



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 18/2012/0885/PR
Golden Lion Inn,
Llandyrnog

12



Application Site

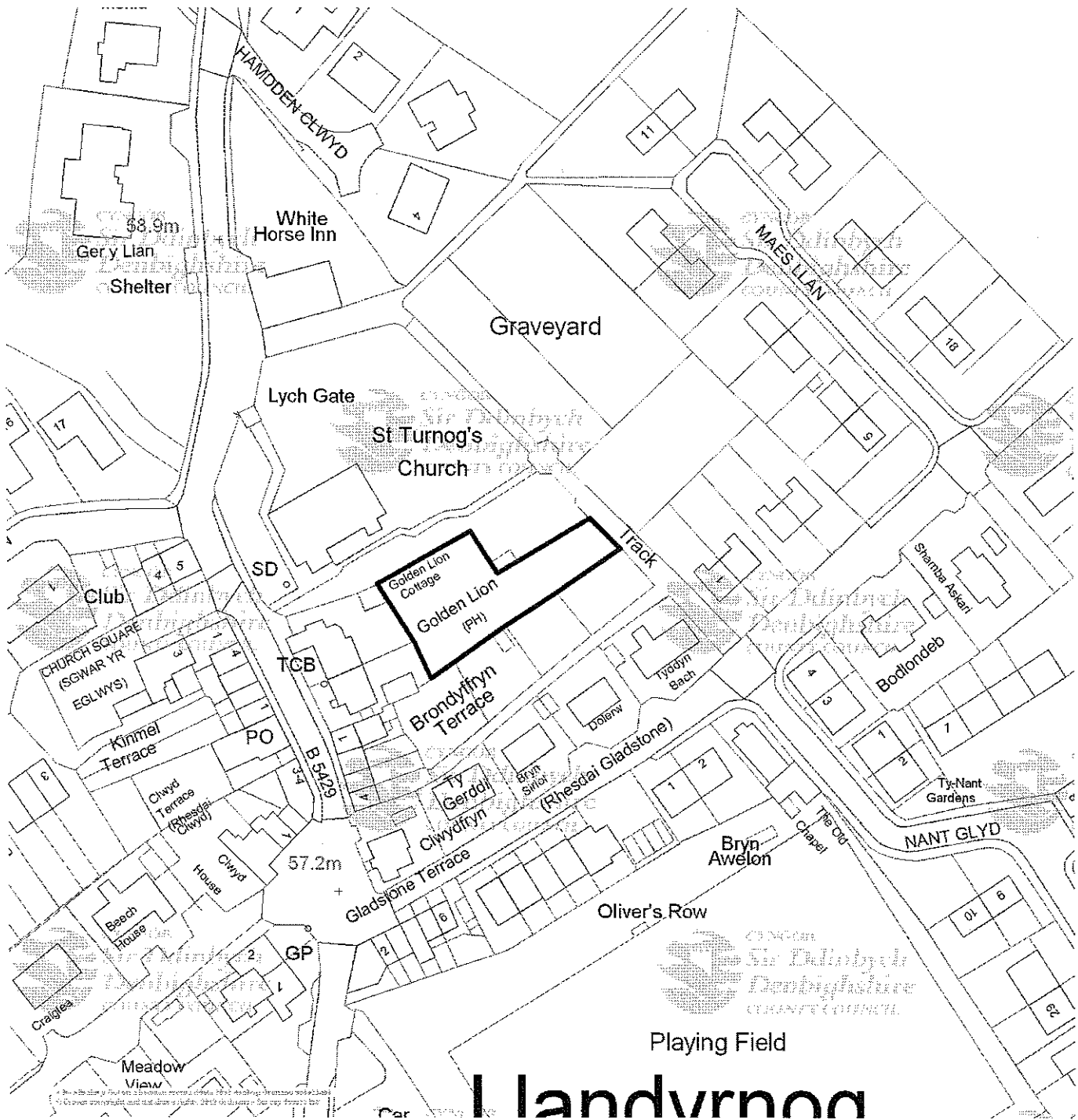


Date 22/8/2012

Scale 1/1250

Centre = 310830 E 365091 N

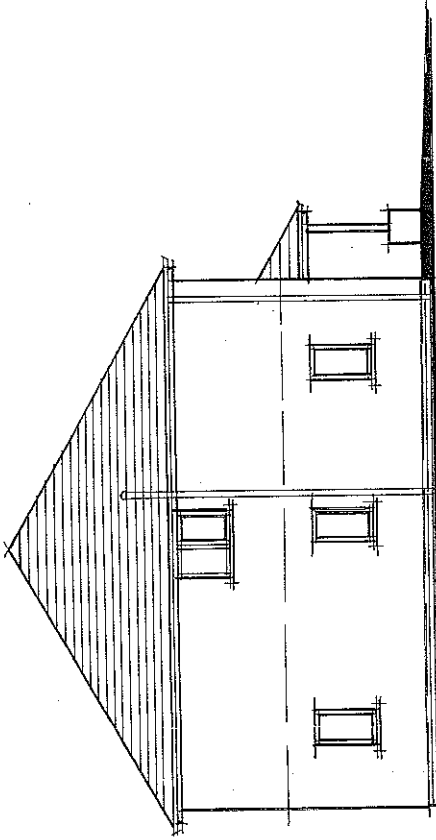
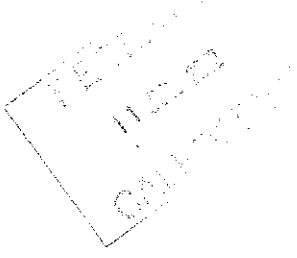
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



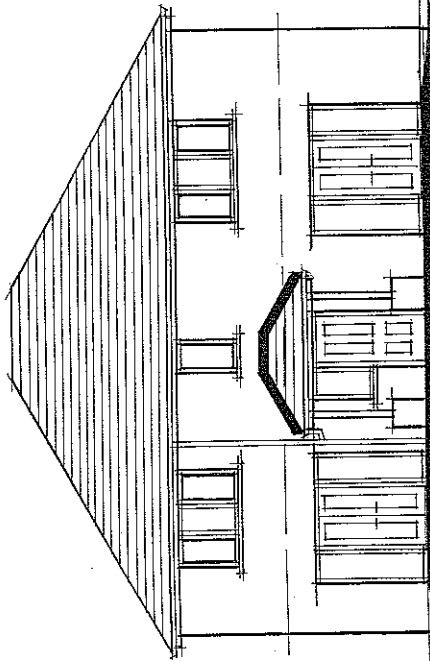
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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

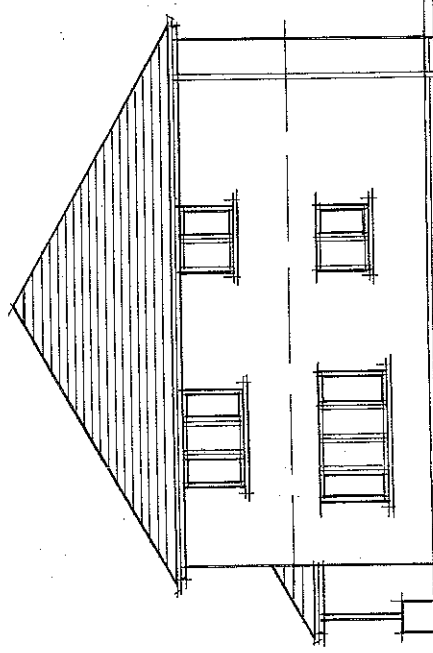
18/01/2012/08851 PR



