

43/2021/1279

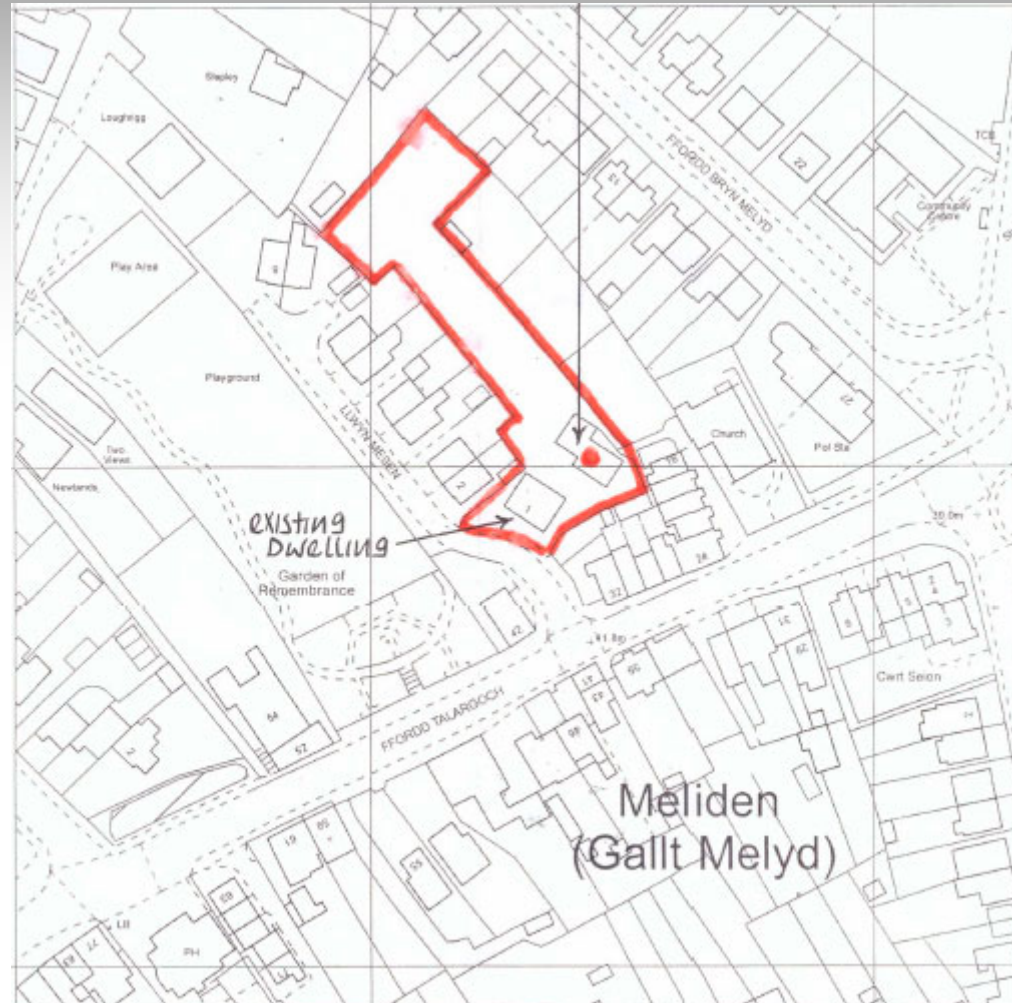
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