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43/2021/0275



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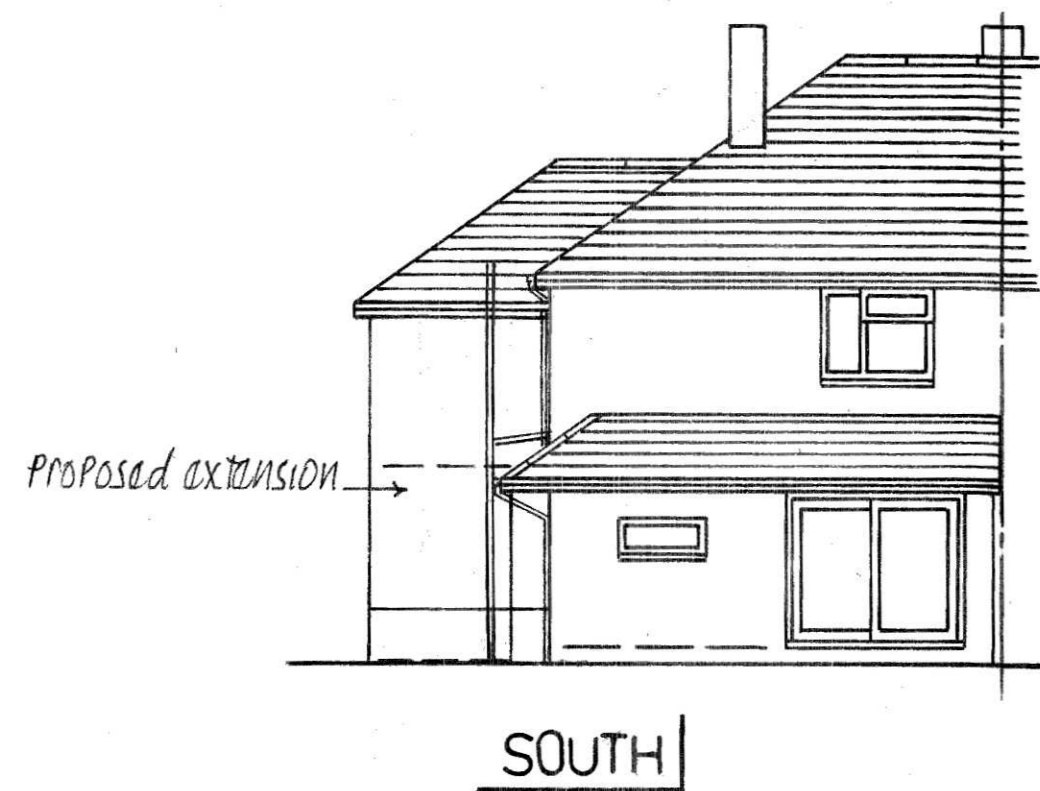
