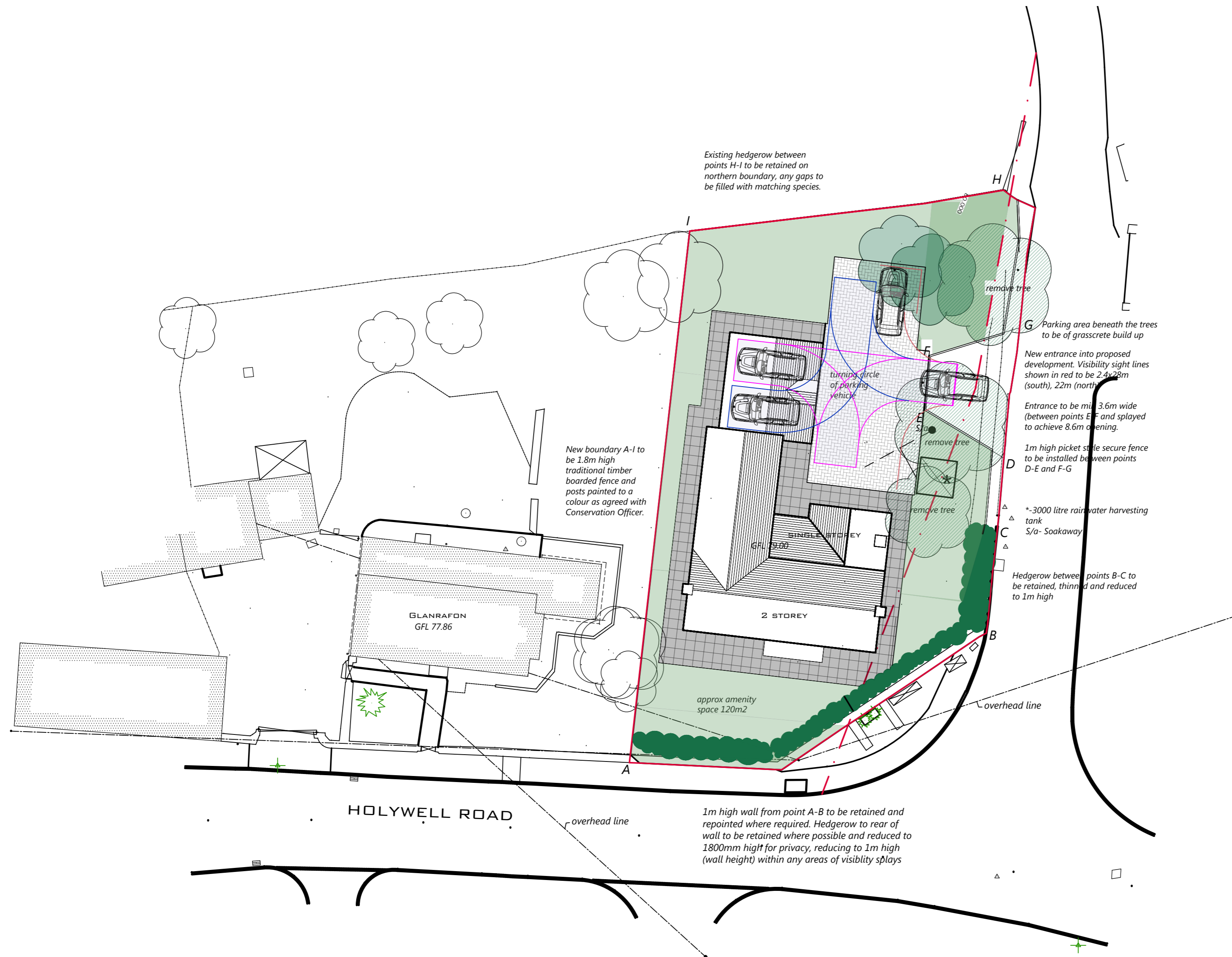
47/2020/0271

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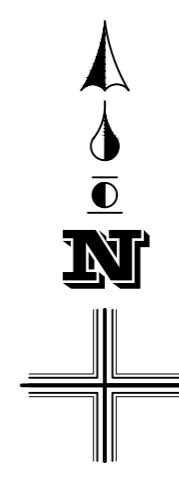
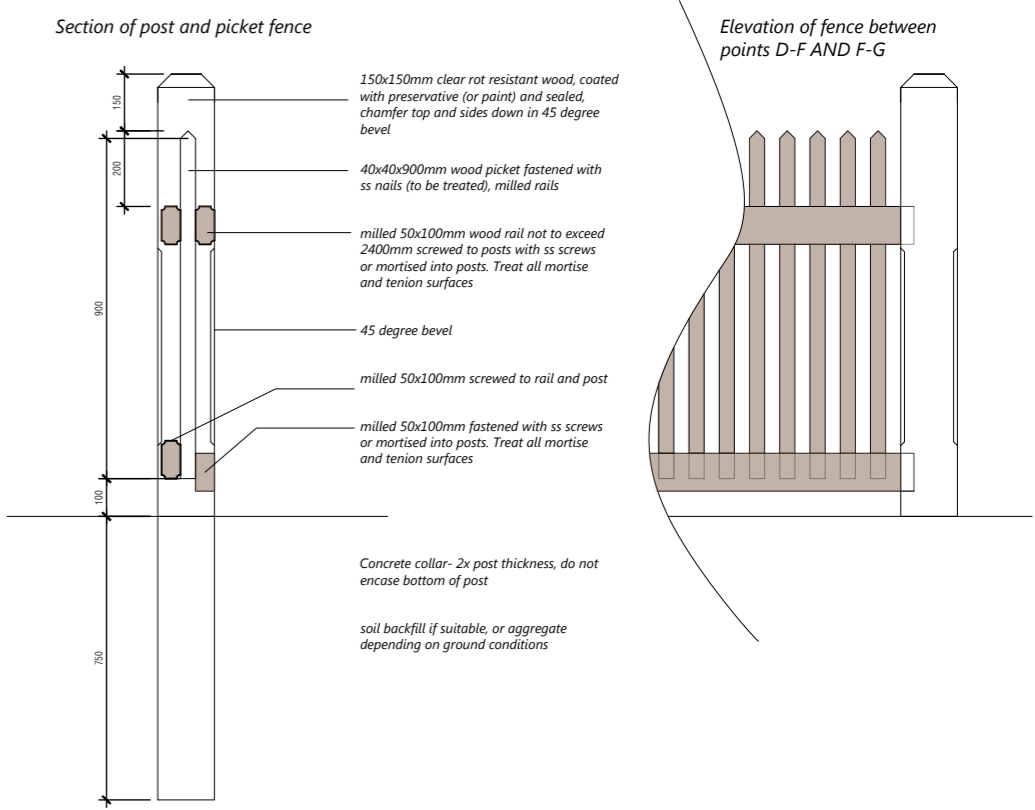
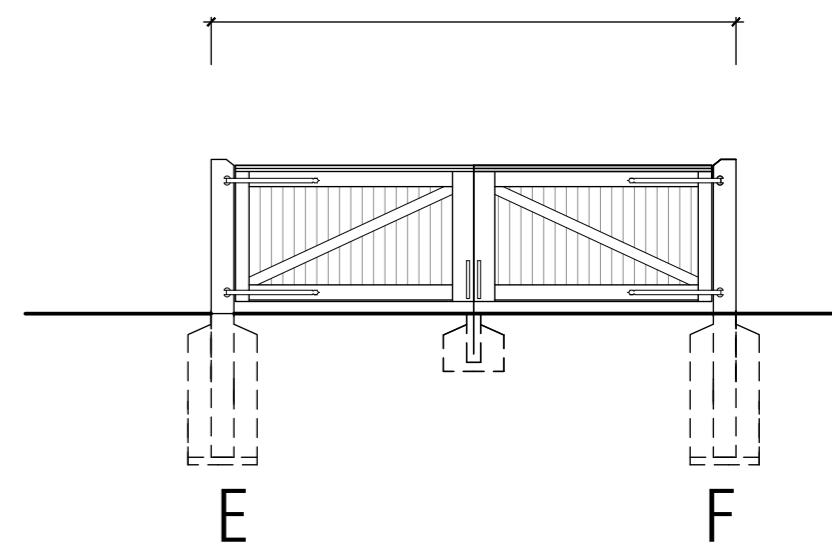
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Framed, ledged and braced double leaf softwood vehicular gates to point E-F on plan. 150mm sq gate posts with buried end to be creosote impregnated and set in 450x450mm concrete surround 1:8 mix. Provide galvanised hinges, latches and bolts to clients approval.