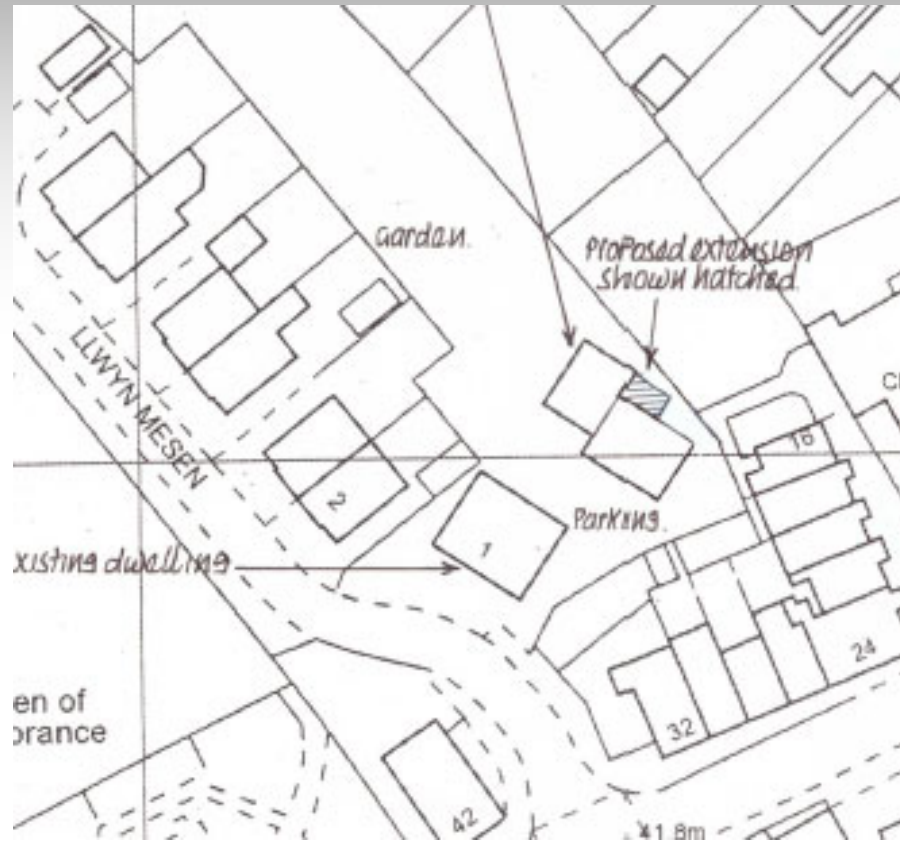
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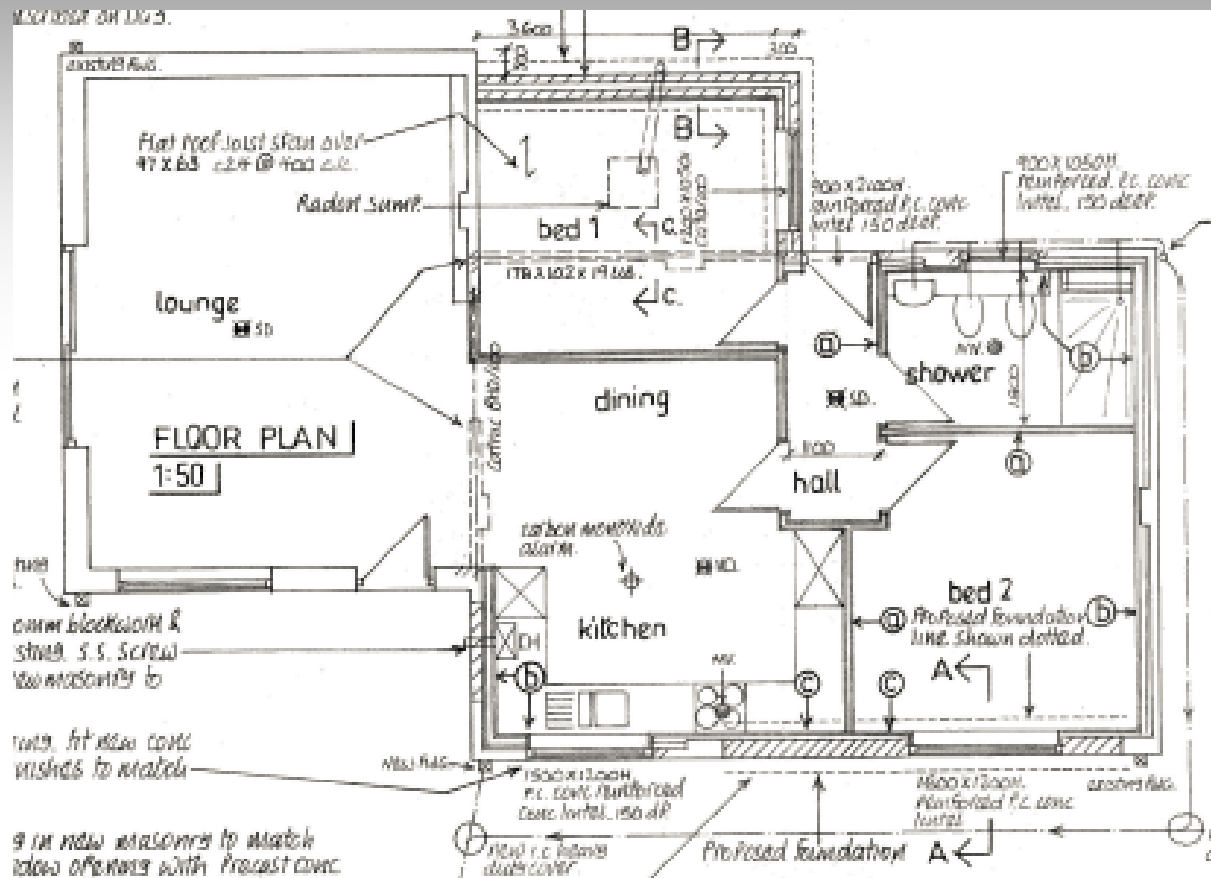




