



22/2021/0754



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Ridge Line
+7.630m

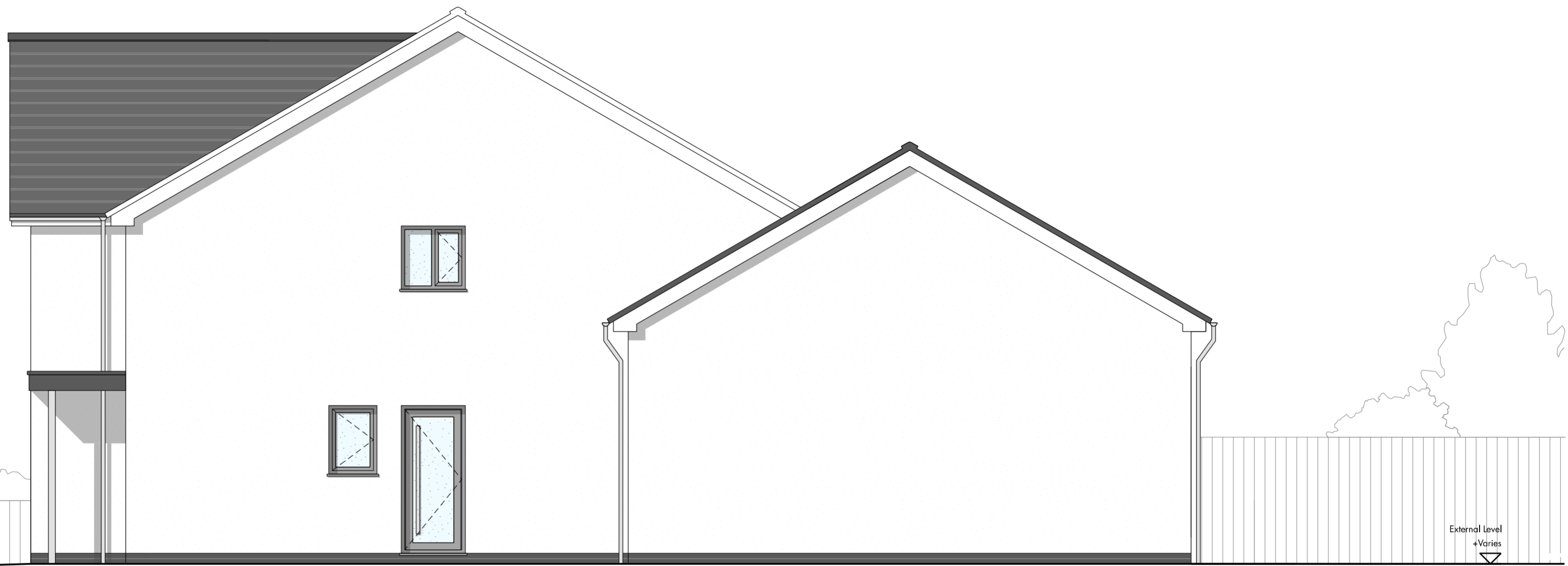
Feature Gable Ridge Line
+7.060m

First Floor Ceiling
+4.935m

First Floor FFL
+2.575m

Ground Floor Ceiling
+2.325m

Ground Floor FFL
+0.000m



Proposed Side Elevation

External Level
+Varies

Drawing Key

	Through Colour Render		Composite Cladding
	Aluminium Curtain Walling		uPVC Windows/Doors
	Roof Tile		Engineering Brick
	Chrome Rainwater Goods		Facia/Bargeboard/Soffit
	Obscured Glazing		Glazed Balustrade/Top Rail
	Entrance Canopy		Composite Clad uPVC Door

The Building Plot

Wepre House Business Centre,
Flordd yr Ommen, Lon Parcwr Business Park,
Ruthin, North Wales, LL15 1NJ

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mail@thebuildingplot.com
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Project: Land adjacent to Glasfryn, Gellifor

Drawing No. 19.036.A106 Revision: P01

Scale: 1:50 Paper Size: A2 Date: 20.07.21

Proposed Elevation (3 of 4)

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architect for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the architect. The Building Plot are not responsible for the accuracy of the information.

