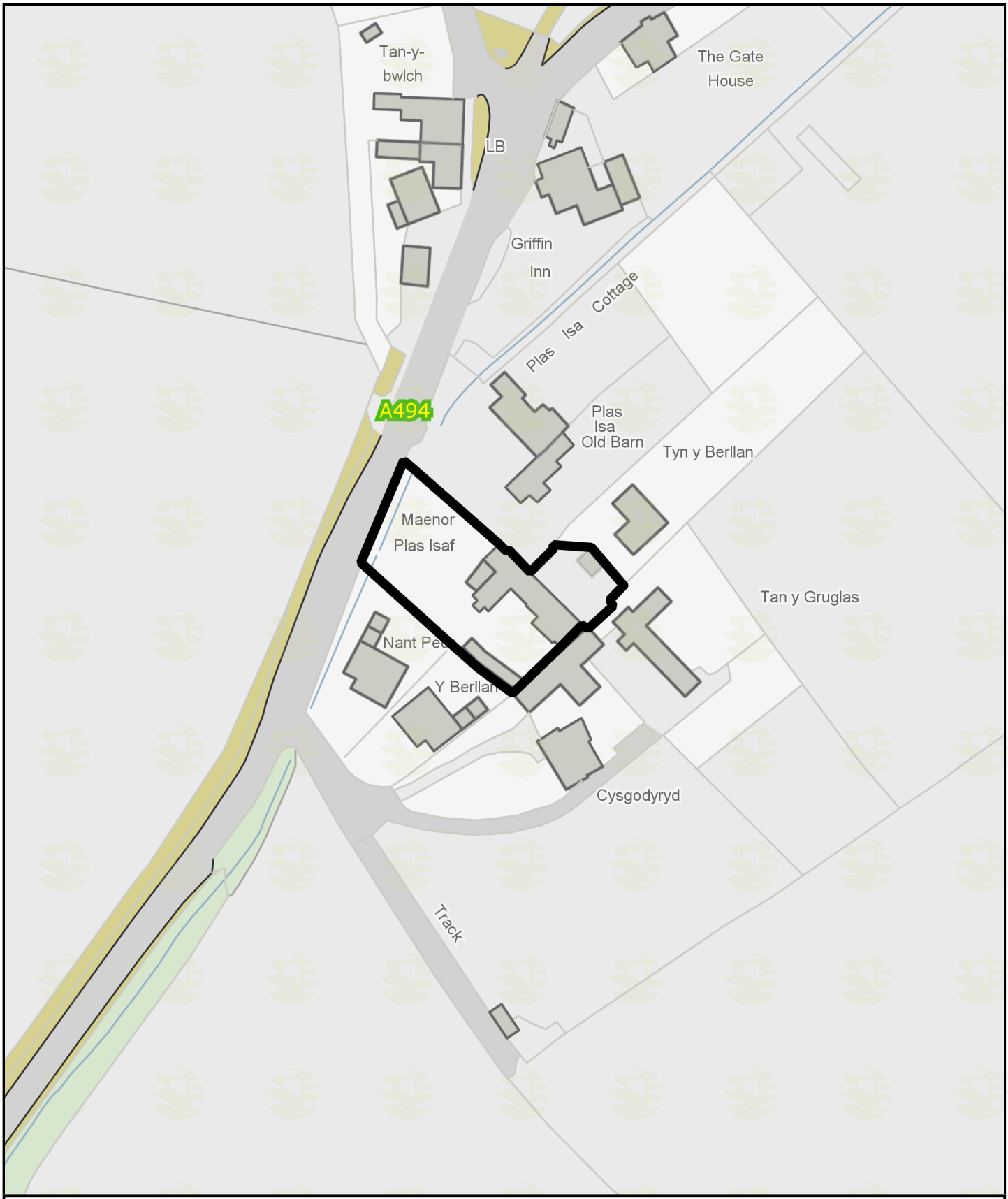


# 16/2022/0335

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# Views from main road & access