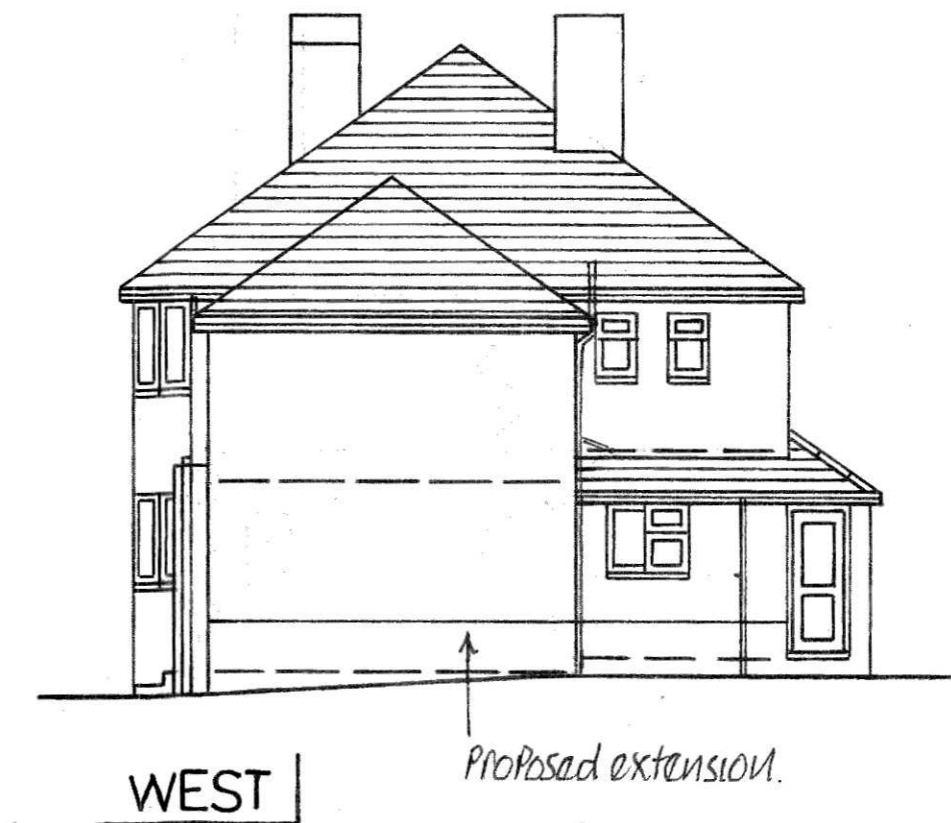
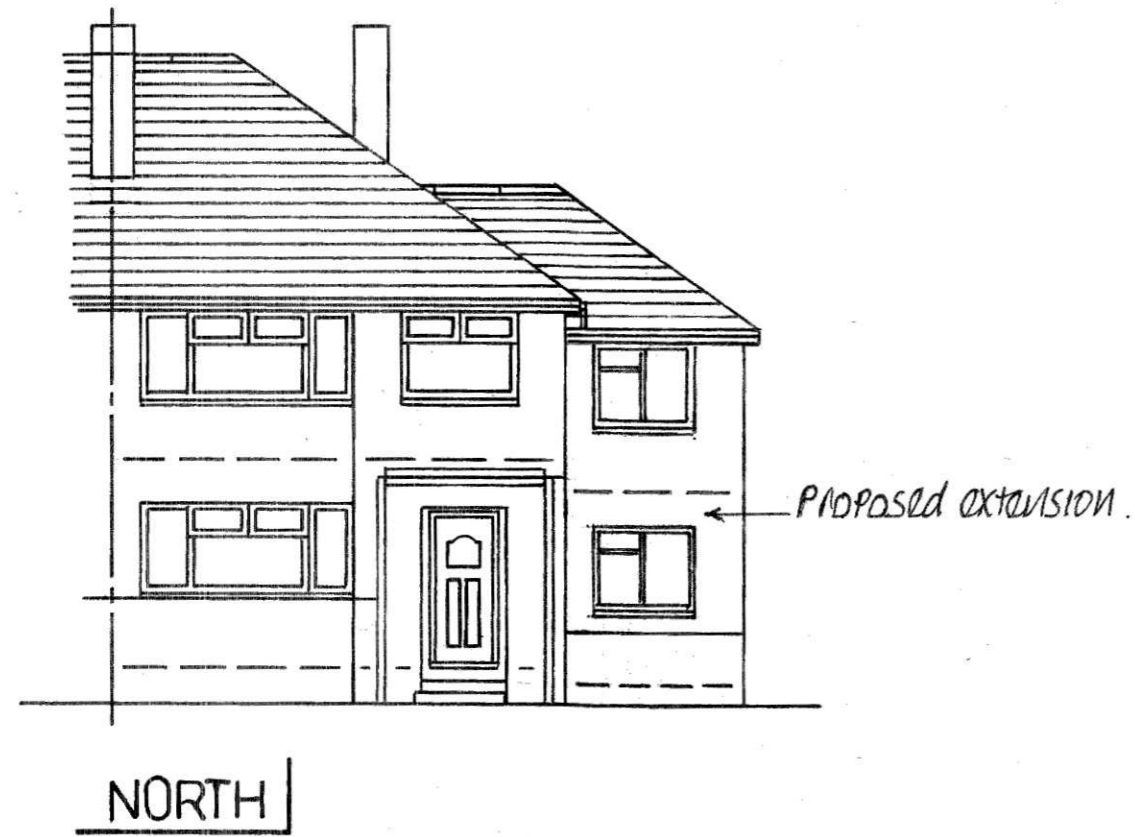
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36 NANT HALL ROAD