Ridge Line
+7.630m

First Floor Ceiling
+4.935m

First Floor FFL
+2.575m

Ground Floor Ceiling
+2.325m

Ground Floor FFL
+0.000m

Proposed Rear Elevation

Drawing Key

	Through Colour Render		Composite Cladding
	Aluminium Curtain Walling		uPVC Windows/Doors
	Roof Tile		Engineering Brick
	Chrome Rainwater Goods		Facia/Bargeboard/Soffit
	Obscured Glazing		Glazed Balustrade/Top Rail
	Entrance Canopy		Composite Clad uPVC Door



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Project: Land adjacent to Glasfryn, Gellifor

Drawing No. 19.036.A105 Revision: P01

Scale: 1:50 Paper Size: A2 Date: 20.07.21

Proposed Elevation (2 of 4)

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Ridge Line
+7.750m
▽

△
Feature Gable Ridge Line
+7.400m

△
First Floor Ceiling
+4.935m

△
First Floor FFL
+2.575m
▽













△
Ground Floor Ceiling
+2.325m

△
Ground Floor FFL
+0.000m
▽

External Level
+Varies
▽

Proposed Front Elevation

Drawing Key

 Through Colour Render	 Composite Cladding
 Aluminium Curtain Walling	 uPVC Windows/Doors
 Roof Tile	 Engineering Brick
 Chrome Rainwater Goods	 Facia/Bargeboard/Soffit
 Obscured Glazing	 Glazed Balustrade/Top Rail
 Entrance Canopy	 Composite Clad uPVC Door

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Project: Land adjacent to Glasfryn, Gellifor

Drawing No. 19.036.A104 Revision: P01

Scale: 1:50 Paper Size: A2 Date: 20.07.21

Proposed Elevation (1 of 4)

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Feature Cable Ridge Line
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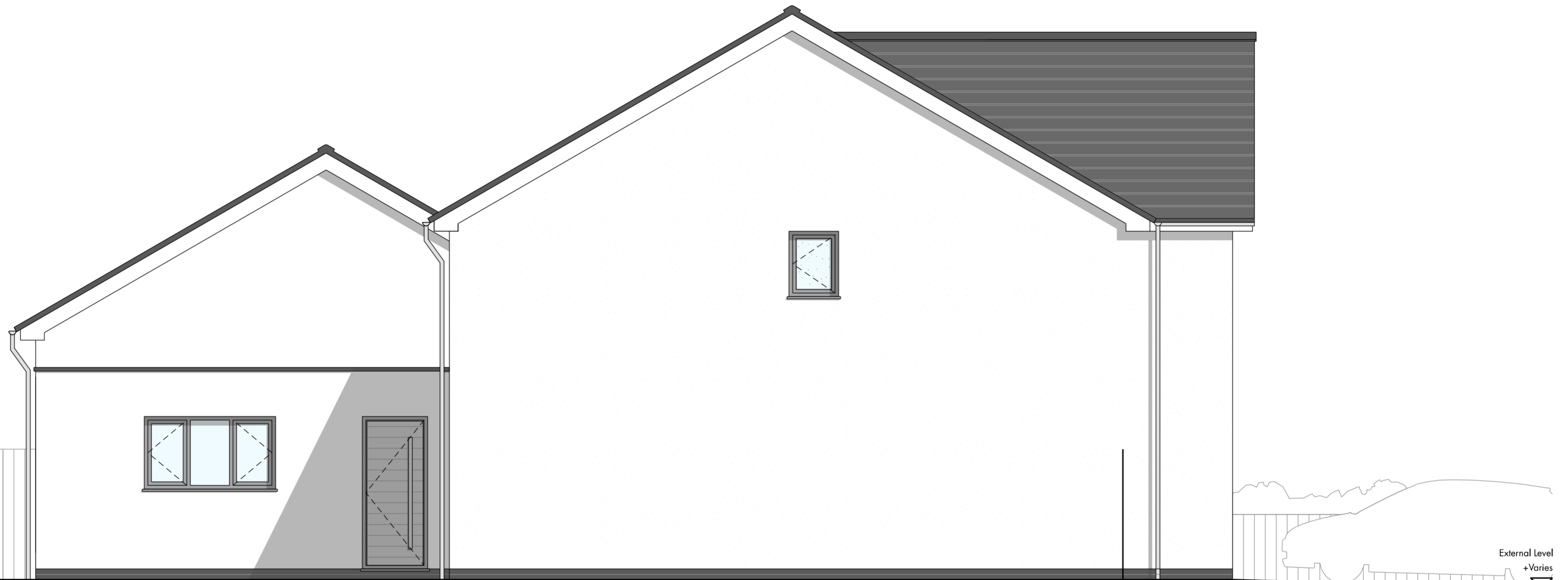
First Floor Ceiling
+4.935m

First Floor FFL
+2.575m













Ground Floor Ceiling
+2.325m

Ground Floor FFL
+0.000m

Proposed Side Elevation



Drawing Key

-  Through Colour Render
-  Aluminium Curtain Walling
-  Roof Tile
-  Chrome Rainwater Goods
-  Obscured Glazing
-  Entrance Canopy
-  Composite Cladding
-  uPVC Windows/Doors
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Project: Land adjacent to Glasfryn, Gellifor

Drawing No. 19.036.A107 Revision: P01

Scale: 1:50 Paper Size: A2 Date: 20.07.21

Proposed Elevation (4 of 4)