Front/side elevation

Visual illustration of rear elevation

Sarah Stubbs

| | |
|---|---|
| **WARD :** | Llanbedr Dyffryn Clwyd / Llangynhafal |
| **WARD MEMBER(S):** | Councillor Huw Williams |
| **APPLICATION NO:** | 16/2022/0335/ PF |
| **PROPOSAL:** | Erection of extension to side of dwelling to form ground floor garage with bedroom above |
| **LOCATION:** | Plas Isa Manor Llanbedr Dyffryn Clwyd Ruthin |
| **APPLICANT:** | John Lightfoot |
| **CONSTRAINTS:** | Within 67m Of Trunk Road<br>Listed Building<br>AONB |
| **PUBLICITY UNDERTAKEN:** | Site Notice - No<br>Press Notice - No<br>Neighbour letters - Yes |

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

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**
LLANBEDR DYFFRYN CLWYD COMMUNITY/TOWN COUNCIL
"*Llanbedr Dyffryn Clwyd Community Council object to subject planning application and plans on the grounds that because of the location, scale, form, materials and colour of the proposed extension the development would not be in keeping with the character of Plas Isa Manor and would result in harm to the heritage significance of this Grade II Listed building."*

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES:

AREA OF OUTSTANDING NATURAL BEAUTY JOINT ADVISORY COMMITTEE
No response received

CONSERVATION OFFICER
No Objections

**RESPONSE TO PUBLICITY:**
No representations received.

**EXPIRY DATE OF APPLICATION: 15/06/2022**

**REASONS FOR DELAY IN DECISION:** None

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 The application seeks plannng permission for the erection of an extension to the side of the dwelling of Plas Isa Manor in Llanbedr Dyffryn Clwyd.

1.1.2 The proposed extension comprises a pitched roof side extension to provide a double garage at ground floor level with a bedroom above. It is proposed to form a glazed access link from the original dwelling at first floor level and a glazed balcony to the

rear.

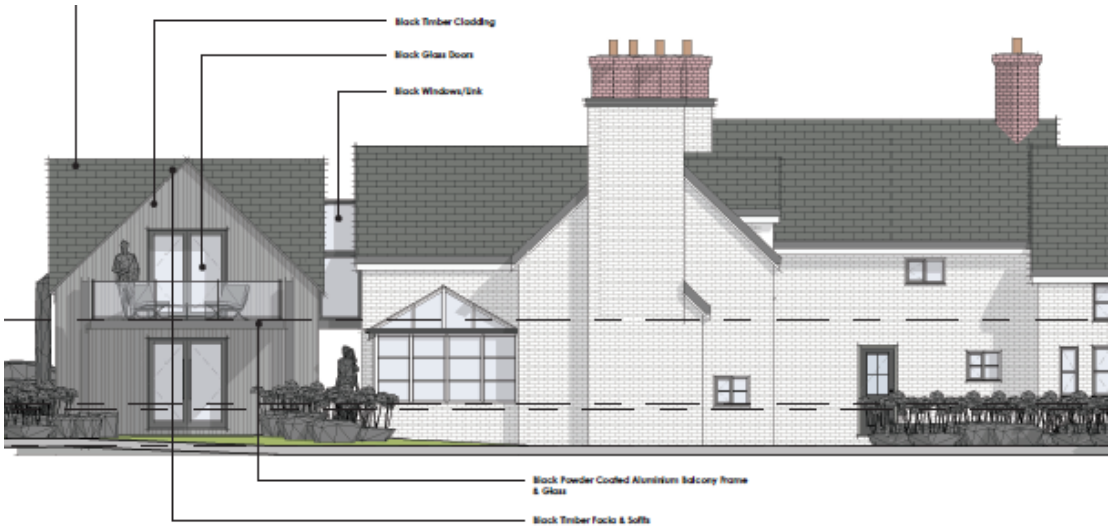
1.1.3 The extension would measure approximately 4.3m by 4.3m with a pitched roof height of approximately 4.2m.

1.1.4 The walls of the extension are shown to be black timber cladding with a welsh slated roof above the main extension. The first floor link would be glazed with a black aluminium frame. New windows and guttering are also shown to be black aluminium. The balcony to the rear of the extension would be black powdered aluminium and glass with all fascia boards and soffits shown to be black timber.