Site location plan

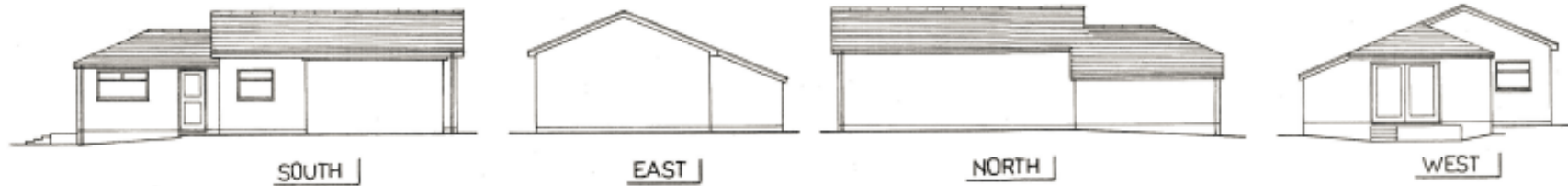
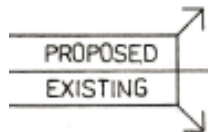
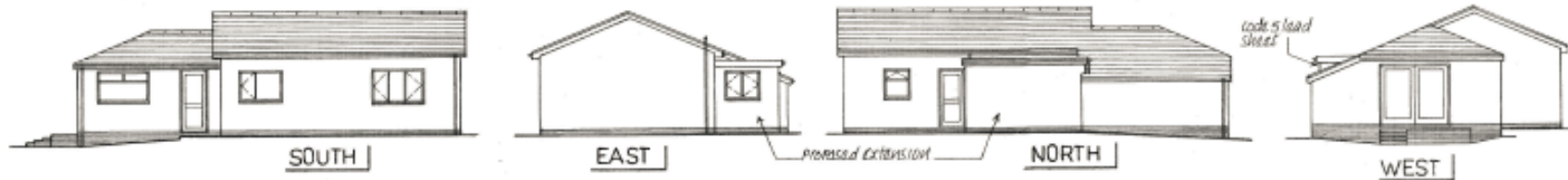


Proposed Site Plan



Proposed floor plan

Pressed External finishes.
Fitted roofs. Profiled dark red interlocking concrete tiles retained as existing.
Flat roof. Grey sintered ply rubber or fibreglass system with upvc fascias etc. to match existing.
Walls. Painted render and facing brick Plinth to match existing.
Doors and windows white upvc double glazed units to match existing.