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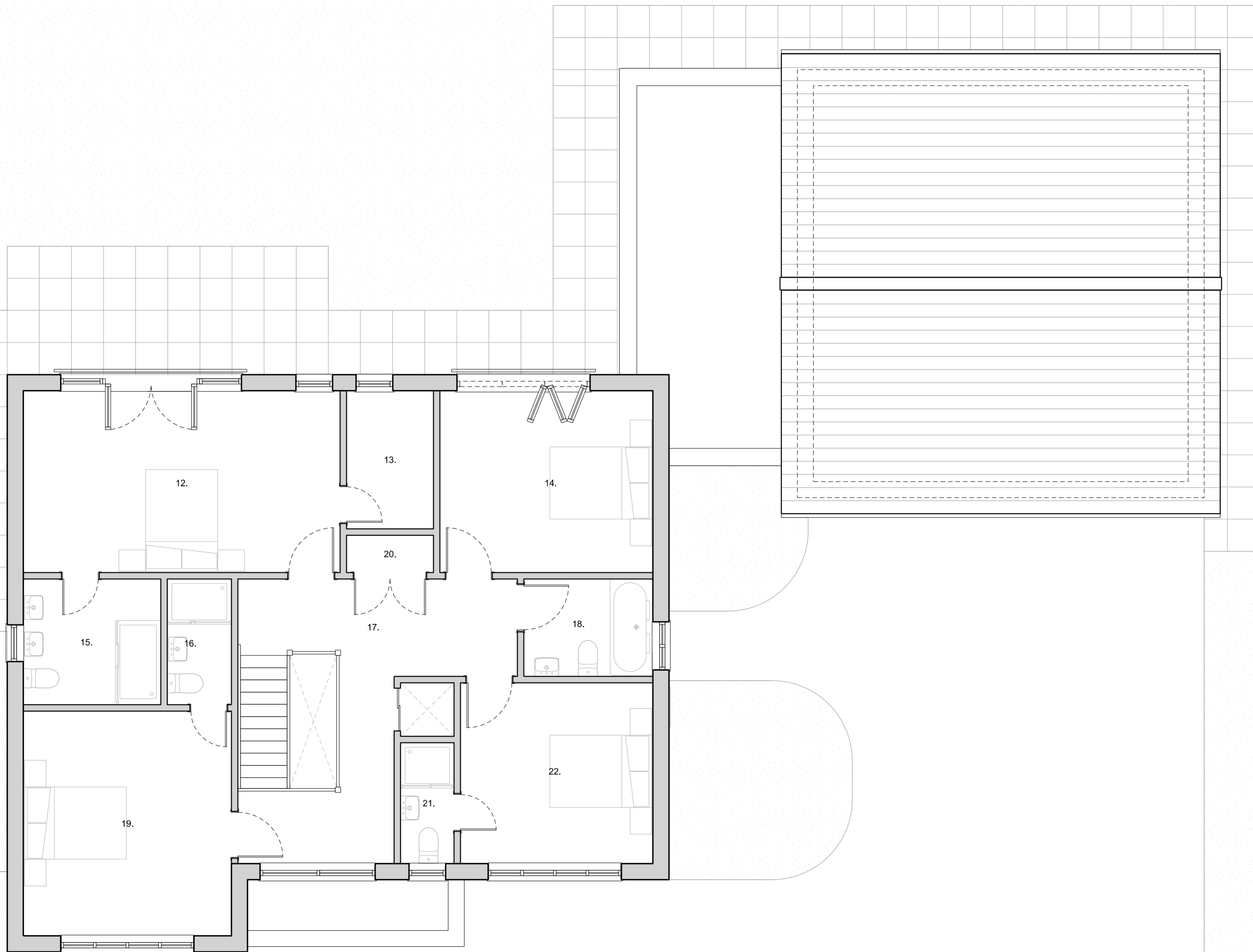
Drawing Label Key

Ground Floor

- 1/ Dining Area
- 2/ Reception Area
- 3/ Kitchen
- 4/ Utility
- 5/ Double Garage
- 6/ Living Room
- 7/ Cloaks
- 8/ Hallway
- 9/ WC
- 10/ Utility/Boot Room/Pantry/Store
- 11/ Study

First Floor

- 12/ Bedroom One (Master)
- 13/ Dressing Room
- 14/ Bedroom Three
- 15/ Ensuite (Master)
- 16/ Ensuite
- 17/ Landing
- 18/ Bathroom
- 19/ Bedroom Two
- 20/ Linen Store
- 21/ Ensuite
- 22/ Bedroom Four



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Project: Land adjacent to Glasfryn, Gellifor

Drawing No. 19.036.A102

Revision: P01

Scale: 1:50

Paper Size: A2

Date: 20.07.21

Proposed First Floor Plan

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architect for rectification as soon as is practically possible. For building elements between drawings refer to the applicable for detail. If in doubt contact the Architect. The Building Plot are not responsible for the accuracy of this information.