PLANNING DRAWING

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	PROJECT TITLE				
	LAND ADJACENT TO GLANRAFON, HOLYWELL ROAD, RHUALLT LL17 OTD				
	DRWG. TITLE	DATE	SCALE	DRWN	DRWG. NO.
SITE LAYOUT PLAN	MARCH 2020	1:200/50/20 @ A2	KEG	19.5973/4	B
Parry Davies Architects Ltd. Studio 55:20, North Wales Business Park, Abergele LL22 8LJ Tel: 01745 585517 E-mail: info@parrydavesarchitects.co.uk					

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



**Site southern boundary with Holywell Road
(showing front elevation of Glanrafon dwelling)**

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



Site southern boundary along Holywell Road

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



Site eastern boundary with Cwm Road

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



View of junction between Holywell Road and Cwm Road

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



View towards junction from Cwm Road

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



View from within site (facing east)

Eitem Agenda 13 a 14/ Agenda Item 13 & 14



**View from within site showing side elevation of
Glanrafon dwelling**

WARD : Tremeirchion

WARD MEMBER(S): Cllr Christine Marston (c)

APPLICATION NO: 47/2020/0271/ PF

PROPOSAL: Erection of one dwelling, formation of a new vehicular access, installation of a septic tank and associated works

LOCATION: Land at (part garden of) Glanrafon Rhualt St Asaph LL17 0TD

APPLICANT: Dr Ffion & Professor Mari Lloyd-Williams

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:

TREMEIRCHION/CWM/WAEN COMMUNITY COUNCIL

Original response:

Object. Higher elevation than listed building next door, a large property that will have an overbearing impact on the listed building and will be too close Concern re: proposed building materials and for requirement to continuously control vegetative growth on proximity of a complex junction and foot of a hill.

Re-consultation response:

The overall height of the proposed building in the amended plan still exceeds the height of the listed building next door and therefore the same objection stands from the Community Council as previous as it appears to crowd and dwarfs the existing listed building.

NATURAL RESOURCES WALES

No comments to make.

DWR CYMRU / WELSH WATER

Septic tank proposed and therefore no comments to make.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officers

Initially requested amended plans and additional information to demonstrate visibility splays and parking were sufficient.

Following submission of amended plans, Highway Officer has advised that the new entrance into proposed development indicates that the achievable visibility sightline as 2.4m x 28m (south), 2.4m x 22m (north). The guidelines laid out in TAN 18 state that within a built up area and within a 30mph speed limit 40m should be provided. Highways Officers have carried out a site visit and assessed the highway element and would advise that speeds are lower on approach and leaving the junction of the B5429. It has been established that the speeds are within 20mph and in accordance with the guidelines the visibility splays shown are adequate and therefore, Highway Officers consider that a relaxation in standards is justified for a small scale development.

The splayed access details and parking and turning facilities are adequate to serve the development and Highways Officers therefore raise no objection.

Conservation Officer

Initially requested amendments and additional information. Following submission of revised plans, the Conservation Officer has no objection to the proposal, subject to conditions being imposed to secure details of bricks, brick plinth, slate, render, rainwater goods & hard landscaping materials

RESPONSE TO PUBLICITY:

Representations neither in support or objection received from:
Peter Davies, Trem Y Ddol, Rhuallt

Summary of planning based representations:

- Proposed development appears extremely large in respect of the plot size with very little garden or recreational space
- Sight line from the proposed exit does not show the short visibility to the north up Cwm Lane where there is a very sharp bend – dangerous

EXPIRY DATE OF APPLICATION: 31/05/2020

EXTENSION OF TIME AGREED? 10/02/2021

REASONS FOR DELAY IN DECISION:

- additional information required from applicant
- 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 The proposal is for the erection of a detached, two storey four bedroom dwelling within integral garage within the residential garden area to the side of Glanrafon in Rhuallt.
- 1.1.2 A new vehicular access is proposed off the highway to the west and a section of stone boundary wall and hedgerow is proposed to be removed.
- 1.1.3 The proposed site layout is illustrated below:



1.1.4 The dwelling is proposed to have brick and render facing walls with a slate roof as shown on the elevation plans below:

Elevation facing B5429 Holywell Road:



**REAR ELEVATION - DUE SOUTH
FACING HOLYWELL ROAD**

Elevation facing Cwm-Rhuallt Road.



1.1.5 Foul water drainage is proposed to discharge to a septic tank and surface water to soakaways.

1.2 Other relevant information/supporting documents in the application

1.2.1 The application is supported by a Heritage Impact Assessment.

1.3 Description of site and surroundings

1.3.1 The site is part of the residential garden within the curtilage of Glanrafon, a Grade II Listed Building. The site is situated in a central position in Rhuallt, and occupies a corner plot at the junction between the B5429 Holywell Road and the Rhuallt to Cwm Road.