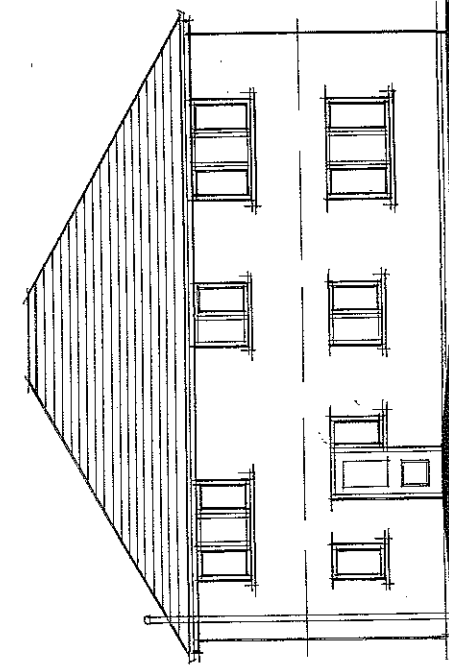
FRONT ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

External Materials Specification

- Roofs :- New or second-hand natural blue/grey mineral slates.
- Plain angle butt jointed hip tiles.
- Walls :- Painted or self-coloured render to Local Authority approval.
- Facing brick plinth below d.p.c. level to Local Authority approval.
- Windows & External Doors :- White upvc windows and external doors.
- Fascia Boards & Soffit Boards :- White upvc fascia boards & soffit boards.
- Rainwater Goods :- Black upvc gutters and down pipes.