DG4 - 1:100 AT A2

PROPOSED

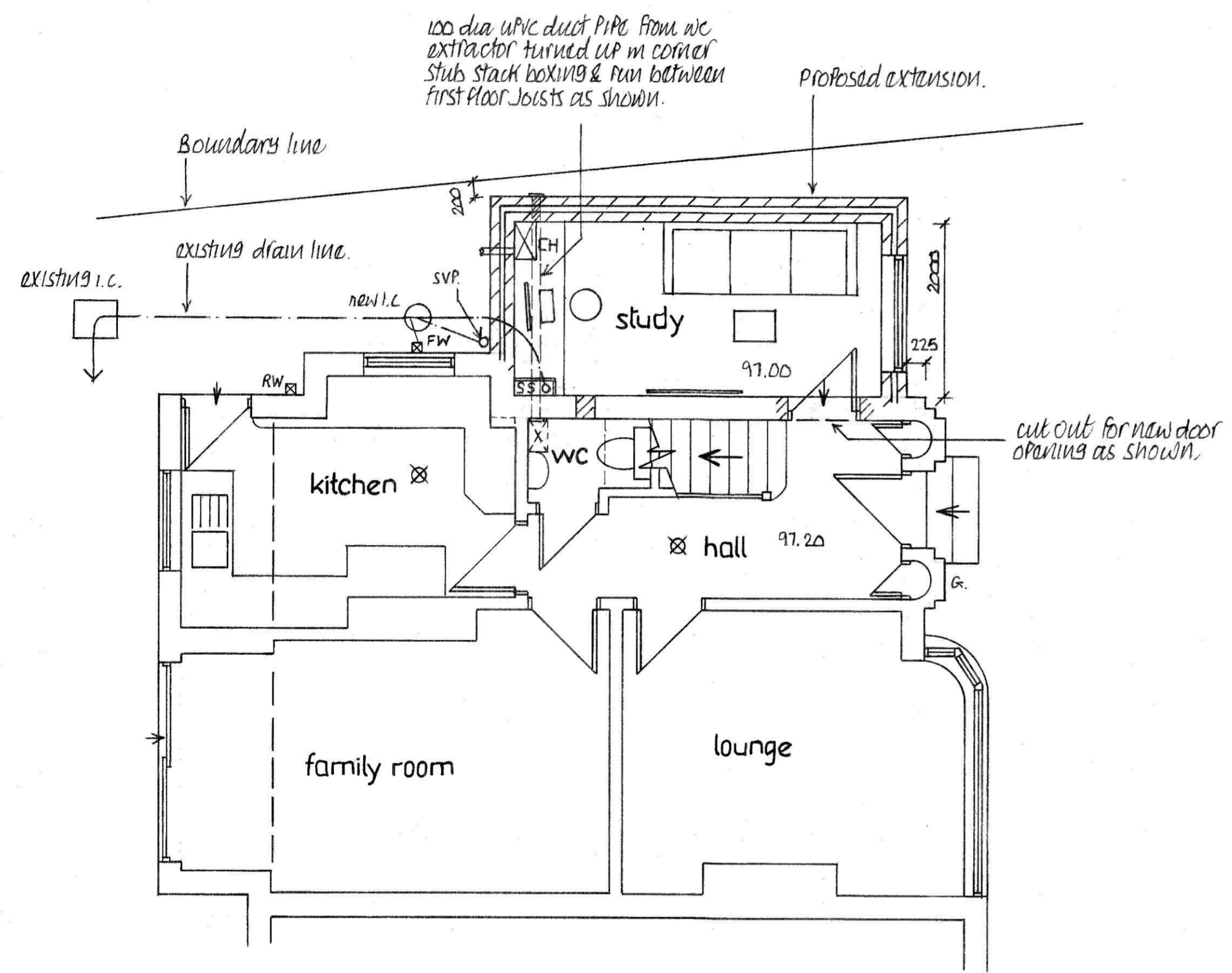
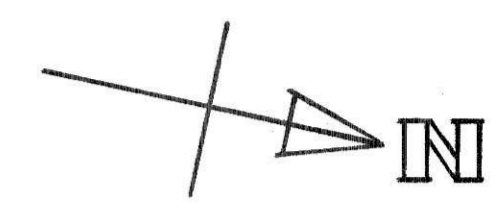


