

ITEM NO: 1
WARD NO: Denbigh Central
APPLICATION NO: 01/2012/0680/ PF
PROPOSAL: Erection of 2 no. single storey extensions to rear of dwelling
LOCATION: 64 Park Street Denbigh
APPLICANT: Mrs Glesni Owen
CONSTRAINTS: Town Heritage Area
Conservation Area
PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

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

- Application submitted by Member of Staff of the Service

CONSULTATION RESPONSES:
DENBIGH TOWN COUNCIL- No objection.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 22/07/12

REASONS FOR DELAY IN DECISION: None applicable.

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes extensions to the dwelling at no. 64 Park Street in Denbigh. The extensions would comprise of:
- A single storey pitched roof extension to the rear western side, replacing the existing side wall of the kitchen and pantry. Measuring 0.8 metres in width, and 4 metres in depth with an overall height of 3.5 metres, the extension would comprise of a wc, utility and study.
 - A single storey flat roof extension on the rear eastern side, projecting 2.8 metres, 2.6 metres in width, with an overall height of 3 metres. The extension would infill an area between the neighbouring dwellings rear extension and the existing kitchen and pantry. The extension would comprise an extended dining room.
- 1.1.2 The extensions would be finished in materials to match the existing dwelling, i.e. facing bricks and natural slate roof. An outline of the proposals are shown

on the plans at the front of the report.

1.2 Description of site and surroundings

1.2.1 No. 64 is located on Park Street, a primarily residential area comprising a mix of dwelling types to the east of Denbigh town centre.

1.2.2 The semi-detached dwelling (with third floor rooms in the roofspace), is constructed of red brick with a slate roof. The attached dwelling to the east has had a similar extension to the proposed eastern side.

1.2.3 The dwelling has a well contained garden area, bounded to the west by a high stone wall and to the east by a low brick wall.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Denbigh, and the Denbigh Conservation Area.

1.4 Relevant planning history

1.4.1 None.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 As noted the application is reported to Committee as the applicant is an officer of Denbighshire's Planning and Public Protection Service.

2. **DETAILS OF PLANNING HISTORY:**

2.1 None.

3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy GEN 1 Development within Development Boundaries

Policy GEN 6 Development Control Requirements

Policy CON 5 Development within Conservation Areas

Policy HSG 12 Extensions to Dwellings

3.2 **Supplementary Planning Guidance**

SPG Note No. 1 Extensions to Dwellings

SPG Note No. 24 Householder Development Design Guide

3.3 GOVERNMENT GUIDANCE

Planning Policy Wales Edition 4

4. **MAIN PLANNING CONSIDERATIONS:**

4.1 The main land use planning issues are considered to be:

4.1.1 Principle

4.1.2 Detailed design and impact on visual amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

The principle of extensions to existing dwellings is generally acceptable in terms of current policies, subject to consideration of detailing and impacts.

HSG 12 relates specifically to extensions to dwellings and recognises householders have the right to alter and extend their dwellings providing they

meet criteria relating to; size/scale, character, amenity considerations and do not result in overdevelopment of the site.

Policy GEN 6 contains a wide range of general development control amenity considerations geared at ensuring a high standard of development with minimal impacts.

SPG 24 offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

CON 5 is also of relevance as the site is located in the conservation area.

This policy allows development which preserves or enhances the character or appearance of the conservation area. The explanation to the policy requires that applications demonstrate how the development proposal fits in with the essential character and appearance of a conservation area.

The assessment of the detailed impacts of the proposed extensions are set out in the following section:

4.2.2 Detailed design and impact on visual amenity

Scale and form – Test i) of Policy HSG 12 requires extensions to dwellings to be subordinate in scale and form to the original dwelling.

The application comprises of two small single storey extensions to the rear of the dwelling. The combined footprint of the extensions would be less than the original dwelling.

The proposal is therefore considered to comply with test i) of policy HSG 12 and advice in SPG no. 24.

Design and Materials – Test ii) of Policy HSG 12 requires extensions to dwellings to be sympathetic to the original dwelling and character of the area in terms of design and materials. CON 5 is also of relevance as the site is located in the conservation area.

The more visible extension brick extension is proposed with a pitched slate roof. These materials and their use in the design of the proposal reflect the existing character and materials of the dwelling. The flat roof section would be hidden behind a parapet wall constructed of matching brickwork, and would also be in sympathy with the rest of the dwelling and adjacent development.

The proposal is therefore considered to comply with test ii) of HSG 12 and would not conflict with the aims of policy CON 5.

Amenity of area and dwelling – Test iii) of Policy HSG 12 seeks to ensure that proposals to extend dwellings do not harm the amenity of the area by way of loss of privacy or light to neighbouring dwellings.

The single storey extensions would be to the rear of the dwelling. Windows are proposed on the east and north side. There is an existing east side window, which would be retained to serve a study.

Neighbours are unlikely to be affected by this proposal owing to the single storey nature of the extensions and existing boundary treatments. Furthermore as the dwelling to the east has an existing rear extension, similar to the proposed flat roof extension which would not result in a loss of amenity for the adjacent occupiers. No objections have been received from the neighbours.

Over development – Test iv) of HSG 12 states that proposals should not result in an overdevelopment of the site.

As mentioned above, the two rear extensions would have a small footprint and the dwelling would retain a significant amount of private amenity space in the rear garden (over 180 sq metres), with additional space to the front (albeit more open). This more than meets the standards set out in Supplementary Planning Guidance Note No. 1 (para. 8.6) which requires at least 70 sq metres of amenity space for a larger dwelling.

The proposal is not considered to be an over development of the site, with sufficient amenity space remaining for the proposed occupiers, complying with test iv) of HSG 12.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered acceptable under the relevant policies and is therefore recommended for grant.

RECOMMENDATION: - GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.

NOTES TO APPLICANT:

None