

21/2021/1049



 **Graddfa / Scale:** 1:1250

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Rev. No.	Date	Rev.	By	CHK

PLANNING

Title	1:1250 @ A3	Date	18.04.21	Drawn by	JWS	CHK	JTB
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Project Title	Heatherbank		
Client	Mr & Mrs Dermody		
Drawing Title	Location Plan		
Project No.	BA2642	Drawing No.	PL-001

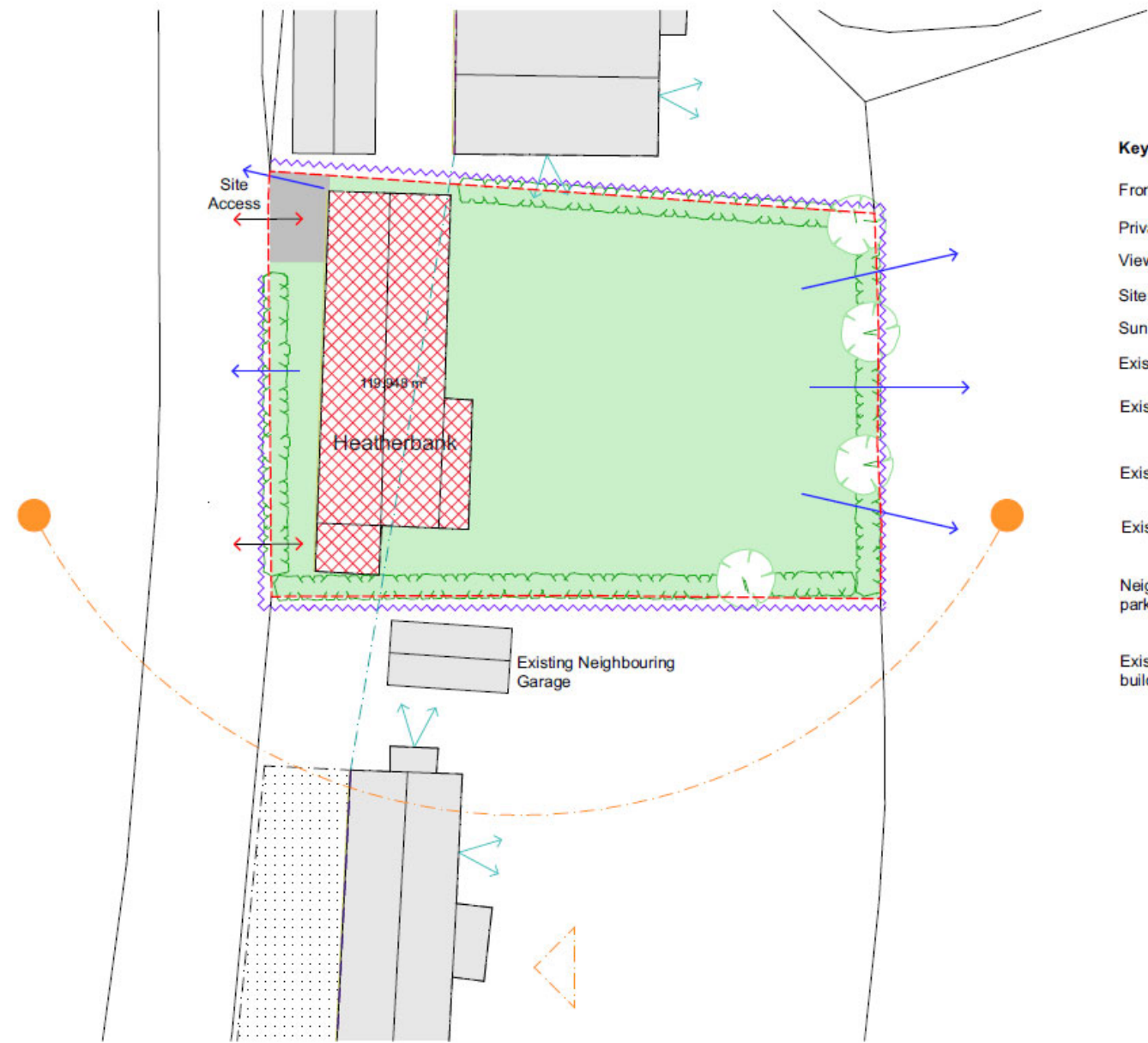
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Key:

- Frontages:
- Privacy:
- Views into site:
- Site: Views
- Sun path:
- Existing boundary:
- Existing tree:
- Existing hedge:
- Existing structure:
- Neighbouring parking/access:
- Existing building line:

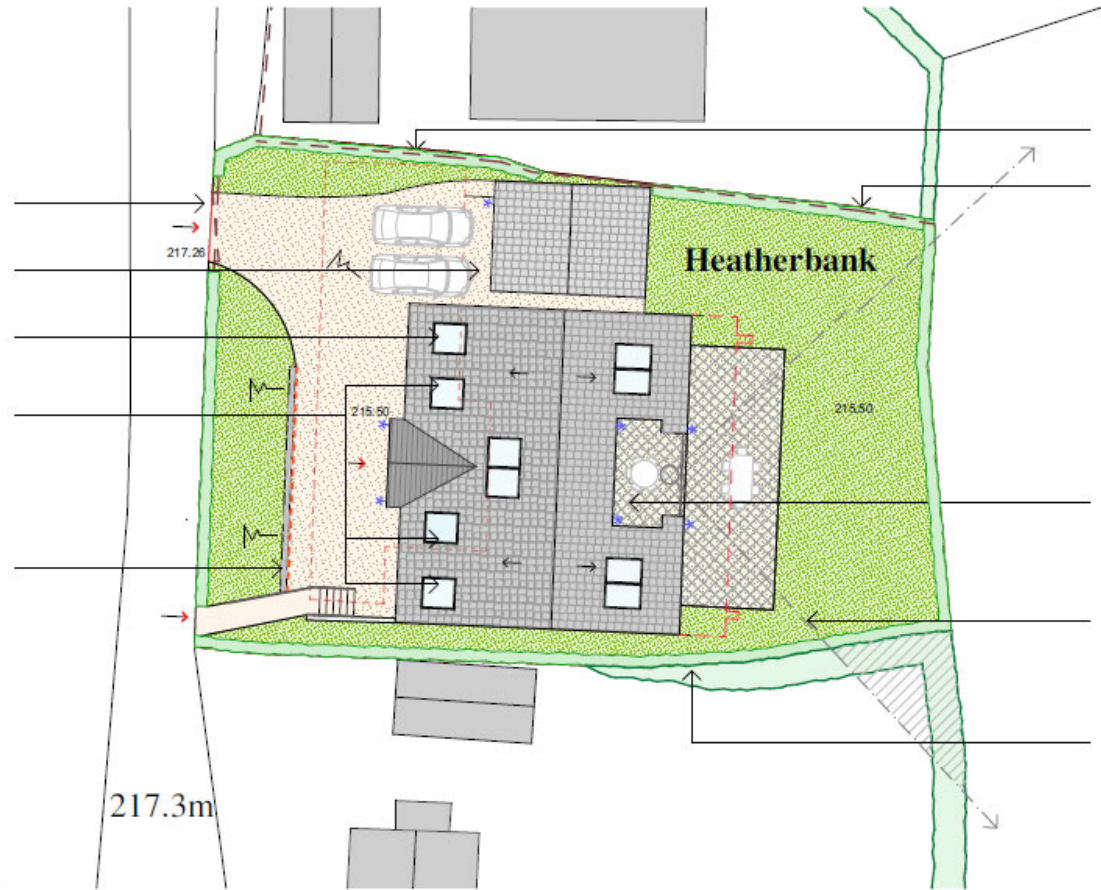


SCALE BAR 1:200
 0 1 2 3 4 5 6 7 8 9 10
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Rev.	No.	Date	Rev.	By	CHK.
PLANNING					
Scale:	1:200 @ A3	Date:	16.08.21	Drawn by:	JWS
				CHK:	JTB
base.					
ARCHITECTS					
Project Title: Heatherbank					
Client: Mr & Mrs Demody					
Drawing Title: Site Constraints Plan					
Project No.:	BA2842	Drawing No.:	PL-003	Revisions:	
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- Existing access to be retained
- Proposed attached garage to provide parking for 2 no. cars to include EVC points
- Proposed openable rooflights to master en-suite
- Proposed openable rooflights to provide internal balcony space
- Proposed low-level retaining wall



- Existing boundary hedge to be retained
- Existing close-boarded boundary fence to be supplemented with additional planting
- Proposed first floor inset balcony to provide distance views without impacting neighbouring amenity.
- 21m view from proposed first floor balcony.
- Existing boundary hedge to be retained

Key:

- Footprint of previous proposal
- Mown grass
- Permeable paving - finish to be agreed
- Permeable driveway - self bound gravel or similar.
- * External downlight affixed to proposed dwelling
- Strip downlight affixed to the underside of wall capping.
- 1100mm metal balustrade

Any areas of new/infill hedgerow to be formed from a mix of native species, such as Cherry Plum, Goat Willow, Holly, Blackthorn etc.



C	21.08.20	Approved in line with revised plans from A2000 and discussion of all issues in Plan	JMS	JMS
R	15.07.20	Drawn (A2000) to comply with the Building Regulations (2010)	JMS	JMS
A	22.02.20	Drawn (A2000) to comply with the Building Regulations (2010)	JMS	JMS
Rev. No.	Date	Rev.	By	CHK.

PLANNING			
Scale	1:200 @ A3	Date	16.06.20
Drawn by	JMS	CHK.	JMS
base ARCHITECTS			
Project No.	Heatherbank		
Client	Mr & Mrs Demody		
Drawing No.	Proposed Block Plan		
Project No.	BA2842	Drawing No.	PL-004
Revision	C		
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D	21.08.20	As issued to the client with revised contract documents for the proposed development.	2000	JTS
C	19.07.20	Approved by the client for the proposed development.	2000	JTS
B	13.06.20	Approved by the client for the proposed development.	2000	JTS
A	02.06.20	Approved by the client for the proposed development.	2000	JTS

PLANNING

Scale:	1:100 @ A3	Date:	18.06.21	Drawn by:	JWS	Check:	JTS
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base.
ARCHITECTS

Project No:	Heatherbank				
Client:	Mr & Mrs Demody				
Drawing Title:	Proposed Ground Floor Plan				
Project No:	BA2842	Drawing No:	PL-005	Revision:	D

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SCALE BAR 1:100



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- 2100mm head height
- 1800mm head height
- 1500mm head height



D	21.02.22	Approved in line with amended contract terms (A2021) and discussion with client's team	2022	JTB
C	15.02.22	Approved in line with amended contract terms (A2021) and discussion with client's team	2022	JTB
B	12.02.22	Approved in line with amended contract terms (A2021) and discussion with client's team	2022	JTB
A	22.02.22	Approved in line with amended contract terms (A2021) and discussion with client's team	2022	JTB

PLANNING			
Date:	15.02.21	Drawn by:	JTB

Project Title: Heatherbank

Client: Mr & Mrs Dermody

Drawing Title: Proposed First Floor Plan

Project No.: BA2842	Drawing No.: PL-006	Revision: D
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SCALE BAR 1:100



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- ▣ Indicative bat box position - 1FR Schwegler Bat Tube, Beaumaris Woodstone Bat Box or similar - min. 4m from external ground level
- ▣ Indicative bird box position - woodcrete or woodstone - Schwegler Type IB, No. 18 Schwegler Swift Box or similar - min. 4m from external ground level



Horizontally laid timber cladding



Charred timber to inset balcony



Silicone render with standing seam roof

#	18.10.20	Amended garage roof to the left neighbour comments	2000	JTS
D	21.08.20	Amended to the left with revised comments from ACMB and discussion with local officer	2000	JTS
C	18.07.20	Amended to the left with site comments from case officer and ACMB	2000	JTS
B	15.04.20	Amended to the left with revised comments to reduce scale and height impact on the ACMB	2000	JTS
A	09.03.20	Amended to the left with revised comments	2000	JTS

Rev. No. Title Rev. No. Title

PLANNING

Rev.	1.100gA3	Date	18.06.21	Drawn by	JWS	Chk.	JTS
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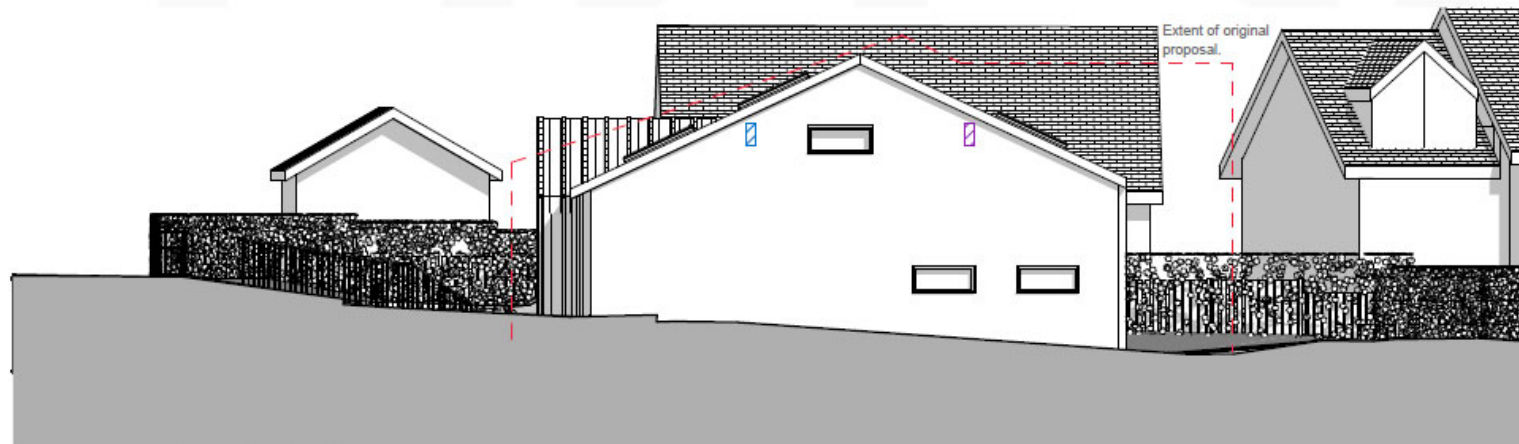