Proposed external finishes of extension

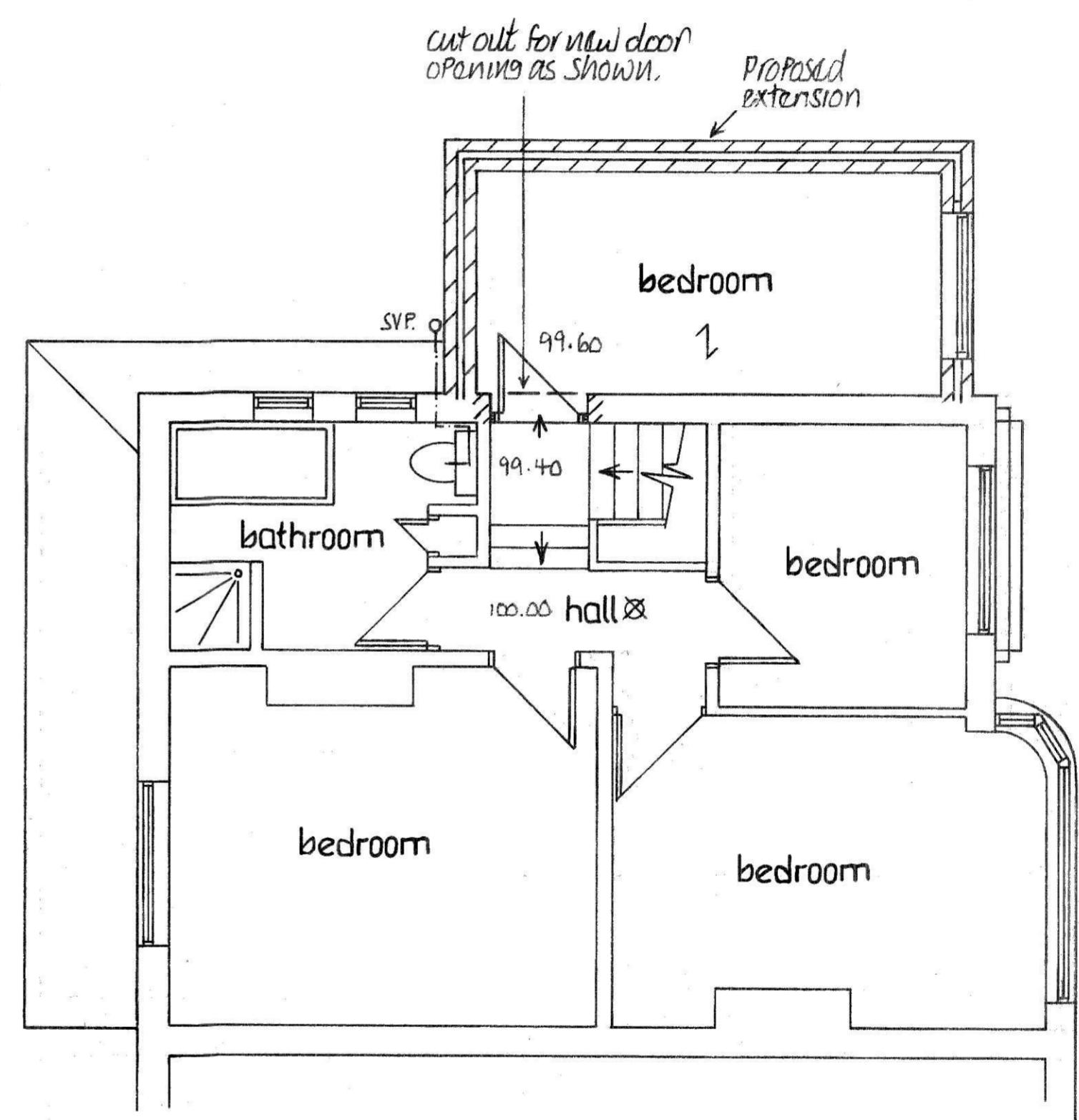
Roof small plain tiles to match existing
Black UPVC rainwater goods & fascias with white soffits to match existing

Walls white painted render and facing brick plinth to match existing

Windows white UPVC double glazed units to match existing.



GROUND FLOOR



FIRST FLOOR

WARD : Prestatyn East

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

APPLICATION NO: 43/2021/0275/ PF

PROPOSAL: Erection of a two storey pitched roof extension to side of dwelling

LOCATION: 36 Nant Hall Road Prestatyn

APPLICANT: Mrs Sarah Stubbs

CONSTRAINTS: None.

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Application submitted by / on behalf of Member of Staff of Planning Service

REASON FOR DELEGATED DECISION

Scheme of Delegation Part 1, Section 1.1

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

"No Objection. Provision of sufficient parking should be checked".

RESPONSE TO PUBLICITY:

No representations received.

EXPIRY DATE OF APPLICATION: 12/05/2021

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the erection of an extension at 36 Nant Hall Road in Prestatyn. The two-storey side extension would be located on the western side of the dwelling.
- 1.1.2 The extension would be project approximately 2.4 metres from the existing dwelling and extend 4.9 metres in width along its side. It would have a pitched roof with an overall height of 6.9 metres (some 1.6m lower than the existing ridge height).
- 1.1.3 The extension would comprise of a ground floor study with a bedroom above. Windows are proposed on the front elevation only for both rooms.
- 1.1.4 Plans show the existing vehicular access being widened to accommodate manoeuvring space into a new parking area to the front of the dwelling. Drainage is shown for the parking area to be directed into a soakaway.

