



© Crown copyright and database rights 2021 Ordnance Survey 100023408

45/2021/0195

Scale: 1:1250

Printed on: 27/4/2021 at 11:35 AM

Eitem Agenda 9 / Agenda Item 9



Eitem Agenda 9 / Agenda Item 9



Eitem Agenda 9 / Agenda Item 9

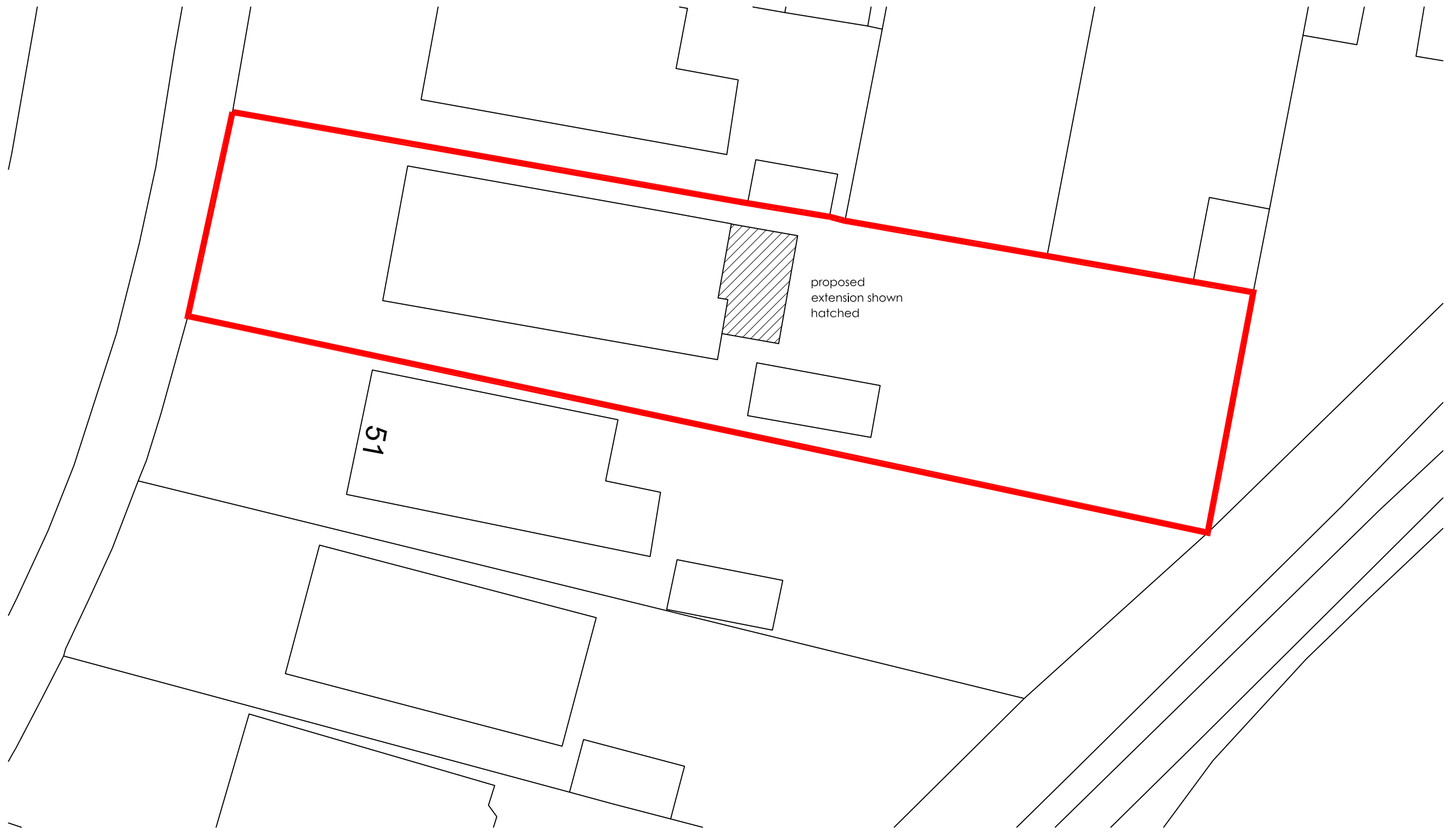


Eitem Agenda 9 / Agenda Item 9



Eitem Agenda 9 / Agenda Item 9