Project Title	Heatherbank		
Client	Mr & Mrs Dermody		
Drawing Title	Proposed Elevations		
Project No.	BA2842	Drawing No.	PL-008
Revision	E		

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Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100

SCALE BAR 1:100



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- ☑ Indicative bat box position - 1FR Schwegler Bat Tube, Beaumaris Woodstone Bat Box or similar - min. 4m from external ground level
- ☑ Indicative bird box position - woodcrete or woodstone - Schwegler Type IS, No. 18 Schwegler Swift Box or similar - min. 4m from external ground level



Horizontally laid timber cladding



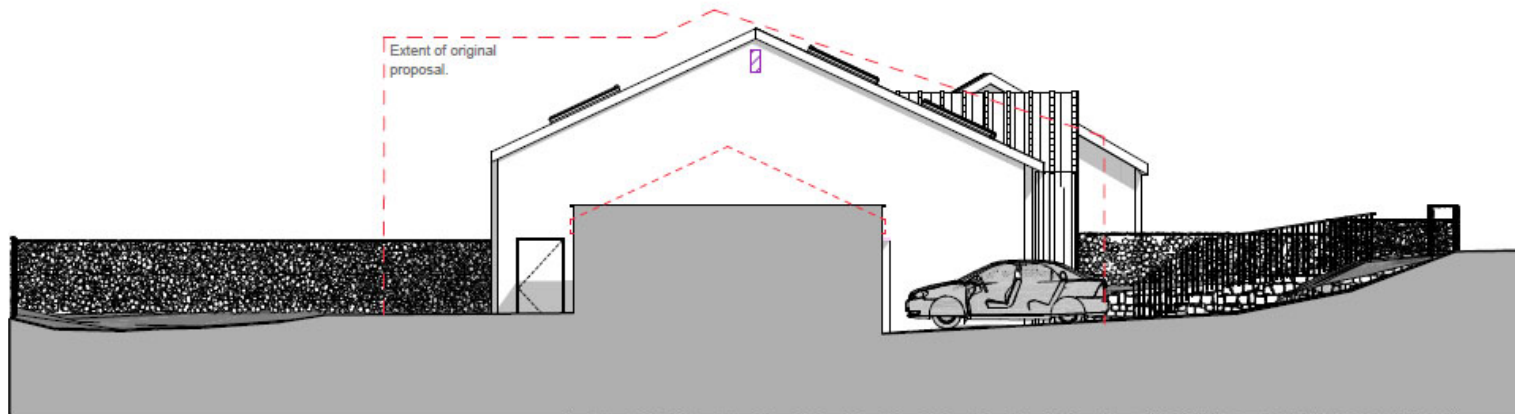
Charred timber to inset balcony



Silicone render with standing seam roof



Proposed Front Elevation
1:100



Proposed Side Elevation
1:100

18.11.21	Approved in line with discussions with case officer	JWS	JTS
21.08.21	Approved in line with revised comments from ACMB and discussions with case officer	JWS	JTS
18.07.21	Approved in line with the comments from case officer and ACMB	JWS	JTS
18.04.21	Approved in line with the comments from case officer and ACMB	JWS	JTS
18.03.21	Approved in line with the comments from case officer and ACMB	JWS	JTS
Rev. No.	Date	By	CHK

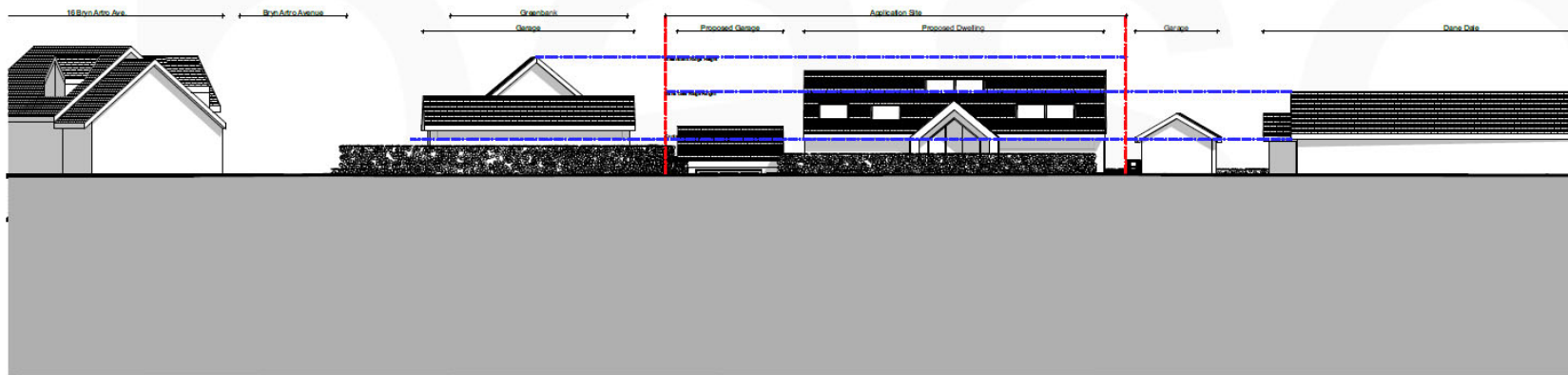
PLANNING			
Scale	Date	Drawn by	CHK
1:100@A3	18.08.21	JWS	JTS
base ARCHITECTS			
Project Title: Heatherbank			
Client: Mr & Mrs Dermody			
Drawing Title: Proposed Elevations			
Project No:	Drawing No:	Revision:	
BA2842	PL-007	E	

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SCALE BAR 1:100



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SCALE BAR 1:200

Rev.	No.	Date	By	CHK.
PLANNING				
Scale:	1:200 @ A3	Date:	Drawn By:	CHK.
			JWS	JTS
base.				
ARCHITECTS				
Project Title:	Heatherbank			
Client:	Mr & Mrs Dermody			
Drawing Title:	Context Elevation			

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Key:

- Existing dwelling
- Footprint of previous proposal
- Single-storey structure
- 1.5-storey structure
- Two-storey structure
- Principle elevation
- Two-storey elevation