ELEVATIONS

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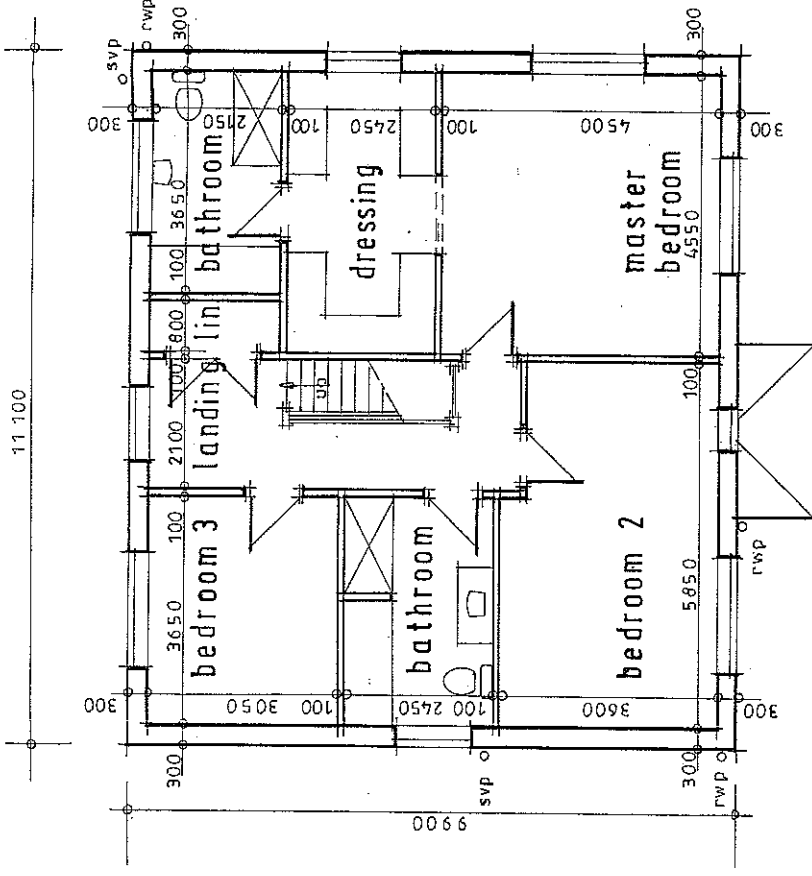
MATISCHOK & ROSSON
architectural services

project title		Land rear of Golden Lion Inn, Llandyrnog	
drawing title		Proposed Elevations.	
project no.	0169	drawing no.	3
date	29.03.12	scale	1:100
		revision	
		drawn by	P.M.
Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA			
t: 01824 705 222 & 01824 707 171			
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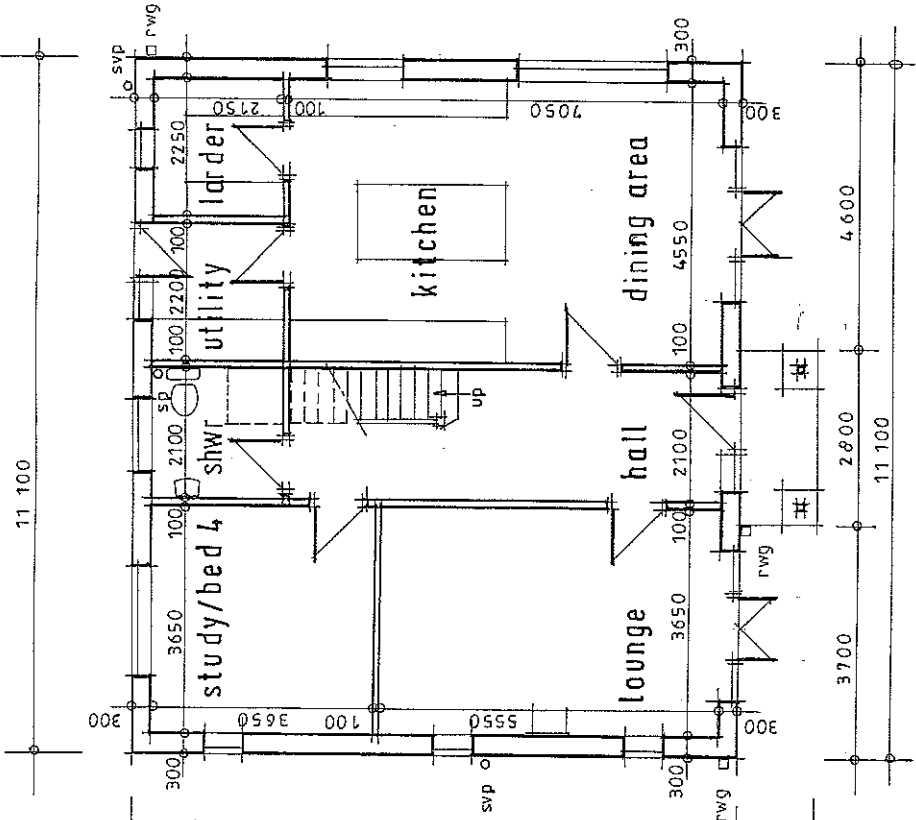
18 / 2012 / 0805 / 1