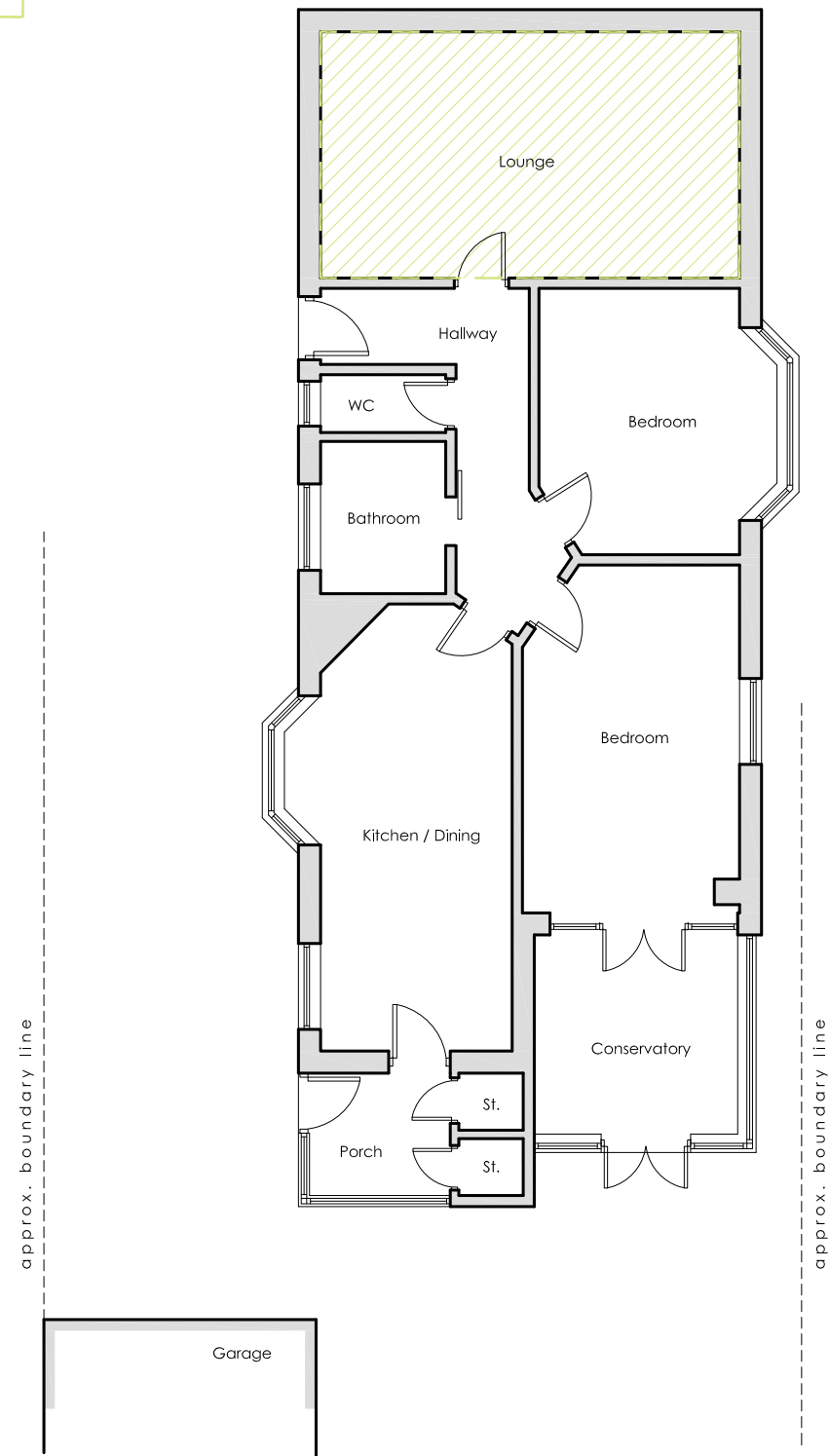
PROPOSED BLOCK PLAN



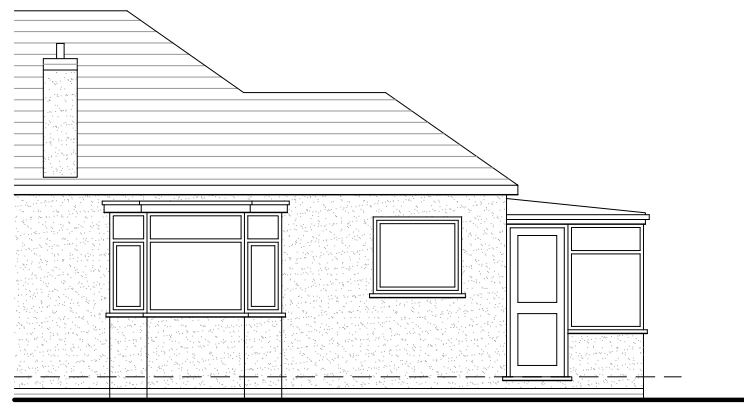
CLIENT: Mr Prendergast		
ADDRESS: 53 Bryn Cwnin Road, Rhyl		
PROJECT: Proposed Rear Extension		
DRAWING NO: EXT-083-BP01	DATE: 26/02/21	SCALE: 1:200 - A3
tel: 07943 120725	e: oscarchitecture@outlook.com	

KEY:

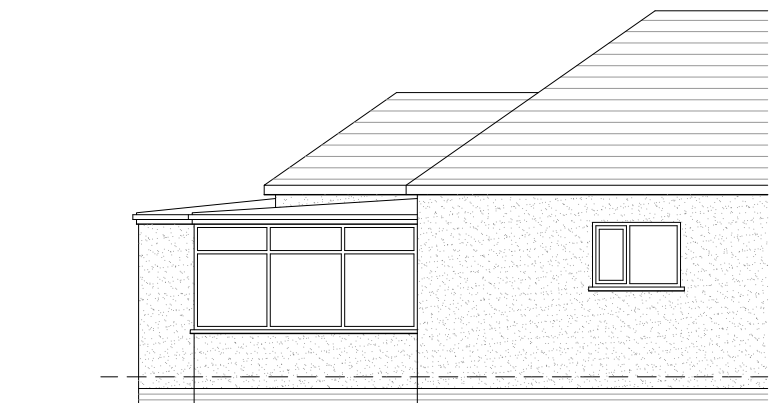
- existing walls
- area not surveyed



EXISTING REAR ELEVATION



EXISTING PARTIAL SIDE ELEVATION







EXISTING PARTIAL SIDE ELEVATION

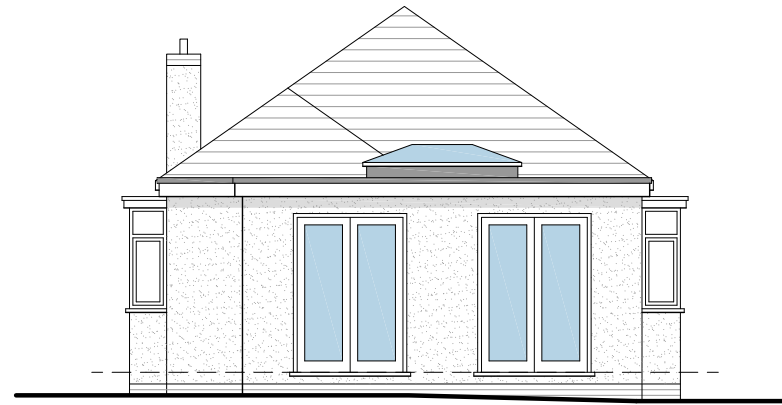
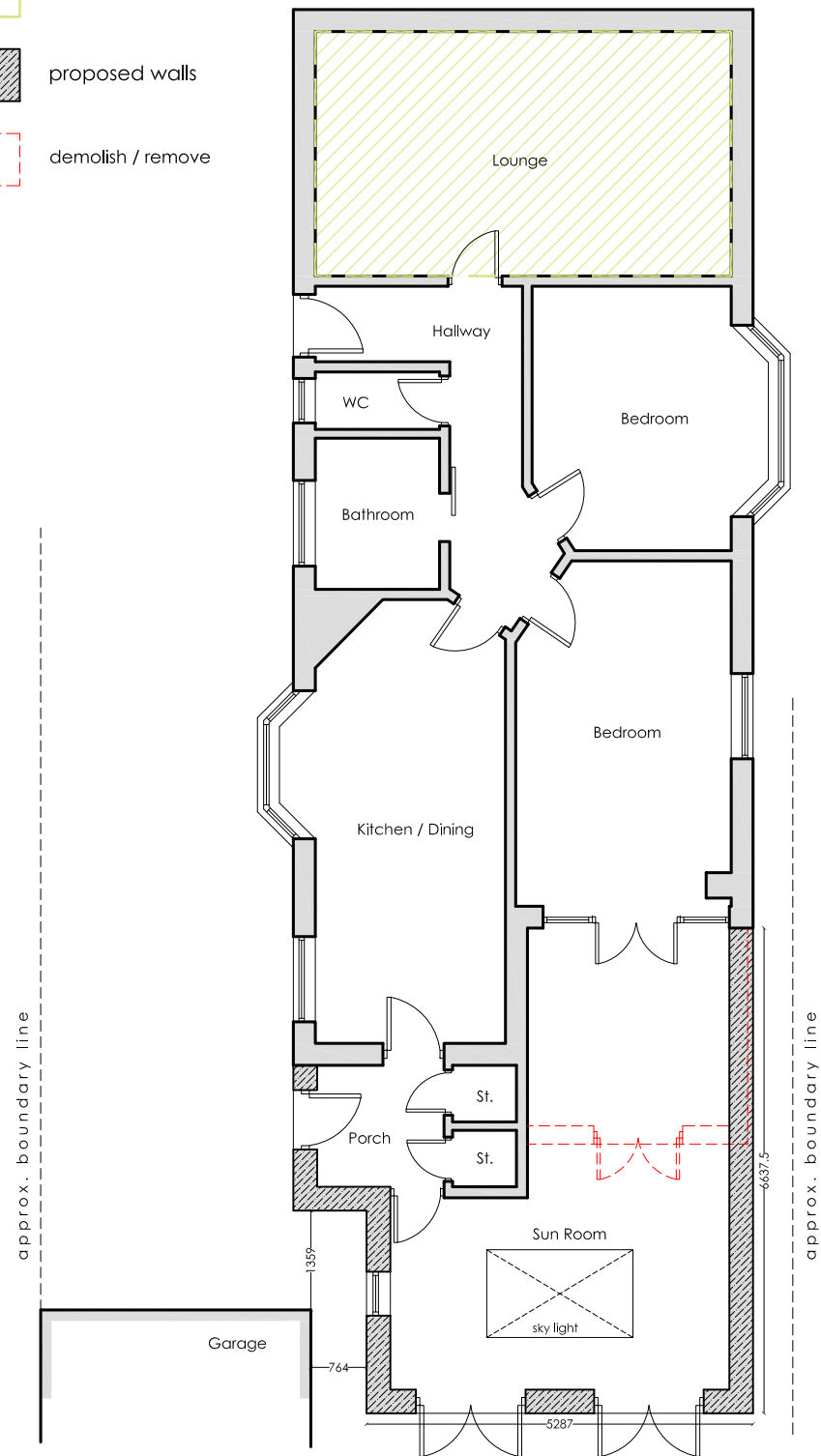
EXISTING SURVEY



