



**46/2023/0284**



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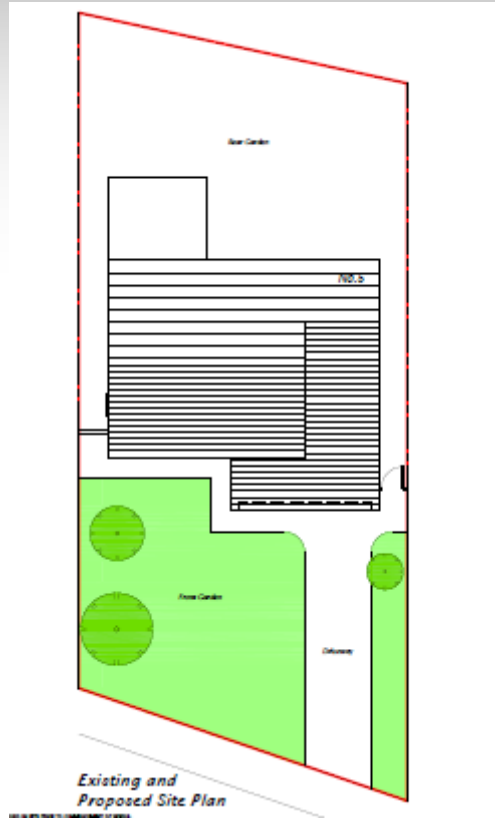
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Location Plan





# Site Plan





*Existing Side Elevation*



*Existing Front Elevation*



*Existing Part Side Elevation*



*Proposed Side Elevation*



*Proposed Front Elevation*



*Proposed Part Side Elevation*

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# Existing and Proposed elevations







Front of Dwelling





Site/Street Frontage Bryn Coed

**WARD:** St Asaph East

**WARD MEMBER(S):** Cllr Martyn Hogg

**APPLICATION NO:** 46/2023/0284/ PF

**PROPOSAL:** Alterations to external materials, installation of replacement windows and associated works

**LOCATION:** 5 Bryn Coed, St Asaph

**APPLICANT:** Mr & Mrs Martin & Kelly Kirkby

**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:**

ST ASAPH CITY COUNCIL

“The Council has no objections to this application.”

**RESPONSE TO PUBLICITY (to original consultation and re-consultation):**

In objection

Representations received from:

David Green, 4 Bryn Coed, St. Asaph  
Margaret Coward, 1 Bryn Coed, St. Asaph  
Jessie Savage, 14 Bryn Coed, St. Asaph  
John Pova, 25 Bryn Coed, St. Asaph  
Christine Saxton, 10 Bryn Coed, St Asaph  
Clive Bickley, 38 Tan y Bryn, St Asaph  
Margaret Coward, 1 Bryn Coed, St Asaph  
David Green, 4 Bryn Coed, St Asaph  
Christine Saxton, 10 Bryn Coed, St Asaph  
Jessie Savage, 14 Bryn Coed, St Asaph

Summary of planning-based representations in objection:

Visual amenity- introduction of new materials out of keeping with area.

Planning history- intention of condition on original consent to maintain character of area.

In support

Representations received from:

Sheila Thomas, Bethania, 3 Bryn Coed, St Asaph  
Ceri Gomez, 8 Bryn Coed, St Asaph

Summary of planning-based representations in support:

Visual amenity- modernising house will have a positive visual impact.

Precedent- other householders have updated doors and windows.

**EXPIRY DATE OF APPLICATION: 13/06/2023**

**EXTENSION OF TIME AGREED: 06/09/2023**

**REASONS FOR DELAY IN DECISION (where applicable):**

- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

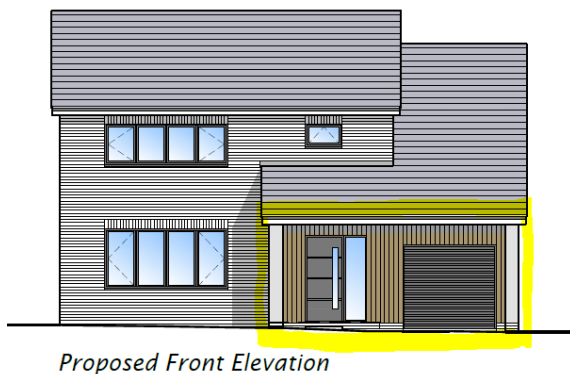
**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application proposes alterations to external materials and installation of replacement windows at 5 Bryn Coed in St Asaph.
- 1.1.2 The front entrance to the dwelling and integral garage, which projects to the front of the dwelling, would be partially re-rendered in off white K-Rend, and partially clad in vertical Cedar board cladding. The windows and doors are also shown to be replaced with anthracite grey frames.
- 1.1.3 See plans snip (not to scale) Existing plans top, proposed plans bottom.



Area where materials would be changed highlighted:



Material schedule:

External Materials - all to Local Authority approval

Roof - As Existing.

Walls - Existing facing brickwork to main house areas as shown.  
Smooth self-coloured silicone render finish (K-Rend)  
to single storey front projections (colour - white/off-white).  
Natural Cedar timber vertical boarded cladding to front elevation where shown (to client's approval).

Rainwater Goods - Black upvc gutters and down pipes.

Windows & External Doors/Frames - New anthracite grey upvc windows & doors where shown.  
New anthracite grey roller shutter garage door.

Fascia, Soffit & Barge Boards - White upvc fascia's, barge boards & soffit boards.