SCALE BAR 1:500



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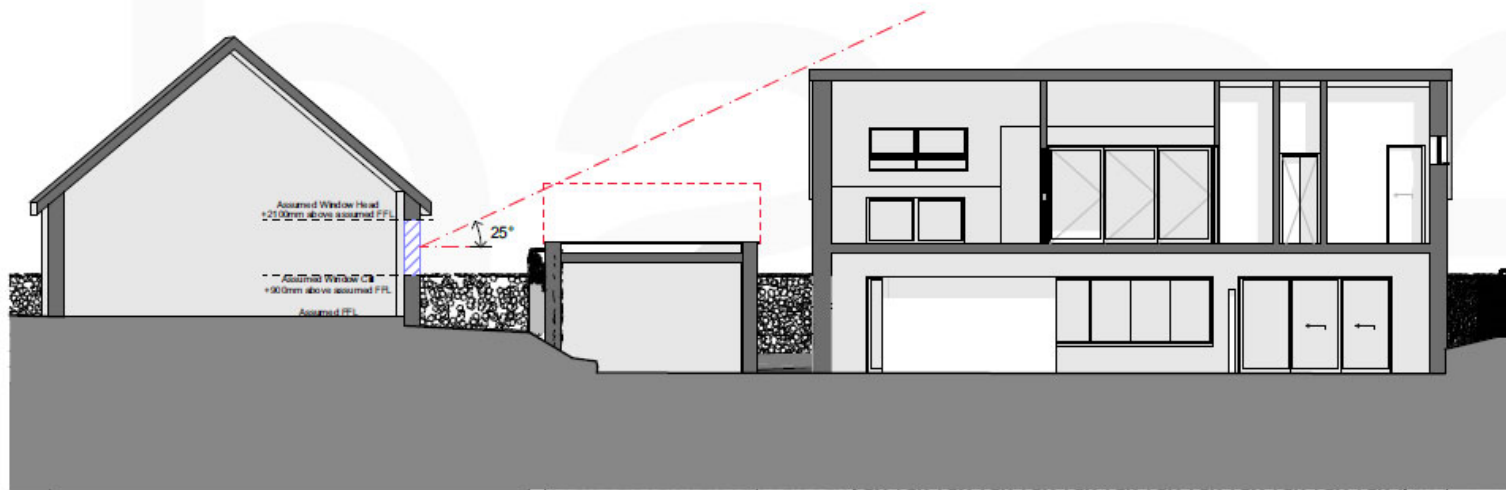
Rev	Chg	By	Dtg

PLANNING

Scale:	1:500 @ A3	Date:	21.09.22	Drawn by:	JWS	Chk:	JTS
base ARCHITECTS							
Project Title:	Heatherbank						
Client:	Mr & Mrs Demody						
Drawing Title:	Local Context - Missing						
Project No.:	BA2842	Drawing No.:	PL-013	Revision:	-		

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P	06.11.20	Assume to be with user office contents.	JWS	JTS
R	18.02.20	Assume to be with user office contents.	JWS	JTS
D	21.08.20	Assume to be with user office contents.	JWS	JTS
Rev No.	Date	Rev.	By	CHK

PLANNING

Rev.	1:100@A3	Date	10.08.21	Drawn by	JWS	CHK	JTS
base. ARCHITECTS							
Project No.	Heatherbank						
Client	Mr & Mrs Demody						
Drawing Title	Proposed Section						
Project No.	BA2842	Drawing No.	PL-009	Revision	F		

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#	18.12.21	Approved in line with observations with issue office.	JWS	JTS
D	21.08.21	Approved in line with revised comments from ACMB and observations with issue office.	JWS	JTS
C	18.07.21	Approved in line with all site comments from issue office and ACMB.	JWS	JTS
R	12.04.21	Approved in line with all revised comments to include work and material related to the ACMB.	JWS	JTS
A	20.02.21	Approved in line with the ACMB comments.	JWS	JTS

PLANNING

Task	NTS@A3	Date	18.06.21	Drawn by	JWS	CHK	JTS
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base. ARCHITECTS		
Project Title Heatherbank		
Client Mr & Mrs Dermody		
Drawing Title Proposed 3D Views		
Project No. BA2842	Drawing No. PL-010	Revision E

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WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER(S): Councillor Huw Williams

APPLICATION NO: 21/2021/1049/ PF

PROPOSAL: Erection of a replacement dwelling and associated works

LOCATION: Heather Bank, Llanferres, Mold CH7 5SF

APPLICANT: Paul Dermody

CONSTRAINTS: Phosphorus Sensitive SAC
AONB

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 – 4 or more objections received

CONSULTATION RESPONSES:

COMMUNITY COUNCIL

Support.

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

“The Joint Committee feel that the scale and mass of the replacement dwelling seems out of character with the character of the neighbouring properties. A more moderate single story property would be more appropriate on this small plot. No details of external lighting are shown but the committee would recommend that a condition be attached to any permission requiring submission of further details to ensure that any lighting is designed and specified to conserve the AONB’s dark sky and nocturnal wildlife”.

NATURAL RESOURCES WALES

No objection to the proposed development - provide the following advice:

Designated Landscapes: Our advice relates to the potential landscape and visual impacts in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB), which the application site lies within. The site lies within an area of lowland which forms an important setting for the hills of the Clwydian Range.

The site is located in a small group of houses that lie along the east side of a minor road that passes along the base of the east-facing slopes of the main Clwydian Range. The nearby A494 bypasses this group to the south-east. The proposed development comprises a detached two-storey dwelling, replacing an existing single-storey dwelling. The site slopes away from the road allowing the proposed development to sit at a lower level in relation to the road. Therefore, although two-storied, the roofline would be at a similar level to the single-storey houses on either side. The large windows of the upper storey are set back under gables which will reduce the likelihood of conspicuous reflected sun-light or night-time light spillage. Dark grey roof and cladding for the upper storey are proposed.

The scale and design of the proposed development means that it would be very unlikely to have any landscape impacts beyond the site itself. The new building would be close to the southern boundary hedge and require excavation, which is likely to have an adverse effect on the hedge. Therefore, these hedges should be protected and replaced as necessary.

Having reviewed the proposals we note that the concerns expressed at the pre-application stage have been addressed in regard to rooflines and materials. We therefore consider the proposed development appropriate for its location in the AONB. Views to the site are limited to the immediate vicinity. The existing boundary hedges would partially screen the proposed development and therefore should be protected from unnecessary damage during construction. Protected Species: We have reviewed the Preliminary Bat Roost Assessment (Prestwood. W. 2022. Arbor Vitae) and note the conclusion:

"The structure provides 'negligible' potential as a bat roost and there is no evidence to suggest that bats are using it. The structure of the house provides no external crevice roost sites or access to internal spaces. The proposed demolition works will have no impact upon bat species or their roosting sites. No further survey work is needed and therefore a European Protected Species Mitigation Licence will not be needed for works to proceed."

We therefore have no further comment in relation to this aspect. Please consult us again if any further information shows that this is no longer a lower risk case.

Foul Drainage and Protected Sites: We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. However, recognising the specific nature of the application submitted (replacement dwelling), providing you are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Please re-consult us if you consider the proposals would constitute an increase in the amount of phosphorus entering the catchment.

DWR CYMRU / WELSH WATER

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We can advise that Maes-Y-Groes WwTW does not have a phosphate permit. This matter will need to be considered further by the local planning authority.

Should it be determined that SAB consent is not required, we request that if you are minded to grant Planning Consent for the above development that the following Conditions & Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system. Reason: 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.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

-Highways Officer

No objection.

County Ecologist

'Recommend that this application is rejected until at least 3 emergence/return to roost bat surveys have been completed, and a report detailing their results has been submitted to the Local Planning Authority for review'.

Flood Risk Engineer

The above planning application will require SAB approval.

RE-CONSULTATION RESPONSES:

COMMUNITY COUNCIL

The council has no objection to the revised plans for this dwelling.