Drawing Label Key

Ground Floor

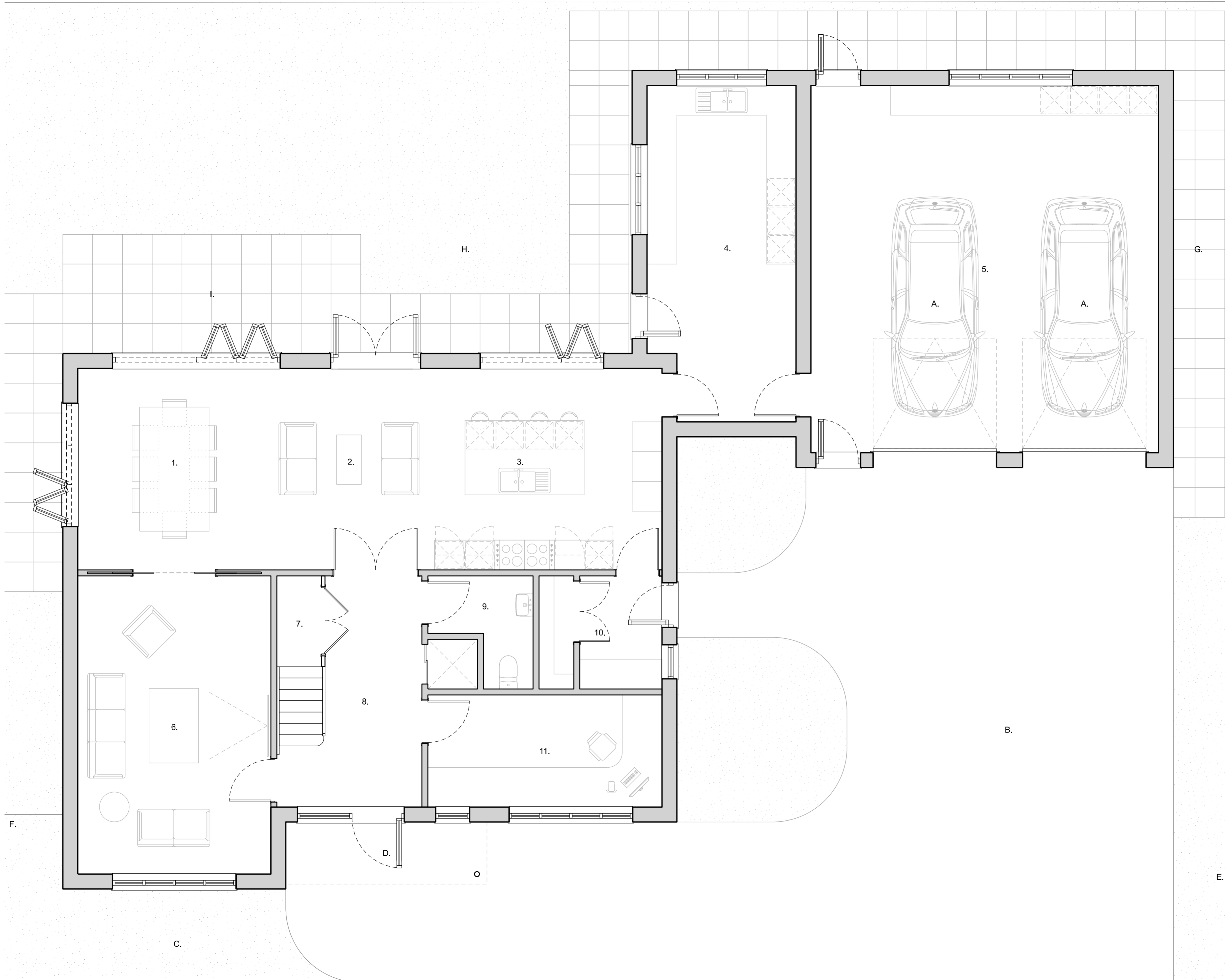
- 1/ Dining Area
- 2/ Reception Area
- 3/ Kitchen
- 4/ Utility
- 5/ Double Garage
- 6/ Living Room
- 7/ Cloaks
- 8/ Hallway
- 9/ WC
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First Floor

- 12/ Bedroom One (Master)
- 13/ Dressing Room
- 14/ Bedroom Three
- 15/ Ensuite (Master)
- 16/ Ensuite
- 17/ Landing
- 18/ Bathroom
- 19/ Bedroom Two
- 20/ Linen Store
- 21/ Ensuite
- 22/ Bedroom Four

External Features

- A/ 2.4 x 4.8m parking space.
- B/ Driveway and footpath.
- C/ Front lawn.
- D/ Covered entrance.
- E/ Fencing to 0.9m height.
- F/ Fencing to 1.8m height.
- G/ Paving pathway to side.
- H/ Rear lawn.
- I/ Paving area.