Existing and proposed elevations



Existing site photograph showing garage to be converted to rear of dwelling.

WARD : Prestatyn Meliden

WARD MEMBER(S): Cllr Peter Evans (c)

APPLICATION NO: 43/2021/1279/ PF

PROPOSAL: Alterations and extension to existing outbuilding to form annex accommodation ancillary to existing dwelling and associated works

LOCATION: 1 Llwyn Mesen Meliden Prestatyn

APPLICANT: Mr Peter Evans

CONSTRAINTS: Article 4 Direction

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

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Application submitted on behalf of County Councillor

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL
No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
- Highways Officer
Response awaited to be reported on Addendum Report /Late Sheets

RESPONSE TO PUBLICITY: No representations received.

EXPIRY DATE OF APPLICATION: 15/02/2022

REASONS FOR DELAY IN DECISION (where applicable):

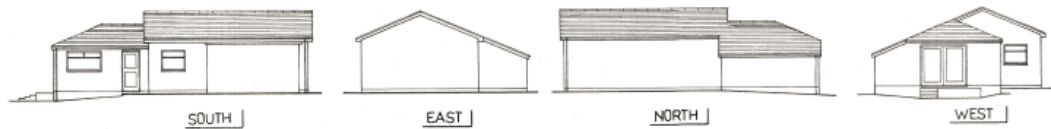
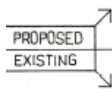
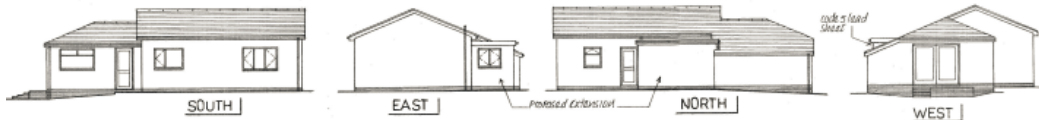
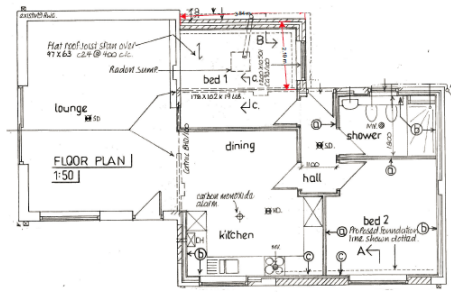
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes alterations and extension to an existing outbuilding to form annex accommodation at 1 Llwyn Mesen in Meliden.
- 1.1.2 The outbuilding would be converted to a two bedroom annex. An extension is proposed to facilitate the conversion, projecting 2.1 metres from the north/ rear of the outbuilding with a width of 3.9 metres. Other alterations proposed include blocking up the existing garage/entrance to the building and installation of new doors and windows.
See plans snip *not to scale



1.2 Description of site and surroundings

- 1.2.1 The dwelling is located to the northern side of to the junction of Llwyn Mesen and Ffordd Talargoch in the centre of Meliden.
- 1.2.2 It is a two storey detached dwelling which occupies a large curtilage stretching northwards to the rear of the adjacent dwellings on Llwyn Mesen.
- 1.2.3 The outbuilding is located to the rear of the dwelling and is currently used as an ancillary building/ store with an open front on the eastern side.
See Google maps snip* outbuilding to the rear right hand side of the dwelling



1.3 Relevant planning constraints/considerations

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

1.4 Relevant planning history

1.4.1 Permission was granted in 2002 for the erection of the dwelling and a double garage.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 A justification statement has been submitted alongside the application which sets out the Applicants intentions for the use of the annex, which is to accommodate two generations of the family on site.