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE

2nd Response

'Whilst the Joint Committee raise no objections in principle to a replacement dwelling, the proposed scale and mass of the proposed development does not respond to the site context and does not relate to the form and scale of neighbouring dwellings. The Joint Committee acknowledge that the applicant has attempted to reduce the ridge height but given its proportions the new dwelling would remain highly conspicuous within the landscape and would be visually prominent in comparison with surrounding development. Whilst the design and use of materials are acceptable there are concerns regarding the overall mass and scale of the dwelling which would detract from the character and appearance of the AONB'.

3rd Response

'The amended plans have significantly reduced the mass of the replacement dwelling. It now sits more comfortably on the site and improves the relationship with other dwellings nearby. As a result of these changes the Joint Committee do not consider it would adversely impact upon the AONB. Conditions should be imposed to protect and retain the existing rear boundary hedge as well as a condition requiring further landscaping/planting along the rear boundary of the site'.

NATURAL RESOURCES WALES

2nd Response

No objection to the proposed development

3rd Response

'We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching a condition in relation to protected species to any planning permission granted and including the document identified below in the approved plans and documents condition on the decision notice:

Approved document: Phase II Bat Activity Survey by Arbor Vitae dated 17/08/2022

Please note, without the inclusion of this condition and document, we would object to this planning application. Further details are provided below.

Protected Species: We have reviewed the Phase II Bat Activity Survey by Arbor Vitae dated 17/08/2022 submitted in support of the above application. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We advise that the proposed development is not likely to harm or disturb bats or their breeding sites and resting places at this site, provided the Phase II Bat Activity Survey report is included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

We also note that the Phase II Bat Activity Survey states that: "Any increase in external lighting could have an impact on bat foraging behaviour in the vicinity of the garden. This can be mitigated by the adoption of a nocturnal wildlife-friendly external lighting system" and we concur with the comments provided by your Ecologist dated 20/10/22 regarding this. We therefore advise that the following condition should be attached to any planning permission for this scheme to ensure appropriate avoidance and mitigation measures. Provided those measures are implemented, we do not consider that the proposed development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Condition: Planning permission should include an external lighting/internal light spillage assessment and plans compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

Please consult us again if any further information shows that this is no longer a lower risk case'.

DWR CYMRU / WELSH WATER

2nd Response
No additional comments.

3rd Response
No additional comments.

HIGHWAYS
2nd Response
No additional comments.

3rd Response
No additional comments.

COUNTY ECOLOGIST

Recommend the following conditions to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales, Edition 11.

- 1) The new building must contain provision for roosting bats and nesting birds, in line with recommendations made in section 7 of the Ecological Assessments.
- 2) An external lighting/internal light spillage scheme, designed to avoid negative impacts on bats, must be submitted and approved in writing by the LPA.
- 3) A detailed landscaping scheme designed to deliver a net benefit for biodiversity, must be submitted to, and approved in writing by, the Local Planning Authority. This must include a species list for the new planting, and only feature species of known benefit to wildlife. No species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) should be included in the planting list.

Note to applicant: It is preferable to incorporate features within the structure of the proposed new building as these are discrete, maintenance free, and ensure the building remains suitable for protected species in perpetuity. Boxes such as the 1FR Schwegler Bat Tube, Habitat Bat and Bird Boxes, and Bird Brick Houses are all designed to be integrated into new builds.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

M & A Sparks, 1 Bryn Atro Avenue, Tafarn y Gelyn
Chris Roose, Dane Dale, Tafarn y Gelyn,
James Harris, 12 Bryn Artro Avenue, Tafarn-y-Gelyn,
Nick Lennon, 16 Bryn Atro Ave, Tafarn Y Gelyn,
Paul Givelin, Greenbank, Bryn Atro Avenue, Tafarn y Gelyn
David and Jane Clough, Bryn Celyn, Tafarn y Gelyn,

Summary of planning based representations in objection:

Visual amenity/Impact on AONB:

Concerns are raised that a two storey dwelling is out of character with the site sitting between two existing bungalows in terms of height and size and that the massing of proposed building in relation to existing unacceptable and should not project forward of the 'building line'. The choice of materials does not reflect existing materials in the area. The design of the porch is considered to be out of character with the area. Use of downlights would undermine the Dark Skies initiative.

Further details required in relation to site levels and proposals to retain/enhance hedging/site boundaries.

The proposal would have an adverse impact on the character of the area and the surrounding AONB

Residential amenity:

Concerns have been raised regarding the balcony on the East elevation which would cause overlooking of agricultural field and neighbouring properties

Privacy in garden to south might be compromised with a two storey dwelling, especially with the proposal being sited so close to southern boundary.

The proposed dwelling would overlook the whole of Bryn Atrio Avenue.

The scale of the dwelling would be imposing and overbearing on neighbouring properties.

Given the size, position and height of the proposed dwelling, concerns are raised about the potential loss of light, loss of outlook, and loss of privacy.

Concern is raised regarding the detached garage and its potential impact on light to neighbouring properties. One of the plans show 25 degrees but this is taken from above the window. The garage is directly on the boundary. Both the house and garage will have a huge impact on sunlight in the garden as it is so close and it's south of our property.

Highways/ construction:

Concern is raised regarding the impact of the construction traffic on highway safety given the narrowness of the lane.

Concern is also raised that the proposed changes in ground levels would require large volumes of excavated material to be removed from site, with consequent noise, disturbance and lorry movements.

Land stability:

Concerns are raised regarding the potential implications of the ground level changes on neighbouring properties.

EXPIRY DATE OF APPLICATION: 29/03/2022

EXTENSION OF TIME AGREED: 16/12/22

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposed development is for the demolition of the existing single storey bungalow and its replacement with a one and a half storey dwelling. The dwelling would be relocated within the plot as the existing dwelling is directly adjacent to the front hedge and has no existing parking or turning area (other than the garage).
- 1.1.2 The proposed dwelling would include a living room, kitchen-diner, Office/gym and utility/workshop at ground floor with three bedrooms at first floor. There would be a central porch at the front that would provide some glazing to the hall at ground floor and first floor. Other windows at first floor all consist of roof lights at the front. On the rear elevation there two sets of patio doors onto a terrace area with a large central window. At first floor there would be a central balcony that would sit within the roof

slope (which would prevent visibility to either side) and some low level (ground based) windows with roof lights.