PROJ. 11.12.12
CALC. 11.12.12

FLOOR PLAN



FIRST FLOOR LAYOUT PLAN
1:100



GROUND FLOOR LAYOUT PLAN
1:100

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M & R

MATISCHOK & R
architectural serv

project title
Land rear of Golden Lion Inn, Llang
drawing title
Proposed Floor Plans

EOC

ITEM NO: 12
WARD NO: Llandyrnog
APPLICATION NO: 18/2012/0885/ PR
PROPOSAL: Details of appearance, landscaping and scale of dwelling submitted in accordance with Condition No. 1 of Outline Planning Permission Code No. 18/2010/1503
LOCATION: Land rear of Golden Lion Inn Llandyrnog Denbigh
APPLICANT: Mr Merfyn Parry
CONSTRAINTS:
PUBLICITY Site Notice - No
UNDERTAKEN: Press Notice - No
Neighbour letters - Yes

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

- Recommendation to grant – Town / Community Council objection
- County Councillor Application

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL-

"Thank you for the opportunity to comment on the above application. Although the Llandyrnog community council is between meetings at the moment the application was distributed to the planning sub group and the comments received were as follows: two members had no observations. one member wished to see the trees retained however these are shown as retained on the drawing and to be protected during the construction further comments ' concerns regarding access onto unadopted track and public footpath. Same concerns regarding delivery of materials and equipment. Insufficient parking for four bed house as all vehicles need to turn within the site owing to restricted access. Oversized building for plot' further comment ' concerns re access onto track and footpath. Well used by children and parents to and from local school - concerns during building period' I think you can summarise from the above that most concerns are about parking within the site and use of the unadopted track/public footpath".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF HIGHWAYS AND INFRASTRUCTURE

No objection.

RESPONSE TO PUBLICITY:

None.

EXPIRY DATE OF APPLICATION: 04/09/12

REASONS FOR DELAY IN DECISION (where applicable):

- Timing/ receipt of representations.

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks approval of reserved matters details for the development of a dwelling on land to the rear of the Golden Lion Inn, granted outline planning permission under planning reference 18/2012/1503/PF in October 2011.
- 1.1.2 The details subject to this application are; the appearance and scale of the dwelling, and landscaping.
- 1.1.3 A two storey dwelling is proposed. It would be sited centrally on the plot with an amenity area to the rear and side, and parking and turning to the east. (See the plan at the front of the report).
- 1.1.4 The dwelling would comprise of living accommodation on the ground floor and three bedrooms at first floor level.
- 1.1.5 Landscaping proposals show screen fencing and a native hedgerow proposed on the western boundary and minimal changes to the existing boundary treatments to the north and south, and soft landscaping on the remainder of the site.
- 1.1.6 The application submission includes the following documents:
 - Design and Access Statement, which refers to the site context and constraints, accessibility, character, community safety and environmental sustainability.
 - Information on how this proposal aims to achieve Code Level 3 of the Code for Sustainable Homes.

1.2 Description of site and surroundings

- 1.2.1 The site is located on land to the rear of the public house, the Golden Lion. The application refers to the existing use of land being a car-park and storage area.
- 1.2.2 It is a flat site, bounded to the north by a row of Yew Trees in the grounds of the adjacent St Turnog's Church. To the west is the rear of the public house and attached Golden Lion Cottage. South of the application site are the garden areas of the adjacent terrace of dwellings.
- 1.2.3 The site is accessed from a narrow track which runs from the B5429 road at the White Horse Inn and links to the Llangwyfan Road adjacent to Brondyffryn Terrace to the south.