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Project: Land adjacent to Glasfryn, Gellifor

Drawing No. 19.036.A101a

Revision: P01

Scale: 1:50

Paper Size: A2

Date: 20.07.21

Proposed Ground Floor Plan (Layout A)

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architect for rectification as soon as is practically possible. For building elements between drawings refer to the applicable drawing. If in doubt contact the Architect. The Building Plot are not responsible for the accuracy of this information.



Drawing Key

- Site Boundary (748m²)
- Ownership Boundary
- Existing Buildings
- Existing Highway
- Existing Fence/Boundary
- Existing Tree/Hedge
- Existing Field
- Proposed Building
- Proposed Driveway/Parking
- Proposed Lawn/Garden
- Proposed Replanting
- ⊕ +m Proposed Site Level
- Highway Verge
- Indicative Drainage and Position of Existing Inspection Chamber
- Approved Application Area (REF 17/12/2020)
- Proposed Visibility Splay
- 2.4m from Highway
- 30mph Zone
- 45m to North
- 45m to South
- Indicative Soakaway

Drawing Label Key

- 01/ Existing adjacent property (Glasfryn)
- 02/ Existing adjacent garage.
- 03/ Proposed 4 bedroom dwelling.
- 04/ Existing hedgerow to highway to be removed and replaced.
- 05/ Proposed detached double garage.
- 06/ Proposed vehicular and pedestrian access to highway.
- 07/ Proposed driveway and turning area (3 spaces per property).
- 08/ Proposed front garden/lawn area.
- 09/ Proposed rear garden/lawn area.
- 10/ Proposed replacement native hedgerow to adjacent land.

The Building Plot

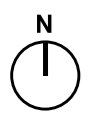
Unit 4, Fford yr Onnen
 Lon Parcwr Industrial Estate
 Ruthin, North Wales, LL15 1NJ

01824 562 017
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 www.thebuildingplot.com

Project. Land adjacent to Glasfryn, Gellifor		
Drawing No. 19.036.A004	Revision. P01	
Scale. 1:250	Paper Size. A3	Date. 20.07.21

Proposed Site Plan

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect, Survey Information provided by Land Survey Wales, The Building Plot are not responsible for the accuracy of this information.



Eitem Agenda 6 / Agenda Item 6



The Site

Eitem Agenda 6 / Agenda Item 6



Photo of the site from the lane to the south showing Glasfryn to the right of the picture and Bryn Teg to the left

Eitem Agenda 6 / Agenda Item 6



View southeast towards road junction

Eitem Agenda 6 / Agenda Item 6



View north west from junction

WARD : Llanbedr Dyffryn Clwyd / Llangynhafal

WARD MEMBER(S): Cllr Huw O Williams

APPLICATION NO: 22/2021/0754/PF

PROPOSAL: Erection of 1 no. detached dwelling, construction of a new vehicular access and associated works

LOCATION: Land Adjacent to Glasfryn Gellifor Ruthin LL15 1RY

APPLICANT: Mr & Mrs I & A Roberts

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:

LLANGYNHAFAL COMMUNITY COUNCIL

1. As notified previously, the road at this location is narrow and in need of widening. There is concern regarding access and visibility arrangements in respect of the development given that the road is so narrow. The new plans do not appear to address these concerns.
2. There continues to be concern about the overall height and size of the proposed dwelling given that the site is quite a bit higher than the road. Again the revised plans do not appear to address these concerns.

DWR CYMRU / WELSH WATER

No objections providing a condition is attached to prevent hydraulic overloading of the public sewerage system. No surface water and or land drainage shall be allowed to connect to the public network.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer

Previous comments on application 22/2020/0129 still stand but no objection subject to the following conditions ensuring visibility splays are maintained and free from obstruction and that the access frontage adjacent to the highway is reinforced with bullnose kerbs.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Peter Shone, Heulwen, Gellifor

John Roberts, Bryn Teg, Gellifor

Summary of planning based representations in objection:

Overbearing due to size and scale, not in keeping with properties in the small village

Loss of native hedgerow

Parking not sufficient and access to plot is opposite a difficult junction.

Previous concerns have not been addressed regarding size, scale and height.