- 1.1.3 The proposed dwelling would be 12m x 13.5m. It would be 3.3m to the eaves and 6.7m to the ridge. The site levels slope down from the east to the west and the property would be moved back and set at a lower level than the existing bungalow. With this in mind, the ridge would be set below the property to the north (which is also one and a half storeys and only slightly higher than the bungalow to the south. This can be seen on the street scene plan.
- 1.1.4 A detached garage is proposed to the north of the proposed dwelling. This has been re-designed to have a flat roof to prevent any impacts upon the neighbour. Due to the lower site levels, the flat roof would therefore be a similar height to the existing fence.
- 1.1.5 The proposed materials would consist of:
 - Roof – slate roof with the front porch having a standing seam gladding in Anthracite Grey.
 - Walls – Render with timber cladding to rear.
 - Windows and doors– PPC aluminium Anthracite Grey.
- 1.1.6 The proposed plans detail the existing boundary hedges to be retained along all boundaries.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 The application is supported by a Design and Access Statement and a Structural Inspection Report.
- 1.2.2 The application is supported by a Preliminary Bat Roost Assessment (Prestwood. W. 2022. Arbor Vitae) that concludes that:
"The structure provides 'negligible' potential as a bat roost and there is no evidence to suggest that bats are using it. The structure of the house provides no external crevice roost sites or access to internal spaces. The proposed demolition works will have no impact upon bat species or their roosting sites. No further survey work is needed and therefore a European Protected Species Mitigation Licence will not be needed for works to proceed."
- 1.2.3 The application is supported by Phase 2 Bat Activity Survey (Arbor Vitae, dated 17/08/2022) that conclude that;
'Three surveys were carried out as dusk and dawn during the period June-August. No bats were seen to emerge from the property or enter the property and this report concludes that the house is no longer in use as a bat roost. No further survey work is needed and therefore a European Protected Species Development Licence will not be needed for works to proceed. Any increase in external illumination could have a disturbing effect on bat feeding behaviour and it is recommended that a wildlife-friendly lighting plan is adopted. The proposed development will have to be carefully timed so as to avoid disturbing breeding birds which may be using hedgerows or mature shrubs in the garden area. Ground clearance should take place between the months of August and February'.

1.3 Description of site and surroundings

- 1.3.1 The application site consists of an existing dwelling and residential curtilage. The existing dwelling is a single storey narrow bungalow. The bungalow is sited directly adjacent to the front hedge at present, with a garage to the north and single storey extension to the south. The site is fully enclosed by an existing hedgerow on all boundaries. The land falls from east to west and the existing bungalow is built on a slightly raised terrace.

1.3.2 The site faces onto Cilcain Road with a bungalow with a similar position to the south (although that is set slightly further back) and a one and a half storey dwelling to the north. The property to the north has its front elevation orientated north towards Bryn Artor Avenue which is a row of circa 13 houses.

1.3.3 To the east and west of the property there is agricultural land.

1.4 Relevant planning constraints/considerations

1.4.1 The site is located in the open countryside, however is within the Area of Search for the Hamlet of Tafarn Y Gelyn. The site is located within the Areas of Outstanding Natural Beauty (AONB). The application site is located within the Phosphate Sensitive Special Area of Conservation (River Dee and Bala Lake) Catchment Area.

1.5 Relevant planning history

1.5.1 A Certificate of Lawful use was approved confirming that the existing use of the property is lawful as a dwelling.

1.6 Developments/changes since the original submission

1.6.1 The plans were amended 3 times from the original submission. They originally were for a much larger two storey dwelling that had two protruding gables on the rear elevation and a balcony that extended the full length of the rear. The scale and massing of the proposed dwelling has reduced significantly and as a result of this so has the height. It is now a one and a half storey dwelling with a garage.

1.7 Other relevant background information

1.7.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 21/2019/0348 Certificate of lawfulness of existing use of building as a dwelling house.
GRANTED 27/06/2019.

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 RD4 – Replacement of 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: Access For All

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

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty Planning for the Dark Night Sky

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

Technical Advice Notes

TAN 5 Nature Conservation and Planning (2009)

TAN 12 Design (2016)

TAN 18 Transport (2007)

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 and impact on the Area of Outstanding Natural Beauty

4.1.3 Residential amenity

4.1.4 Ecology

- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

LDP Policy RD4 allows for the replacement of an existing dwelling outside of settlement boundaries where it can be demonstrated that:

- i) The building has legal use rights as a dwelling; and
- ii) The dwelling is not of local historical importance or makes a valuable contribution to the character of an area; and
- iii) The dwelling is structurally unsound, of poor design and inefficient in terms of energy and water.

In terms of compliance with the policy the tests;

RD4i) – legal use as a dwelling:

The existing dwelling is clearly habitable. A Certificate of Lawful use was approved in 2019 confirming that the existing use of the property is lawful as a dwelling, therefore there is no dispute that the proposal would comply with criterion i).

RD4ii) – local historic importance of existing dwelling:

The existing dwelling is a single storey bungalow with a tiled roof, rendered walls and upvc windows. It is not therefore considered to be of local historic importance or to make an important contribution to the local area.

RD4iii) – condition of existing dwelling - requires the existing dwelling to be structurally unsound, of poor design and inefficient in terms of energy and water:

The application is supported by a Structural Inspection Report (Datrys, 21008/E01, dated 26/01/2021). This made the following key points:

- The property appears to have been in existence (although not necessarily in its current form) since at least the early 1950's;
- Evidence of a roof leak;
- There were hairline cracks to the ceiling plaster within the rear far bedroom and the ceiling appeared to sag, and hairline cracks in the ceiling of the front bedroom.
- The wall was damp at the top of the toilet window. Behind the toilet at low level, the timber frame wall was exposed and the frame member appeared to be rotten and the floor had failed locally;
- Timber walls to the hallway passage were not straight on plan and floors uneven;
- Signs of damp and water ingress to the cloak room;
- Some of the decorative timbers to the lounge ceiling had become detached and the ceiling appeared to be sagging. The beam supporting the roof over the large opening to the rear elevation of the lounge was sagging. The ceiling g in the front reception room was sagging with loose wall panels and floor panels sloping excessively.
- Kitchen walls were damp and concrete floor not level.
- Hairline cracks in external render.
- Timber lintel over lounge window was rotten.
- Poor lead flashings to rear plinth and windowsill deformed.

The Structural Inspection Report concluded that the property is in a poor state of repair with numerous cosmetic defects and potential structural problems. The property is energy inefficient, insulation within the walls is probably sub-standard and the electric storage heaters would be costly to run. There are also concerns in terms of the adequacy of the underlying timber frame with parts exposed suffering with water ingress and damp. It would appear that the floor joists/beams have failed. The cracks and sagging of the ceilings suggest that the ceiling joists are undersized and have probably undergone creep deflection. The engineers view was that the likely remedial works coupled with the works needed to bring the property up to a habitable

standard would likely make retention of the property less attractive than demolition and rebuild.

The existing dwelling is therefore considered to be in poor condition and structurally unsound. It is not considered that this is practical for renovation and therefore is in compliance with RD4iii. It is noted that a newly built dwelling would be far superior to the existing dwelling in terms of energy and water efficiency.

As the proposed dwelling has been relocated due to the poor siting of the existing dwelling, a condition will be required on any consent to ensure the demolition of the existing dwelling.

4.2.2 Visual amenity and impact on the Area of Outstanding Natural Beauty

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.

Policy RD4 of the Local Development Plan does not require proposals for replacement dwellings to be of a similar scale and design to the existing property, so proposals for replacement dwellings have to be assessed on their own merits.

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.

This reflects guidance in Planning Policy Wales (PPW 11) which requires planning authorities to give great weight to conserving and enhancing the natural beauty of AONBs, and should have regard to the wildlife, cultural heritage and social and economic well-being of the areas. The special qualities of designated areas should be given weight in the development management process. Proposals in AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.

A number of objections were raised regarding visual amenity by neighbours directly to the north and south of the site, but also properties along Bryn Artro Avenue. In summary, these related to the proposals being an overdevelopment of the site – going from a single storey dwelling to what was originally a two storey dwelling; the massing, height and scale of the proposed dwelling; the proposals being out of character with the adjacent dwellings and having been moved back; that people felt it should keep the same build line and be a single storey or one and a half storey dwelling; that the materials should be more in keeping with the surrounding properties; that it was not in keeping with the Area of Outstanding; queries over the ability to achieve the land levels and need to retain the hedges as existing.