1.3 Relevant planning constraints/considerations

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

1.4 Relevant planning history

- 1.4.1 The application proposes details of a dwelling following the grant of outline permission in October 2011. The outline permission was granted by Planning Committee contrary to Officers recommendation.

1.5 Developments/changes since the original submission

- 1.5.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 18/2010/1503

Development of 0.08 ha of land by erection of a detached two-storey dwelling house (Outline application including access and layout). Granted 19/10/2011

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 HSG 3 Housing Development in Main Villages
- Policy TRA 6 Impact of New Development on Traffic Flows
- Policy TRA 9 Parking and Servicing Provision

3.2 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 Visual and landscape impact
- 4.1.3 Residential amenity impact
- 4.1.4 Sustainable buildings
- 4.1.5 Other matters- Access detailing

4.2 In relation to the main planning considerations:

4.2.1 Principle

The principle of the development of a dwelling on the plot accords with Policy GEN 1, as the site is located within the development boundary of Llandyrnog. The principle of the development of a single dwelling has been established with the outline permission granted in October 2011.

This application relates solely to the details of scale, appearance and landscaping. Policy GEN 6 must be applied to assess these reserved matters, and the detailed issues are considered under this policy as set out below.

4.2.2 Visual and landscape impact

Policy GEN 6 contains general considerations to be given to the visual impacts of new development.

A relatively simple two storey dwelling is proposed, using traditional external materials of slate and render. Most of the landscaping on site is proposed to be retained and enhanced. St Turnogs church to the north of the site is a listed building. The Community Council have expressed concerns that the dwelling is oversized for the plot.

There are a variety of dwelling types in the village of Llandyrnog. Around the site there are the terraces in the village centre, some Council housing to the east and a more modern development on both the north east and north west of the village. In Officer's opinion this variety in style means the proposed dwelling can be accommodated on site without detriment to the visual amenity of the area.

It is not considered that the development of the site would have a harmful impact on the listed building owing to the orientation, separations distances and existence of a line of Yew trees along the southern boundary of the church.

In terms of the Community Councils concerns over the size of the dwelling, it is respectfully suggested that perusal of the site plan confirms the footprint would occupy well under 25% of the plot, leaving adequate external amenity space, etc.

It is not considered the proposal would conflict with GEN 6 criteria relating to visual amenity.

4.2.3 Impact on residential amenity

Policy GEN 6 sets specific tests to be applied to amenity impacts of development.

The plans show that a dwelling can be accommodated on the site with adequate amenity space, and parking/turning. Windows are proposed on all elevations, the first floor windows serve bedrooms, a bathroom and the landing.

In view of the orientation of the proposed dwelling and the siting of adjacent dwellings, including the flat over the public house, it is considered that the proposal would not result in a significant loss of amenity for adjacent occupiers by virtue of loss of light or overlooking.

It is not considered the proposal would conflict with GEN 6 criteria relating to residential amenity.

4.2.4 Sustainable buildings

Planning Policy Wales requires that all new dwellings meet Code Level 3 of the Code for Sustainable Homes and achieve at least 1 credit under ENE 1.

A Code for Sustainable Homes Assessment has been submitted with the planning application which demonstrates the Code requirements can be met. The proposal is set to achieve Code Level 3 and achieve 1 credit under ENE 1.

It is considered the information provided demonstrates that the proposal could meet the relevant sustainable buildings policy requirement.

4.2.5 Other matters

The application seeks approval solely of the details of appearance, landscaping and the scale of the dwelling. There is a separate condition on the outline consent requiring submission of the details of the access and parking arrangements (No 9), which would require a separate application for consideration by the Council. Consequently the approval of the application currently before the Council would not convey approval of the access details. The application would need to be reminded of this fact by way of an advisory note if the Committee approves the application.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The principle of the development of the site has been established. With respect to the concerns raised, this application seeks approval of the reserved matters which are considered acceptable within the terms of the relevant policies.

RECOMMENDATION: - APPROVE subject to the following conditions:-

1. **PRE-COMMENCEMENT CONDITION**

Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.

2. Notwithstanding the provisions 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 windows additional to those shown on the approved plans shall be inserted at any time in the dwelling hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

3. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development and any trees or plants which, within a period of five years 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.

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

1. In the interests of visual amenity.
2. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity.
3. To ensure a satisfactory standard of development, in the interests of visual amenity.

NOTES TO APPLICANT:

You are reminded that this approval does not convey the Councils consent to the access and parking arrangements in connection with the dwelling as these matters are the subject of Condition No 9 of the Outline Consent and will require a separate submission for consideration.