EXPIRY DATE OF APPLICATION: 15/09/2021

EXTENSION OF TIME AGREED: 8/10/2021

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

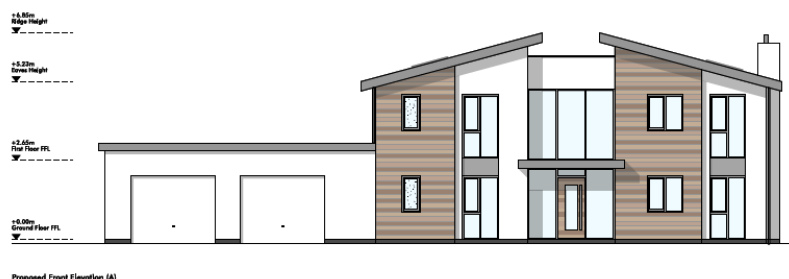
1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks permission for the erection of a 2 storey dwelling and detached double garage at Glasfryn, Gellifor. The proposal is a resubmission from a scheme previously refused on design grounds and visual amenity impacts to the character of the village.
- 1.1.2 The proposed dwelling would comprise an entrance hall, living room, study, WC and open plan kitchen, dining and living area linked with utility room to the ground floor and 4 bedrooms to the first floor, 3 with en suite bathrooms and a separate family bathroom.
- 1.1.3 The proposed dwelling would have a footprint of 12.2m x 9.4m and a height of 7.8m and eave height of 4.8m.
- 1.1.4 The single storey utility extension would have a flat roof height of 2.8m.
- 1.1.5 The garage is proposed to have a pitched roof with a ridge height of 5.8m and eaves height of 3.3m.
- 1.1.6 It is proposed to be accessed to the north of the side and would have parking and turning area to the front of the garage. A garden area is proposed around the side and rear of the property with patio area directly to the rear.



Proposed front elevation



Previously refused front elevation

1.2 Other relevant information/supporting documents in the application

- 1.2.1 Speed surveys.

1.3 Description of site and surroundings

- 1.3.1 The site is a greenfield plot which forms part of a larger agricultural field, located to the south of Gellifor village along the road frontage through the village.
- 1.3.2 There is a neighbouring property to the south-west, Glasfryn, which is a detached two storey dwelling with a hipped roof and with a single storey pitched roof garage adjacent to the boundary with the site. There are another residential properties on the opposite side of the highway which includes Heulwen, which is to the north-east of the site on the opposite side of the road. There is a further dwelling, Bryn Teg some 80m to the north-west of the site further along the highway.
- 1.3.3 The north-eastern boundary along the highway is delineated by mature hedgerow along the roadside verge, and the south-east boundary with the neighbouring residential property is also delineated by mature hedgerow.
- 1.3.4 The south-western and north-western boundaries are not delineated by any boundary treatment, and the site forms part of a larger agricultural field.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site is within the Gellifor development boundary as defined by the Local Development Plan.

1.5 Relevant planning history

- 1.5.1 The site benefits from extant consent for a single storey dwelling which was granted on appeal.
- 1.5.2 The previous scheme for a two storey dwelling was refused in 2018 on design and visual amenity grounds.
- 1.5.3 A separate planning application for two dwellings on the adjoining plot was refused permission on design and visual amenity grounds. An amended scheme was approved at planning committee in March 2021.

1.6 Developments/changes since the original submission

- 1.6.1 None.

1.7 Other relevant background information

- 1.7.1 An application for two dwellings on adjacent land to the north-west of the site was granted at Planning Committee, ref. 22/2020/1022. The design of these dwellings is the same as that now being considered on this site.



Front elevation of dwellings approved on land adjacent to the site



Proposed location plan showing approved dwellings on adjacent land

2. DETAILS OF PLANNING HISTORY:

2.1 22/2018/0061. Erection of 1 no. dwellings and construction of a new vehicular access.
Refused 07/08/2018. Appeal allowed 01/04/2019

2.2 22/2020/0129 Erection of 1 no. dwelling and construction of a new vehicular access
(amended scheme) REFUSED on 4/12/2020:

Reason:

1. It is the opinion of the local planning authority that, having regard to the scale, design, form, massing and materials, the dwelling proposed would be out of scale to the size of the plot, and would appear as an overly dominant, urbanising and discordant feature which does not relate to, or respect local forms or patterns of development or the rural character of the village, contrary to LDP Policy RD1 (i) and (iv) and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note, Planning Policy Wales (Edition 10) and Technical Advice Note 12: Design.

Land Adj to Bryn Teg, Gellifor, Ruthin (adjoining plot to north west of site).

2.3 22/2020/0211 Erection of 2 No. dwellings, construction of a new vehicular access and associated works REFUSED 4/12/2020 for the following reason:

Reason:

1. It is the opinion of the local planning authority that, having regard to the scale, design, form, massing and materials, the dwellings proposed would be out of scale to the size of the plot, and would appear as overly dominant, urbanising and discordant features which do not relate to, or respect local forms or patterns of development or the rural character of the village, contrary to LDP Policy RD1 (i) and (iv) and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note, Planning Policy Wales (Edition 10) and Technical Advice Note 12: Design

2.4 22/2020/1022. Erection of 2 No. dwellings, construction of a new vehicular access and associated works (resubmission), GRANTED at Planning Committee on 10/03/2021

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 VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

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 11) February 2021

Development Control Manual November 2016

Technical Advice Notes:

TAN 12 Design (2016)

3.3 Other material considerations

Denbighshire Open Space Assessment and Audit

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).