- 1.1.4 The application was submitted as there was a planning condition on the original planning permission restricting all permitted development rights for alterations.

1.2 Description of site and surroundings

- 1.2.1 No. 5 Bryn Coed is located in a residential area, off Mount Road to the north of St Asaph city centre.

- 1.2.2 Built in the late 1970's the residential estate comprises of some 23 dwellings. There are a mix of house types amongst the two storey dwellings all set back from the estate road with open plan frontages.

- 1.2.3 The dwellings are finished in red brick, some have shingle cladding with tiles roofs, with white upvc windows and doors.

- 1.2.4 Street view of No. 5 Bryn Coed



1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of St Asaph.

1.4 Relevant planning history

- 1.4.1 The estate was granted planning permission in the late 1970's/ A condition of this planning permission removed permitted development rights for any alterations without approval of the Local Planning Authority.



1.5 Developments/changes since the original submission

1.5.1 The original plans proposed rendering the whole front elevation, concerns were raised over the scale of this alteration and the plans amended (to reduce the scale of the alteration to the garage only) in discussion with Officers.

1.6 Other relevant background information

1.6.1 While noted on the description and shown on plans for completeness, Officers do not consider that the replacement of the windows would require planning permission.

**2. DETAILS OF PLANNING HISTORY:**

2.1 2/APH/140/78 Erection of 23 dwellings, formation of estate road. Granted 18/07/1978.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

**Local Policy/Guidance**

Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy RD3** – Extensions and alterations to existing dwellings

Supplementary Planning Guidance

Supplementary Planning Guidance Note: [Residential Development](#)

**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

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 relates specifically to the extension and alteration of existing dwellings, and states that these will be supported subject to compliance with detailed criteria.

Policy RD1 supports development proposals within development boundaries providing a range of impact tests are met.

The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

The principle of appropriate alterations to existing dwellings is therefore acceptable.

The assessment of the specific impact of the development proposed is set out in the following section.

4.2.1 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.

The proposal has generated some interest locally and representations on the visual amenity impacts have been made by several neighbours both for and against the proposal. Concerns are raised that the introduction of render and timber cladding would not be in keeping with the character of the area and would detract from the



original design concept and visual amenity of the area. Supporters of the application consider the application would not harm the visual amenity of the area.

The alterations are around the entrance and ground floor garage projection on the front elevation of the dwelling. The upper/ first floor portion of front elevation would remain as existing (i.e., the brick finish). The alterations include the use of coloured render in an off-white shade, and vertical timber cladding, natural Cedar which would weather to a silver-grey shade. Windows and doors are also shown to be upgraded and replaced however as noted above Officers do not consider this element of the proposal requires planning permission.

The alterations proposed would generally benefit from permitted development (i.e., would not require planning permission), as the area is not subject to any landscape designations, i.e. a Conservation area or AONB. However, the application is before planning committee owing to a condition restricting permitted development on the original planning permission. The reason for the planning condition on the original consent simply stated; "In order that the Local Planning Authority may maintain control over the development."

Bryn Coed is a relatively small estate built in the late 1970's. It is not known as being of notable architectural merit, although there is a pleasant and well looked after feel around the estate. There is a mix of similar scale dwellings, with varied siting and varied features, such as gables to fronts, projecting garages and some dormers. The siting is also varied, staggering the dwellings to add interest to the estate. On Mount Road there is a mix of dwelling types, scale and materials, indeed the dwelling on the junction of Mount Road and Bryn Coed is a rough rendered and timbered dwelling and there are more modern redeveloped properties further along the road towards Lon Derw.

Materials as well as colours or finish can be a subjective issue. Render and cladding (in particular poor quality, plastic or composite cladding) garner mixed opinions. K-Render and natural Cedar cladding are proposed here, both relatively good quality products. Hence Officers have to consider whether there would be a significant harm caused by the proposal. The main issue is whether the change in materials would be so harmful to warrant the refusal of planning permission on the basis of the impact on character of the dwelling or the wider area.

In the context of the dwelling itself, alternative and more modern materials are proposed to the cedar cladding and brickwork on Bryn Coed, these would simply modernise and give a more contemporary appearance to part of the frontage of no. 5 around the entrance. The main section of the front elevation (over the full two storey) would remain as brick work. Therefore, in officers' opinion the impact on the character of the dwelling would not be significant or demonstrably harmful to warrant refusal.

Turning to the character of the area, again the scale of the alterations proposed at no. 5 are not considered that substantial in a wider context. Whilst the original condition is noted, other dwellings on the estate have been updated over time with the replacement of windows, doors and garages doors, some have also added roof lights and been extended. Therefore, it is difficult to argue that the original character of the estate has not been somewhat eroded over time albeit is a less apparent matter. In the context of the estate if permitted the alterations to no. 5 would simply update and modernise part of the original dwelling. Finally, the siting of the dwelling also means that the full frontage of no. 5 and the garage is not an obvious feature on the approach road (owing to the orientation) of no. 3. For these reasons it is not considered that the proposal would have a significant impact on the character of the estate and immediate area.

Having regard to the details of the proposal, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the

render and cedar cadding would not have an unacceptable impact on visual amenity and would therefore be in general compliance with the tests in 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 6th September 2028
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 (Drawing No. 1008/LP) - Received 18 April 2023
  - (ii) Existing and Proposed Site Plan (Drawing No. 1008/1) - Received 18 April 2023
  - (iii) Existing and Proposed Elevations (Drawing No. 1008/2 Rev A) - Received 15 June 2023

### **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