Proposed front elevation

- Front Elevation

Proposed rear elevation




Proposed - Rear Elevation

Proposed side elevation

Proposed - Side Elevation A

1.2 Description of site and surroundings

1.2.1 The property is a large 2 storey house located within the village of Llanbedr Dyffryn Clwyd and accessed off the main road.

1.2.2 The property is set back from the road and is screened from the road by a stone wall, some fencing and mature landscaping.

1.2.3 The property is located within a small courtyard with other dwellings including Plas Isa Cottage and Plas Isaf Old Barn. To the rear are newer properties 'Nant Pedr' and 'Y Berllan'.

1.3 Relevant planning constraints/considerations

1.3.1 The property is located within the development boundary of Llanbedr Dyffryn Clwyd.

1.3.2 The property is a Grade II Listed Building. The building was listed for its special interest as an early Tudor hall house with C17 and early C18 alterations, retaining good external and internal character (full listing detail included below in other relevant background information)

1.3.3 The property is also located within the Area of Outstanding Natural Beauty (AONB)

1.4 Relevant planning history

1.4.1 A corresponding Listed Building consent application has been submitted (following agenda item)

1.4.2 Planning permission and Listed Building consent was refused for the erection of a two storey side extension including first floor juliet balcony to the rear of the property in January 2022 (further detail provided below).

1.5 Developments/changes since the original submission

1.5.1 The agent has provided additional detail in relation to the external materials proposed

1.6 Other relevant background information

1.6.1 None

## 2. DETAILS OF PLANNING HISTORY:

2.1 16/2003/0749/PF Removal of existing veranda and erection of timber and double glazed garden room in connection with existing dwelling GRANTED 27th August 2003

16/2003/0750/LB Removal of existing veranda and erection of timber and double glazed garden room in connection with existing dwelling (listed building application) LISTED BUILDING CONSENT GRANTED 29th September 2003

16/2018/0903/PF Alterations to existing garage to form ancillary accommodation, formation of parking and associated works GRANTED 6th November 2018

16/2018/0904/LB Alterations to existing garage to form ancillary accommodation, formation of parking and associated works (Listed Building Application) LISTED BUILDING CONSENT GRANTED 13th November 2018

16/2019/0409/PF Demolition of existing outbuildings, erection of a new outbuilding and creation of additional parking GRANTED 23rd July 2019

16/2021/1135/PF Erection of two storey side extension including first floor juliet balcony to rear. REFUSED under delegated powers on 24th January 2022 for the following reason:-

*"It is the opinion of the Local Planning Authority, that having regard to the siting, scale and design of the proposed extension, the proposal would have a detrimental impact on the setting, character and appearance of the original dwelling which is a Grade II Listed Building. The proposal is therefore contrary to criteria i) of Policy RD 1, criteria ii) of Policy RD 3 and Policy VOE1 of the Denbighshire Local Development Plan, the advice and guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Notice 24: The Historic Environment."*

16/2021/1136/LB Erection of two storey side extension including first floor juliet balcony to rear (Listed Building Application) LISTED BUILDING CONSENT REFUSED under delegated powers on 24th January 2022 for the following reason:-

*"It is the opinion of the Local Planning Authority that the proposed extension by virtue of its siting, scale and design would adversely affect the setting, character and special architectural and historic interest of the Grade II Listed Building. The proposal is therefore considered to be in conflict with Policy VOE1 in the Local Development Plan, the advice and guidance in Planning Policy Wales Edition 11 (2021) and Technical Advice Note 24: The Historic Environment."*

## 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 VOE1 –** Key areas of importance
**Policy VOE2** – Area of Outstanding Natural Beauty and Area of Outstanding Beauty
**Policy VOE5 –** Conservation of natural resources
**Policy ASA3** – Parking standards

Supplementary Planning Guidance
Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of

Outstanding Natural Beauty
Supplementary Planning Guidance Note: Planning for Dark Skies – SPG for lighting in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty
Supplementary Planning Guidance Note: Listed Buildings
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 including impact on Listed Building and Area of Outstanding Natural Beauty (AONB)
4.1.3 Residential amenity

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.