1.3.2 The garden boundary with the highway is formed by a low stone wall with mature hedgerow set behind it.

1.3.3 Photographs of the site:-

Taken from B5429 Holywell Road (part of Glanrafon shown)





Taken from along Cwm Road:



Taken from Cwm Road facing junction with B5429 Holywell Road



Taken from within the site towards Glanrafon:





1.4 Relevant planning constraints/considerations

1.4.1 The site is located within the development boundary of Rhualt.

1.4.2 The dwelling 'Glanrafon' is a Grade II Listed Building.

1.5 Relevant planning history

1.5.1 There is a corresponding listed building consent application for the removal of part of boundary wall pending determination.

1.6 Developments/changes since the original submission

1.6.1 Amended plans submitted to address concerns raised by Highway Officers and Conservation Officers.

1.7 Other relevant background information

1.7.1 None.

2. **DETAILS OF PLANNING HISTORY:**

2.1 47/2020/0271. Removal of part of wall to form access (Listed Building Application).
Corresponding listed building consent application pending determination.

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 BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC11 – Recreation and open space

Policy VOE1 - Key areas of importance

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Listed Buildings

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations
Supplementary Planning Guidance Note: Recreational Public Open Space
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
Technical Advice Notes:
TAN 18 Transport (2007)
TAN 24 The Historic Environment (2017)

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 / Setting of listed building
- 4.1.3 Residential amenity
- 4.1.4 Highways (including access and parking)
- 4.1.5 Open Space

4.2 In relation to the main planning considerations:

- 4.2.1 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 towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is unannotated land within the development boundary of Rhualt and therefore the principle of housing development is considered to be acceptable, subject to an assessment of the local impacts, which are reviewed within the following sections of the report.

- 4.2.2 Visual amenity / Setting of listed building
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.

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales (PPW 10) Section 6.1.10 indicates that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building or its setting, and any features of special architectural or historic interest which it possesses.

The Community Council has raised an objection to the proposal on grounds of adverse impact on visual amenity and on the setting of the listed building.

Following the submission of amended plans, the Conservation Officer has raised no objection to the proposal.

The site is residential garden within the curtilage of Glanrafon, a Grade II Listed building which occupies a corner plot next to a highway junction in the centre of Rhualt. The site is enclosed by a low level stone wall with a high hedge behind it.

Whilst the dwelling proposed is relatively large, Officers would note that the majority of dwellings in Rhualt are detached properties, and the dwelling proposed would not be unduly out of character within the local area and it has been sited so as to align with the frontage of Glanrafon.

A section of wall and boundary hedge would be removed to create a vehicular access, however the remaining wall and hedgerow would be retained. A timber picket fence is proposed along the boundary between Glanrafon and the proposed dwelling which is considered to be an appropriate means of enclosing a listed building. Conditions would however need to be imposed to control boundary treatments in perpetuity.

Subject to the detailing being controlled by condition, the Conservation Officer has raised no objection to the proposal and it is not considered that the proposal would have a detrimental impact on the setting of the listed building.

The plans state that the walls of the proposed dwelling would be brick and render with a slate roof. The Conservation Officer has raised no objection to the proposed materials. Whilst the adjoining listed building is of stone construction, Officers would note that other dwellings in the immediate vicinity of the site have brick and render walls, and therefore the materials proposed would be in-keeping with the area. In the interests of visual amenity, the exact specification of roof and wall materials can be controlled by condition, as well as other detailing such as joinery and rainwater goods.

As the proposal is for a relatively large dwelling comparable to the plot size and is adjacent to a listed building, Officers consider it necessary to remove permitted development rights to ensure any future alterations or extensions require approval, in the interests of visual amenity and to preserve the setting of a listed building.

Notwithstanding the concerns raised by the Community Council, having regard to the scale, form and siting of the dwelling proposed in relation to the character of the surrounding area and setting of the neighbouring listed building, subject to conditions

being imposed, Officers do not consider the proposal would give rise to any adverse impacts on visual amenity or heritage interests.

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..

A public representation has commented on the site of the proposed dwelling and the limited amount of garden space serving it.

The site is residential garden within the curtilage of Glanrafon, it is considered that sufficient garden area would be retained to serve the Glanrafon property.

There are no windows in the side elevation of Glanrafon. Whilst there are ground floor windows in the rear elevation of Glanrafon, having regard to the siting, Officers do not consider the proposal would unacceptably overshadow windows and nor would the dwelling have an overbearing impact upon residents of Glanrafon.