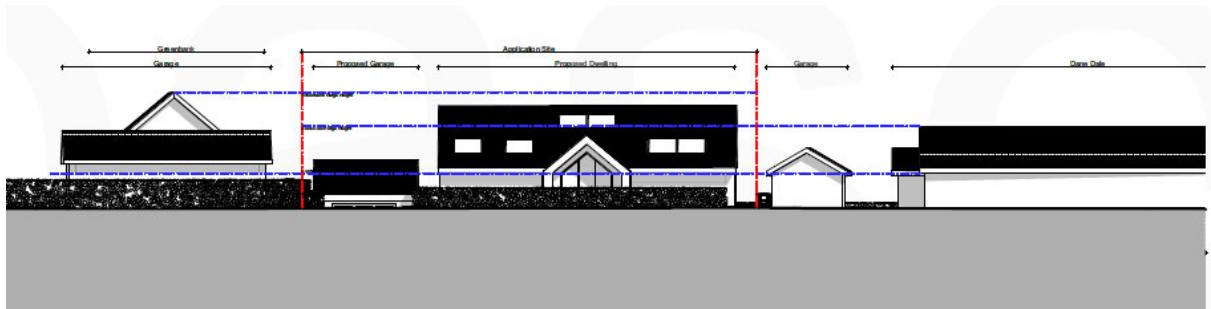
The Area of Outstanding Natural Beauty Joint Committee also raised initial objections to the proposed scale and mass of original proposal. It was considered the initial design was out of character with the neighbouring properties and did not respond to the site context or form and scale of neighbouring dwellings. They also considered that the proportions of the new dwelling would remain highly conspicuous within the landscape and would be visually prominent in comparison with surrounding development. Whilst the design and use of materials were considered acceptable there are concerns regarding the overall mass and scale of the dwelling which would

detract from the character and appearance of the AONB. The design has been subsequently amended as shown below:

Proposed Plans:



The amended plans that are now being considered significantly reduce the scale and mass of the proposed dwelling (see red dotted line of original proposal). The rear elevation has been moved in significantly. The plans detail the proposed ridge to be below that of the one and a half storey to the north and only slightly above the bungalow to the south. The proposals omitted the double gables to the rear and the proposed balcony has been reduced to be sunk into the roof which would have the effect of screening views to either side also. The porch to the front is also now a pitched roof feature which is considered much more in keeping. The street scene elevation below shows the relationship between the roof heights (the proposed dwelling is shown as the central building):



The depth of the dwelling has also been reduced significantly with the garage now being a separate building to the north with a flat roof that has considerably reduced the massing.

As a result of the amendments the Area of Outstanding Natural Beauty Joint Committee consider that the amended plans have significantly reduced the mass of the replacement dwelling. They consider that it now sits more comfortably on the site and improves the relationship with other dwellings nearby. As a result of these changes the Joint Committee do not consider it would adversely impact upon the Area of Outstanding Natural Beauty. They advised that conditions should be imposed to protect and retain the existing rear boundary hedge as well as a condition requiring further landscaping/planting along the rear boundary of the site. Natural

Resources Wales also do not raise any objections to the proposed development in terms of potential impacts upon the Area of Outstanding Natural Beauty.

Some of the neighbours maintain their objections regarding the proposals being overdevelopment and that they should be a bungalow, however, Officers consider that the proposed dwelling would sit well within the street scene and be seen locally in the context of a mixture of one, one and a half and two storey dwellings and therefore would not have an impact upon visual amenity.

The materials would appear appropriate and the final details can be controlled through condition, as can the proposed landscaping and boundary scheme to ensure that it maintain and enhances the existing scheme.

Officers therefore consider the proposal would not have an unacceptable impact on visual amenity, the character of the settlement of the Area of Outstanding Natural Beauty.

4.2.3 Residential amenity

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.

Representations have been made by local residents regarding concerns about impacts upon residential amenity. As discussed in the previous section, the original plans included a balcony that was the full width of the dwelling. This has been removed along with the two protruding gables to the rear and replaced with a balcony that is sunken into the roof. Any views from the balcony are therefore obstructed by the roof slope. This directs any views to be enjoyed from the balcony predominantly towards the open fields. The nearest property on Bryn Artro Avenue would be 40m from the proposed dwelling.



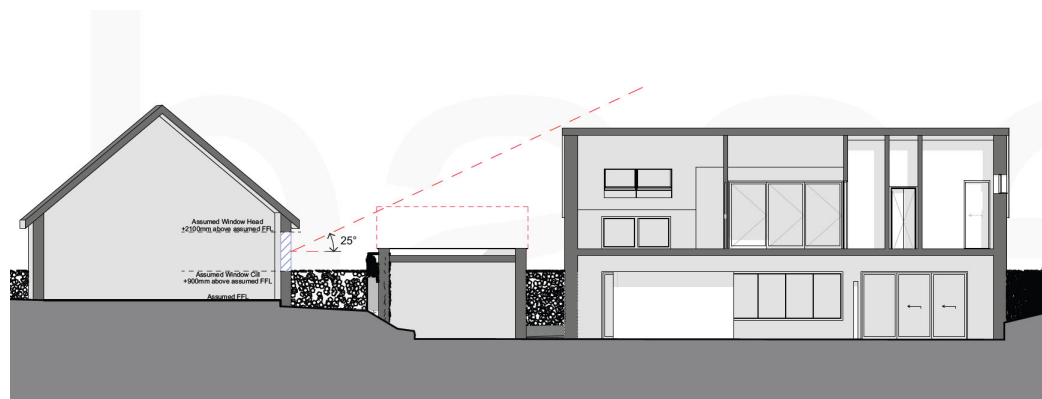
It is therefore considered that the proposed balcony will not have an impact of overlooking or loss of privacy – the main views will be over the agricultural field to the rear.

All first floor windows will be roof lights or will be ground based windows with the eaves at eye level so will not allow for overlooking.

There are some windows on the southern boundary, however one is an en-suite so can be conditioned to be obscure glazed and the other at ground floor are high level windows so above the height of eye level. There is also intervening fencing and hedgerows that prevent overlooking.

Representations were also received from the neighbour to the north regarding the building line, size, position and height of the proposal; regarding impact of loss of light, loss of outlook. They considered that the detached garage would have an unacceptable impact on light and sunlight to the window at the back of that property.

However, there is an existing boundary fence and hedge directly adjacent to the one rear window to the rear of that property. The pitched roof was omitted from the garage to reduce height directly adjacent to this boundary and plan below detailing the 25 degree rules demonstrates that light will be maintained to that window.



Based on the foregoing, it is considered that the residential amenity of adjoining and nearby neighbours would not be unacceptably impacted as a result of the proposed development.

4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 11) Section 6.4 'Biodiversity and Ecological Networks', current legislation and the Conservation and Enhancement of Biodiversity SPG, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Planning Policy Wales (PPW 11) sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (Section 6.4.5). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (Section 6.4.4).