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

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 including impact on Listed Building and Area of Outstanding Natural Beauty (AONB)

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.

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

Local Development Plan Policy VOE 2 Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

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.

Planning Policy Wales (PPW 11) Section 6 ‘Distinctive and Natural Places’ refers specifically to the need to ensure the character of historic buildings is safeguarded from alterations, extensions, or demolition that would compromise their special

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

A representation on the visual amenity impacts have been made by the Community Council who have raised an objection on the basis of the impact of the proposal on the Grade II Listed building, and considers that the location, scale, form, materials and colour of the proposed extension would not be in keeping with the character of Plas Isa Manor.

A separate application for Listed Building consent has been submitted (item follows on the agenda) and the Conservation Officer has been consulted and provided detailed comments.

The proposal is for the erection of an extension to the side of the dwelling comprising a pitched roof extension to provide a double garage at ground floor level with a bedroom above. It is proposed to form a glazed access link from the original dwelling at first floor level and a glazed balcony to the rear. The walls of the extension are shown to be black timber cladding with a welsh slated roof above the main extension. The first floor link would be glazed with a black aluminium frame. New windows and guttering are also shown to be black aluminium. The balcony to the rear of the extension would be black powdered aluminium and glass with all fascia boards and soffits shown to be black timber.

It is acknowledged that the proposal is contemporary in style however it has been designed in way so that it is detached from the main listed house and maintains visibility of the original gable wall and form of the listed building. There is a clear break (apart from a minimal glazed link) between the original property and the extension which breaks up the length of the principle elevation and allows the extension to read as a standalone building. It is therefore considered that the traditional form of the original property has been maintained and the extension is subservient to the main house being set back from the front elevation and a lower ridge height.

The materials proposed are considered to complement the existing house with the black painted timber cladding contrasting well with the white painted walls and black painted joinery of the house.

Therefore 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, the listed building or the character and appearance of the AONB.

The proposal would be in general compliance with the tests in the policies and guidance referred to above.

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 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 40m$^2$ 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 the erection of an extension to the side of the dwelling comprising a pitched roof extension to provide a double garage at ground floor level with a bedroom above. It is proposed to form a glazed access link from the original dwelling at first floor level and a glazed balcony to the rear. The external walls of the extension are shown to be black timber cladding with a welsh slate roof above the main extension. The first floor link would be glazed with a black aluminium frame. New windows and guttering are also shown to be black aluminium. The balcony to the rear of the extension would be black powdered aluminium and glass with all fascia boards and soffits shown to be black timber.

Having regard to the siting of the proposed extension and to the relationship, distances and also screening along the rear boundary with the properties to the rear of the site (Nant Pedr and Y Berllan) it is not considered that the proposal would cause any adverse residential amenity impacts. The property itself has a large garden area and sufficient amenity and parking areas would remain within the site.

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 15th June 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) Existing front & side elevations plan (drawing number EX04 Rev A) received 5 April 2022
(ii) Existing ground floor plan (drawing number EX02 Rev A) received 5 April 2022

(iii) Existing first floor plan (drawing number EX03 Rev A) received 5 April 2022
(iv) Existing rear & side elevations plan (drawing number EX05 Rev A) received 5 April 2022
(v) Proposed ground floor plan (drawing number PL02 Rev B) received 5 April 2022
(vi) Proposed first floor plan (drawing number PL03 Rev B) received 5 April 2022
(vii) Proposed front & side elevations (drawing number PL04 Rev C) received 12 May 2022
(viii) Proposed rear elevation (drawing number PL05 Rev C) received 12 May 2022
(ix) Proposed site plan (drawing number PL01 Rev B) received 5 April 2022
(x) Location plan (drawing number EX01 Rev A) received 5 April 2022
(xi) Heritage Impact Statement received 5 April 2022
(xii) Image A (drawing number PL06 Rev A) received 5 April 2022
(xiii) Image B (drawing number PL07 Rev A) received 5 April 2022
(xiv) Image C (drawing number PL08 Rev A) received 5 April 2022

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.