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore

highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments. Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

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)
- 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.

Policy RD1 supports development proposed within development boundaries subject to compliance with policy criteria.

The site is located within the development boundary of Gellifor as defined by the LDP and also benefits from extant consent for the erection of a dwelling (allowed at appeal).

The principle of housing development is therefore considered acceptable and Officers would suggest the acceptability of the particular proposals therefore has to rest on assessment of the local impacts, which are reviewed within the following sections of the report.

4.2.2 Visual 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 are matters relevant to the visual impact of development; test (iv) 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.

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.

Objections have been received from the Community Council and members of the public on visual amenity grounds.

The dwelling proposed is a substantial, modern two storey dwelling situated in a rural location on the outskirts of the village of Gellifor.

A previous proposal was refused on scale and design grounds and the current application is an amended scheme. The two schemes are compared in section 1.1.6 above.

The refused scheme was for a detached dwelling with an asymmetric roof which had a larger footprint than the dwellings proposed, which resulted in parking being proposed to the front of the dwelling resulting in a shallow back garden to the rear.

The village is made up of predominately detached dwellings and whilst there is no uniform housing type in the village, the dwellings in the immediate vicinity of the site are traditional in style with a mix of red brick and rendered walls and slate pitched roof with standard window and door openings.

When compared to the previously refused scheme, Officers consider the dwelling now proposed has a more conventional form, with a standard pitched roof and projecting gable to the front elevation.

The layout of the proposal has also been reconfigured, providing better spacing around the dwelling and associated garage. Officers consider this better reflects the pattern of development in the village.

The plans have confirmed the render would be antique white in colour. Whilst the plans have not been annotated to indicate the colour of the proposed composite cladding, the agent has confirmed the cladding would likely be stone (grey) in colour.

The cladding proposed comes in a stone (grey), granite (dark grey), walnut and oak colour, and having regard to the rural setting, Officers consider an oak or walnut finish may be more appropriate. Officers nevertheless consider colour of the cladding could be reserved by condition. Similarly, details of roof tile has not been specified on the plans, but could also be dealt with by condition.

The plans show hedgerow would be planted along the site boundary, however details of planting have not been specified and the rear boundary treatment is not specified. Officers consider details of landscaping and boundary treatments can be controlled by condition.

Having regard to the scale, design, form, massing and materials, Officers consider that the amended plans have sufficiently overcome the previous reasons for refusal.

Therefore, having regard to the proposal, the locality and landscape, it is considered the proposal 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

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; and 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. and that it provides a 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.

Objections have been received from local residents on residential amenity grounds in terms of the overbearing nature of the dwelling due to its size and scale.

The Residential Development SPG provides guidance on acceptable separation distances to protect neighbouring properties from overlooking, overshadowing and overbearing impact.

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 is a residential neighbour to the side, Glasfryn and a dwelling on the opposite side of the road, Heulwen, a single storey dwelling which would be approximately 22m from and at an oblique angle to the proposed dwelling.

Whilst the proposal would affect outlook from Heulwen and may cause some overshadowing of the house and garden at certain points throughout the year given the orientation of the proposed dwelling in relation to this property, having regard to the separation distance, it could not be considered to give rise to an unacceptable level of overshadowing or an overbearing impact in planning terms.

With respect to Glasfryn, the dwelling proposed would be broadly in line with this property and would not result in any unacceptable overshadowing of habitable windows. First floor windows in the side elevation facing towards Glasfryn are bathroom windows and therefore conditions could be imposed requiring these to be obscurely glazed and the proposal is not of a scale which would be considered to give rise to overbearing impact on this property.

In terms of amenity requirements for the proposed dwelling itself, the internal floor space well exceeds the minimum requirements for a 4 bedroom dwelling as prescribed in the Residential Space Standards SPG.

In terms of garden space, whilst the rear garden area is relatively shallow, taking into account the front garden and the garden space to the side of the dwelling and front, the total external area exceeds 40square metres and therefore adequate garden space has been provided.

Having regard to the above, Officers would conclude the proposal would not adversely impact on residential amenity of neighbours and the proposal would provide a satisfactory standard of amenity itself.

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.

With respect to domestic garages, the SPG advises garages may only be counted as parking spaces if they have clear internal dimensions, as suggested by Manual for

Streets, for a single garage of 6m x 3m. If disabled access is required, these dimensions must be increased to 6m x 3.8m.

These policies reflect general principles set out in Planning Policy Wales (PPW 11) and TAN 18 – Transport, in support of sustainable development.

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 highway impacts of development should therefore be regarded as a potential material consideration.

Objections have been received on highway safety grounds by the Community Council and members of the public.

The road speed data for the public highway has been submitted to support the proposal.

The plans show that the visibility splays correspond with the guidelines laid out in TAN 18 Table B, and onsite parking is shown within the garage and on hardstanding to the front of the dwelling, and providing the garage is utilised, cars can turn within the site and therefore can enter and exit from the site in forward gear.