1.6.2 The justification statement also confirms that if the Local Planning Authority were minded to grant planning permission the Applicants would accept a condition to restrict the use of the annex as ancillary accommodation to the dwelling

2. DETAILS OF PLANNING HISTORY:

2.1 No recent planning history of relevance.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

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: Parking Requirements in New Developments

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Government Policy / Guidance

Planning Policy Wales Edition 11 February 2021

Development Control Manual (2016)

Future Wales – The National Plan 2040

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.

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.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and 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.

SPG Residential Development Para 6.401 states in relation to Granny Flat Extensions/ Annexes: these are an option for families who wish to look after relatives within the family home, yet retain a degree of independence. Annex accommodation could take the form of an extension to the house or the conversion of a garage. These should form part of the same 'planning unit' i.e. share the same access, parking area and garden. Careful attention will be paid to the layout, design and physical relationship between the house and flat. The Council will wish to avoid the creation of two separate dwellings and will attach conditions to any planning permission for annex accommodation to prevent this occurring.

In relation to the SPG criteria; the annex would be accommodated within an existing garage, albeit with a small extension. The access, parking and garden would remain as existing and would be shared. The annex is sited in close proximity to the existing dwelling, as such it would be unsuitable for use as an independent unit. Whilst Officers note the annex contains full living facilities and two bedrooms, which imply limited reliance on the main dwelling on a day to day basis, the proximity of the annex to the dwelling has to be given significant weight in the decision making for this case, as has the Agents justification and confirmation that the Applicants would accept a condition to control the use.

The assessment of the specific impacts of the development proposed is set out in the following sections.

4.2.2 Visual Amenity

Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made. Criteria ii) of Policy RD 3 requires that a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building. Criteria iii) of Policy RD3 requires that a proposal does not represent an overdevelopment of the site.

Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. Criteria vi) of Policy RD1 requires that development proposals do not 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 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 alterations and a small extension to an existing outbuilding to facilitate its conversion into an annex. As existing the outbuilding is subordinate to the original dwelling and with the addition of the extension would remain subordinate in overall scale.

The extension is proposed at the rear of the outbuilding, out of sight of from public vantage points. Owing to its modest scale and the siting would not impact on the visual amenity of the locality.

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.

There are no representations raising residential amenity issues.

The proposal would result in the creation of a two bedroom annex within the curtilage

of No. 1 Llyn Mesen. The existing outbuilding is a single storey structure and the extension would reflect this with a flat roof. The main habitable room windows would face north or south-west into the site. There is a large curtilage serving the dwelling which extends north along the rear of the dwellings to the north of the site. The existing boundary treatments would not be effected by the proposal.

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 Access/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.

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.

The proposal would result in the creation of a two bedroom annex within the curtilage of No. 1 Llwyn Mesen. The existing dwelling is a three bedroom dwelling. The parking arrangements would remain as existing with parking and turning capacity for at 4 least cars. The parking standards advise that 3 spaces would be required for an equivalent size dwelling. The Highways Officer has been consulted and advised verbally that there is no objection to the scheme.

Having regard to the scale, location and layout of the proposed development, it is considered that the proposals would not have an unacceptable impact on highways safety. It 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 9th March 2027
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) Location Plan - Received 22 December 2021
 - (ii) Existing Floor Plan (Drawing No. DG1) - Received 22 December 2021
 - (iii) Proposed Floor Plan and Section (Drawing No. DG2) - Received 22 December 2021
 - (iv) Existing and Proposed Elevations (Drawing No. DG4) - Received 22 December 2021
 - (v) Existing Site Plan (Drawing No. DG5) - Received 22 December 2021
 - (vi) Proposed Site Plan (Drawing No. DG6) - Received 22 December 2021
 - (vii) Justification Statement - Received 22 December 2021
3. The annex accommodation hereby approved shall be used solely for purposes ancillary to the residential use of the dwelling known as 1 Llwyn Mesen only and shall not at any time be occupied as a separate residential unit.

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. For the avoidance of doubt and in the interests of residential amenity and highway safety.