First floor windows are proposed in the side elevation of the proposed dwelling which would face the curtilage of Glanrafon. These windows would serve a bathroom and dressing room, and Officers consider conditions could be imposed to ensure these windows are obscurely glazed to protect the amenity of the occupiers of Glanrafon.

Given the relationship with Glanrafon, conditions are also proposed to remove permitted development rights in the interests of protecting residential amenity of the neighbouring property.

Having regard to separation distances to other residential properties to the south and west, the proposal would not adversely impact on amenity of these properties.

Whilst the garden area to serve the proposed dwelling is relatively small, it does exceed the minimum requirement for outdoor amenity space set out in the Residential Space Standards. The removal of permitted development rights would also ensure control over future development to ensure the plot doesn't become overdeveloped.

Therefore, the proposal would not give rise to any unacceptable adverse impacts on residential amenity.

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.

Highways Officers have raised no objections to the proposal.

A new vehicular access is proposed to serve the dwelling from the highway to the west (Cwm Road).

3 parking spaces are proposed within the site and turning space is shown on the proposed site plan. The Parking Requirements SPG requires a parking space to be provided per bedroom up to a maximum of 3 spaces, and therefore maximum parking requirements have been provided within the site.

The splayed access details and parking and turning facilities are adequate to serve the development and therefore the proposal is not considered to give rise to an unacceptable impact on highway safety which would warrant a refusal of planning permission.

4.2.5 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.

Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

An Open Space Assessment and Audit Report has been completed by the Council and provides the evidence base for Policy BSC 11. The report assesses the quantity, quality and accessibility of existing open spaces in the County on a community area basis with some additional information on an electoral ward basis.

In relation to the application, the assessment shows there is a deficit of provision for children and young people, outdoor sports facilities and public parks and gardens in Rhualt, however there is sufficient amenity greenspace and natural and semi-natural greenspace.

The proposed dwelling is a large detached four bedroom property and would provide accommodation for families and it is reasonable to assume families would utilise existing play areas, sports pitches and informal areas of open space within the local community.

On the basis of the evidence within the Open Space Assessment and Audit Report, and having regard to the size of dwelling proposed, it is considered that the proposal should make a financial contribution to mitigate the increased usage on the existing open space and equipment within the area.

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 Notwithstanding concerns raised by the Community Council, subject contributions to public open space being secured by an appropriate agreement and conditions being imposed, Officers consider the proposal to be acceptable and recommendation the application is granted.

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) Proposed Arrangements (Drawing No. 19.5973/1 Rev D) - Received 14 January 2021
 - (ii) Additional Elevations (Drawing No. 19.5973/2 Rev C) - Received 14 January 2021
 - (iii) Topographical Survey and Location Plan (Drawing No. 19.5973/3) - Received 3 April 2020
 - (iv) Site Layout Plan (Drawing No. 19.5973/4 Rev B) - Received 18 August 2020
 - (v) Heritage Impact Assessment (Drawing No. 19.5973/5) - Received 3 April 2020
 - (vi) Covering Email - Received 22 July 2020
 - (vii) Typical Detail (Drawing No. 19.5973/6 Rev B) - Received 15 January 2021
3. Prior to the construction of the dwelling hereby approved full details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - i) Brick and render to be applied to external walls;
 - ii) Brick plinth detailing;
 - iii) Slate roof tiles to be applied to the external roof;
 - iv) Rainwater goods;
 - v) Hard landscaping materials, including patio, driveway and parking area;
 - vi) Colour and finish of the approved 1.8m high traditional timber boarded fence and posts to be erected along the boundary with Glanrafon, the 1m high post and picket fence to be erected along the visibility splays and of the gates to be installed at the vehicular access.The development shall be carried out in strict accordance with the approved details.
4. The first floor windows shown on the west elevation plan (which face the residential curtilage of Glanrafon) shall be fitted with obscure glazing. The windows shall be retained as obscurely glazed windows unless otherwise agreed in writing by the Local Planning Authority.
5. Notwithstanding the provisions of all Classes of Part 1 and Class A of Part 40 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority
6. The boundary treatments shown on the approved Site Layout Plan shall be completed in accordance with the approved plans and with the details submitted in accordance with condition 3 and shall be retained as approved at all times. No alternative boundary treatments shall be erected at the site without the prior written approval of the Local Planning Authority.

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.
3. In the interests of visual amenity and to preserve the setting of a listed building.
4. For the avoidance of doubt and in the interests of protecting residential amenity.
5. In the interests of residential and visual amenity and to preserve the setting of a listed building.
6. In the interests of visual amenity and to preserve the setting of a listed building.