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

Future Wales – The National Plan 2040 (2021) advises that 'In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment'. It is therefore recommended that these are included and form part of any planning application.

The application is supported by protected species surveys that found that the site is not being used by bats. The reports recommend mitigation and enhancement measures, and subject to conditions, the County Ecologist and Natural Resources Wales raise no objection to the proposals.

4.2.5 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (PPW 11) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'.

The existing dwelling is connected to the mains sewer, and this would be continued by the proposed replacement dwelling.

SUDs approval would be required from the SUDs Approval Body for the proposed development as the construction area would exceed 100sqm (circa 370sqm including access/parking/terrace).

The application site is located within the phosphate sensitive River Dee and Bala Lake Special Area of Conservation. The application is for the demolition of an existing dwelling and its replacement with a new build dwelling. It is not considered that this would lead to more than a single household occupying the property.

Natural Resources Wales were consulted on the application and advised that; *'recognising the specific nature of the application submitted (replacement dwelling), providing you are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC'*.

It is therefore agreed that the proposal would not lead to a likely significant effect on the River Dee and Bala Lake Special Area of Conservation and is therefore acceptable in terms of potential impacts of phosphate.

4.2.6 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

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.

At present, the property is located very tightly against the front hedge. There is a gated vehicular access that leads to a single garage space. The property would be moved further back and would therefore provide additional parking and turning space to the front and a single garage. This would significantly improve highway safety allowing cars to exit the site in a forward gear, onto what is a narrow lane, and also provide sufficient parking for the three bedrooms and guests.

Highway Officers raise no objection to the proposed development.

Some comments have been made by local residents regarding the construction phase of development and ability of the narrow lane to cope with development. It is considered that this can be addressed through a condition requiring the submission of a Construction Method Statement to agree a suitable scheme for demolition and construction of the dwelling.

It is therefore considered that the proposals can be acceptable in terms of highway considerations.

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 principle of the proposed replacement dwelling is considered acceptable in line with Policy RD4. Based on the amended scheme, it is considered that the proposals are now of a suitable scale and design to not cause unacceptable impacts upon visual amenity and the Area of Outstanding Natural Beauty. It is also considered that the amended scheme has addressed previous concerns with regards to impact upon residential amenity. It is therefore considered that the proposed development is acceptable and recommended for grant.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than **INSERT DATE.**

Reason 1: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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 elevations (Drawing No. PL-007 REV E) received 19 October 2022
- (ii) Proposed elevations (Drawing No. PL-008 REV E) received 19 October 2022
- (iii) Proposed ground floor plan (Drawing No. PL-005 REV D) received 30 September 2022
- (iv) Proposed first floor plan (Drawing No. PL-006 REV D) received 30 September 2022
- (v) Proposed section (Drawing No. PL-009 REV F) received 16 November 2022
- (vi) Site constraints plan (Drawing No. PL-003) received 3 May 2022
- (vii) Proposed 3D views (Drawing No. PL-010 REV E) received 19 October 2022
- (viii) Existing block plan (Drawing No. PL-002) received 3 May 2022
- (ix) Proposed block plan (Drawing No. PL-004 REV C) received 30 September 2022
- (x) Location plan (Drawing No. PL-001) received 3 May 2022
- (xi) Preliminary Bat Roost Assessment (Prestwood. W. 2022. Arbor Vitae) received 2 February 2022
- (xii) Design and Access Statement received 2 February 2022
- (xiii) Structural Inspection Report (Datrys, 21008/E01, dated 26/01/2021) received 15 October 2021
- (xiv) Phase 2 Bat Activity Survey (Arbor Vitae, dated 17/08/2022) received 18 August 2022
- (xv) Comparative 3D Views (Drawing No. PL-011) received 30 September 2022

- (xvi) Comparative 3D Views (Drawing No. PL-012) received 30 September 2022
(xvii) Local Context Massing Plan (Drawing No. PL-013) received 30 September 2022
(xviii) Context Elevation (Drawing No. PL-014) received 30 September 2022

Reason 2: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. Within six months of the occupation of the proposed replacement dwelling hereby permitted the existing dwelling shall be demolished and the land reinstated in accordance with the landscaping scheme approved in writing by the Local Planning Authority and the details approved shall be implemented and retained at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason 3: In the interest of visual and residential amenity, and to prevent the creation of a new dwelling in the open countryside.

4. Notwithstanding the provisions of all Classes of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority.

Reason 4: In the interests of residential and visual amenity.

5. The first floor window shown on the south side elevation plan which face the residential curtilage of Dane Dale shall be non-opening windows fitted with obscure glazing. The windows shall be retained as non-opening and obscurely glazed windows unless otherwise agreed in writing by the local planning authority.

Reason 5: For the avoidance of doubt and in the interests of protecting residential amenity

6. Prior to the application of any external materials full details of the wall, roof, window and door materials 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.

Reason 6: In the interests of visual amenity of the Area of Outstanding Natural Beauty.

PRE-COMMENCEMENT CONDITION

7. No development or site clearance shall commence until a detailed scheme of hard and soft landscaping for the site, designed to deliver a net benefit for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development;
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) proposed positions, design, height, materials and type of boundary treatment; and,
 - (f) the timing of the implementation of the planting and landscaping scheme.

Reason 7: To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.

8. All boundary hedges shall be grown and maintained to a minimum height of 1.7 meters unless otherwise agreed in writing with the Local Planning Authority.

Reason 8: In the interest of visual amenity and the character of the Area of Outstanding Natural Beauty.

9. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the new dwelling. 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.

Reason 9: In the interest of landscape and visual amenity of the Area of Outstanding Natural Beauty.

10. Notwithstanding the submitted plans, no external lighting or internal light shall be installed until the details of an external lighting/internal light spillage scheme, designed to avoid negative impacts on bats has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained at all times thereafter.

Reason 10: To ensure the favourable conservation status of protected bat species and to conserve the Area of Outstanding Natural Beauty's Dark Skies.

11. The development hereby approved shall be carried out strictly in accordance with the measures contained in Section 6/7 of the approved Phase 2 Bat Activity Survey (Arbor Vitae, dated 17/08/2022) and on plans Proposed elevations (Drawing No. PL-007 REV E) and Proposed elevations (Drawing No. PL-008 REV E).

Reason 11: In the interests of nature conservation and ecological enhancement.

PRE-COMMENCEMENT CONDITION

12. No site clearance or construction works shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- a) the arrangements for the parking of vehicles of site operatives and visitors;
- b) the location of any construction compound and measures to reinstate the land following completion of the works;
- c) the hours of site works and deliveries;
- d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary;
- e) the location of areas designated for the loading, unloading, and storage of plant and materials;
- f) the proposals for security fencing or hoardings around the site;
- g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses;
- h) measures to minimise noise and disturbance to neighbouring residential properties / properties in the vicinity of the site;
- i) wheel washing facilities;
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) any proposed external lighting; and,
- k) the piling methods, in the event that this form of foundation construction is proposed.

The development shall be carried out strictly in accordance with the approved elements of the Construction Method Statement throughout the construction period.

Reason 12: In the interests of protecting public and residential amenity, pollution prevention and control, and of the safety and the free flow of traffic on the adjoining highway.

13. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason 13: 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.