Following submission of amended plans and speed data, Highway Officers have raised no objection to the proposal subject to the imposition of conditions.

Whilst respecting the concerns raised by the Community Council and local residents, having regard to the views of the Highway Officer and the technical evidence submitted with the application it is considered that the site proposal complies with TAN18 requirements. It is further noted that parking is provided in accordance with the guidance contained in the SPG. Therefore Officers conclude the proposal would not give rise to unacceptable impacts on highway safety grounds.

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 all types of open space in Llangynhafal and Gellifor.

The dwelling proposed is a substantial 4 bedroom dwelling, and it can be reasonably assumed that the future occupants of the dwelling would utilise open space provision within the community.

On the basis of the evidence within the Open Space Assessment and Audit Report, 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.

The proposal is considered acceptable in relation to open space policy subject to the requisite contribution being secured through an appropriate agreement.

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 The site lies within the Gellifor development boundary and therefore the proposal is acceptable in principle.

5.2 The Community Council has raised concerns on visual amenity and highway grounds.

5.3 A previous application was refused on visual amenity grounds due to scale and design of dwelling previously proposed. The current proposal is an amended scheme and both the scale and design have been revised. Officers consider the amendments made are sufficient to overcome the previous reason for refusal, and therefore consider the proposal would no longer give rise to unacceptable impacts on visual amenity.

5.4 Road speed data has been provided, and the visibility splays proposed comply with the guidance contained in TAN18 and parking and turning space is proposed within the site. Highways Officers have raised no objection to the proposal subject to conditions being imposed. Officers therefore consider the proposal would not have an adverse impact on highway safety.

5.5 As the proposal is for a new dwelling, a financial contribution would be required towards open space provision in the community.

5.6 Subject to the necessary financial contribution to open space being secured, and necessary conditions being imposed, the proposal 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 6th October 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 elevation (1 of 4) (Drawing No. TBP_19.036_A104 P01) received 22 July 2021
 - (ii) Proposed elevation (2 of 4) (Drawing No. TBP_19.036_A105 P01) received 22 July 2021
 - (iii) Proposed elevation (3 of 4) (Drawing No. TBP_19.036_A106 P01) received 22 July 2021
 - (iv) Proposed elevation (4 of 4) (Drawing No. TBP_19.036_A107 P01) received 22 July 2021
 - (v) Proposed ground floor plan (Drawing No. TBP_19.036_A101a P01) received 22 July 2021
 - (vi) Proposed ground floor plan (Drawing No. TBP_19.036_A101b P01) received 22 July 2021
 - (vii) Proposed first floor plan (Drawing No. TBP_19.036_A102 P01) received 22 July 2021
 - (viii) Proposed roof plan (Drawing No. TBP_19.036_A103 P01) received 22 July 2021
 - (ix) Existing and proposed site elevations (Drawing No. TBP_19.036_A005 P01) received 22 July 2021
 - (x) Topographic Survey received 22 July 2021
 - (xi) Existing site plan (Drawing No. TBP_19.036_A003 P01) received 22 July 2021
 - (xii) Proposed site plan (Drawing No. TBP_19.036_A004 P01) received 22 July 2021
 - (xiii) Existing site location plan (Drawing No. TBP_19.036_A001 P01) received 22 July 2021
 - (xiv) Proposed site location plan (Drawing No. TBP_19.036_A002 P01) received 22 July 2021
 - (xv) Speed Survey 1 and Speed Survey 2 received 22 July 2021
3. Prior to the application of any external materials to the dwellings hereby approved, full details of the wall and roof materials, including materials, colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. The visibility splays shown on the approved plan shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 1.05m metres above the level of the adjoining carriageway.
5. The whole of the access frontage adjacent to the highway shall be reinforced with 6 x 5 bullnose kerbs and completed before it is brought into use.
6. The facilities for the parking and turning of vehicles within each plot shall be completed in accordance with the approved plans before the dwelling to which they relate is first brought into use, and shall be retained as approved at all times thereafter.
7. No development or site clearance shall take place until a scheme of hard and soft landscaping to including details of boundary treatments, has been submitted to and approved in writing by the Local Planning Authority. The scheme has include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of the development.
8. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing.
9. **PRE-COMMENCEMENT CONDITION**
No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

10. Prior to the commencement of development, full details of biodiversity enhancement measures to be incorporated into or around the development in the form of the provision of bird boxes and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancement measures shall be implemented in full prior to the occupation of the dwelling, and retained thereafter.

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 interest of visual amenity.
4. To ensure that adequate visibility is provided at the point of access to the highway.
5. To ensure a safe and satisfactory access .
6. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
7. In the interests of visual amenity.
8. In the interests of visual amenity.
9. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
10. In the interests of ecology.