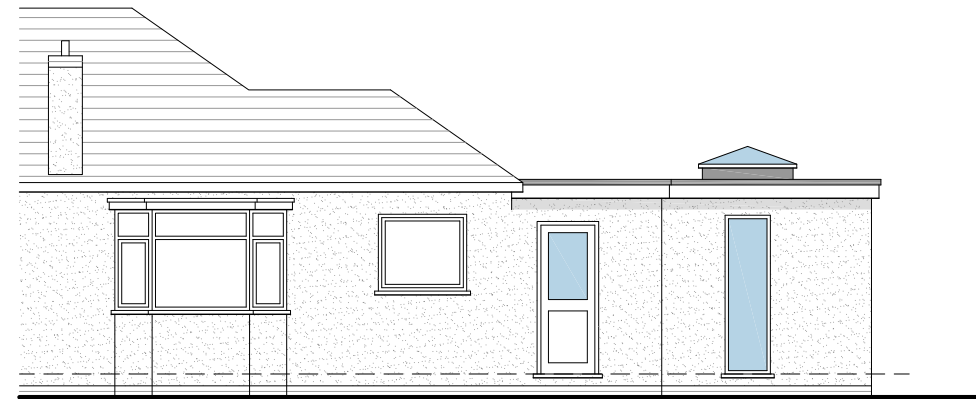
CLIENT: Mr Prendergast		
ADDRESS: 53 Bryn Cwnin Road, Rhyl		
PROJECT: Proposed Rear Extension		
DRAWING NO: EXT-083-SU01	DATE: 16/02/21	SCALE: 1:100 - A3
tel: 07943 120725		e: oscarchitecture@outlook.com

KEY:

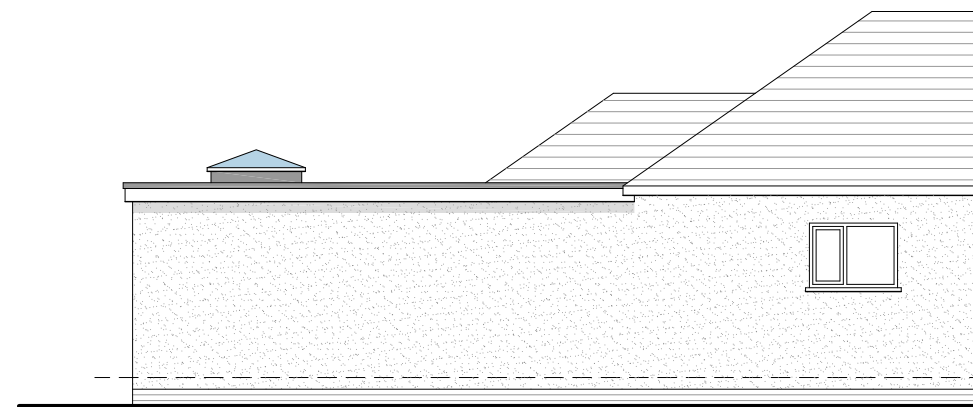
-  existing walls
-  area not surveyed
-  proposed walls
-  demolish / remove



PROPOSED REAR ELEVATION



PROPOSED PARTIAL SIDE ELEVATION



PROPOSED PARTIAL SIDE ELEVATION

DRAFT PROPOSALS



CLIENT: Mr Prendergast		
ADDRESS: 53 Bryn Cwnin Road, Rhyl		
PROJECT: Proposed Rear Extension		
DRAWING NO: EXT-083-PL01	DATE: 16/02/21	SCALE: 1:100 - A3
tel: 07943 120725		e: oscarchitecture@outlook.com