Existing front elevation:



Proposed front elevation:



1.2 Description of site and surroundings

- 1.2.1 The two storey semi-detached dwelling is located on the southern side of Nant Hall Road in Prestatyn.
- 1.2.2 This is a mainly residential area on the approach to Prestatyn town centre. There are dwellings, mainly semi-detached, to the east and flats within the adjacent buildings to the west.
- 1.2.3 No. 36 and the attached house at no. 38 are accessed off a small slip road between a grass verge and the main road, which enables access to the dwellings from Queensway or Nant Hall Road.
- 1.2.4 The area to the side of the dwelling is currently a hard-standing, used for parking. The side boundary is demarcated by a 1.8m fence.

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 There have been no changes since the original submission.

1.6 Other relevant background information

1.6.1 The application is being considered by Planning Committee as the applicant is a member of Planning staff.

2. DETAILS OF PLANNING HISTORY:

2.1 None.

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 11 February 2021

Development Control Manual (2016)

Future Wales – The National Plan 2040

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 11 (February 2021) 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 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 for a side extension to a semi-detached dwelling. The 12m² extension would clearly be subordinate in scale and form to the original dwelling. It has been designed in keeping with SPG best practice for side extensions; the frontage of the extension would be set back approximately 1 metre, the ridge height would be set down by 1.8 metres and the design and materials of the original dwelling would be reflected in the extension. The alterations to the access point and frontage are minimal and would not have a significant visual impact.

Having regard to the design, siting, scale, massing and materials of the proposed extension, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the proposals 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 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 for a two storey side extension which does not extend the full width of the existing dwelling. It would be 0.2 metre from the western boundary at its closest point. The area to the side of the dwelling is currently used for parking and bounded by a 1.8 metre fence (rising to 2 metres to the rear). There are windows to the front only. The property to the west comprises of flats, it is understood the side windows serve bedrooms. There is approximately 4 metres from these windows to the boundary.

Given the location of the windows on the flats to the west, the 4 metre distance, their existing orientation and lack of windows in the side elevation the proposed extension would be unlikely to impact on the neighbours to the west by virtue of loss of amenity or overbearing impacts. As the extension would be on the west of the site there would be no impact on the attached dwelling at no. 38. The rear curtilage would be unaffected by the extension, therefore it is not considered that the proposal would represent overdevelopment of the site. There would be well in excess of the 40m² required amenity space remaining.

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 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. This policies reflect general principles set out in Planning Policy Wales (PPW 11). SPG Residential Development states it is important to consider how the extension affects parking provision and accessibility, proposals that lead to an unacceptable loss of parking and adversely effects site accessibility will not be supported. The Town Council have stated they have no objection subject to 'parking being checked'.

The existing parking for no. 36 comprises of two spaces located on the western side of the dwelling. The parking is set out in a tandem arrangement. As the extension is proposed over part of the existing parking area, the site plan shows the vehicular access proposed to be widened and the creation of the parking area at the front of the dwelling. Officers note that this would not normally require planning permission as the site access is to a slip road off the classified Nant Hall Road. However the parking arrangements have been shown to demonstrate that the proposed extension would not result in the loss of parking. Considering the plans it appears that the proposed plans would lead to a more accessible parking arrangement rather than the existing tandem situation.

Whilst an additional bedroom would be added to the dwelling, given the sustainable location of the site within walking distance (300 metres) of the town centre, close to

the bus station, railway station and shopping park two parking spaces are considered adequate.

It is not considered that the proposal conflicts with the highways considerations of Policy RD1.

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 12th May 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 elevations (Drawing No. 2) received 18 March 2021
 - (ii) Existing floor plans (Drawing No. 1) received 18 March 2021
 - (iii) Proposed elevations (Drawing No. 4) received 18 March 2021
 - (iv) Proposed floor plans (Drawing No. 3) received 18 March 2021
 - (v) Existing site plan 1:100 (Drawing No. 5) received 18 March 2021
 - (vi) Existing site plan (Drawing No. 7) received 18 March 2021
 - (vii) Proposed site plan 1:100 (Drawing No. 6) received 18 March 2021
 - (viii) Proposed site plan (Drawing No. 8) received 18 March 2021
 - (ix) Location plan received 18 March 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.