WARD : Rhyl South

WARD MEMBER(S): Cllr Jeanette Chamberlain Jones
Cllr Ellie Chard (c)

APPLICATION NO: 45/2021/0195/ PF

PROPOSAL: Erection of extension to rear of dwelling

LOCATION: 53 Bryn Cwnin Road Rhyl

APPLICANT: Mr Prendergast

CONSTRAINTS: PROW

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 County Councillor

REASON FOR DELEGATED DECISION

Scheme of Delegation Part 1, Section 1.1

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL

"No decision due to applicant being a serving member of the Council".

RESPONSE TO PUBLICITY:

No representations received.

EXPIRY DATE OF APPLICATION: 05/05/2021

EXTENSION OF TIME: 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 53 Bryn Cwnin Road in Rhyl.
- 1.1.2 The extension would be single storey and replaces an existing UPVC conservatory and porch at the rear of the dwelling.
- 1.1.3 The extension would project approximately 6.6 metres to the rear of the original dwelling, and measure the same width at the rear of the dwelling reducing to approximately 5.2 metres in width at the end of the extension. The overall height of the eaves on the flat roof would match the existing dwelling.
- 1.1.4 The extension would comprise of the replacement porch and a sun room. It would have a side door/entrance to the porch, a small side window and two sets of French doors to the rear. A lantern roof light is proposed to be installed in the flat roof.

Existing Elevations:

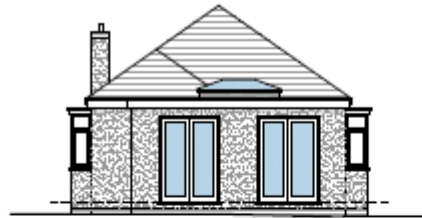


EXISTING REAR ELEVATION



EXISTING PARTIAL SIDE ELEVATION

Proposed elevations:



PROPOSED REAR ELEVATION



PROPOSED PARTIAL SIDE ELEVATION

1.2 Description of site and surroundings

- 1.2.1 The bungalow is located on the eastern side of Bryn Cwain Road in Rhyl.
- 1.2.2 It is located on a block of similar scale bungalows in this residential area on the approach to Rhyl.
- 1.2.3 The dwelling has a relatively long rear curtilage, extending to some 25 metres from the rear of the dwelling, which is abutted by a Public Footpath with agricultural land beyond. The garden is bounded by an approximately 1.8 metre high panel fence on all sides.

1.2.4 Within the rear curtilage of no. 53 (and the sites either side) there are single storey garages close to the dwellings on the southern boundaries.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the Rhyl Development Boundary.

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 has been no changes to the application since its submission.

1.6 Other relevant background information

1.6.1 The application is being determined by Planning Committee as the Applicant is a County Councillor.

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

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

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 relatively simple single storey flat roof extension to the rear of the dwelling. The extension would replace UPVC additions, including a porch and conservatory both of which have lower profile roofs. The extension would not be visible from public vantage points owing to its location to the rear of the dwelling, and the boundary treatments.

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 flat roof extension to the rear of the dwelling. It would be no closer to the side boundaries than the existing side elevations. It partially replaces existing structures and there is boundary fencing in place around the site. Therefore it is unlikely to have an overbearing impact on adjacent occupiers.

There are openings to the side area rear. A side door replaces an existing side door and the full length narrower side window would be unlikely to impact on the neighbours to the south owing to the existing screen fencing on the boundary. Given the size of the rear curtilage 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.

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 and floor plan (Drawing No. SU01) received 1 March 2021
 - (ii) Proposed elevations and floor plan (Drawing No. PL01) received 1 March 2021
 - (iii) Proposed site plan (Drawing No. BP01) received 1 March 2021
 - (iv) Location plan (Drawing No. LP01) received 1 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.