



CYNGOR  
Sir Ddinbych  
Denbighshire  
COUNTY COUNCIL

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Heading:

REFERENCE NO. 44/2012/0686/PF  
Edgefield, Eton Park,  
Rhuddlan

19



Application Site

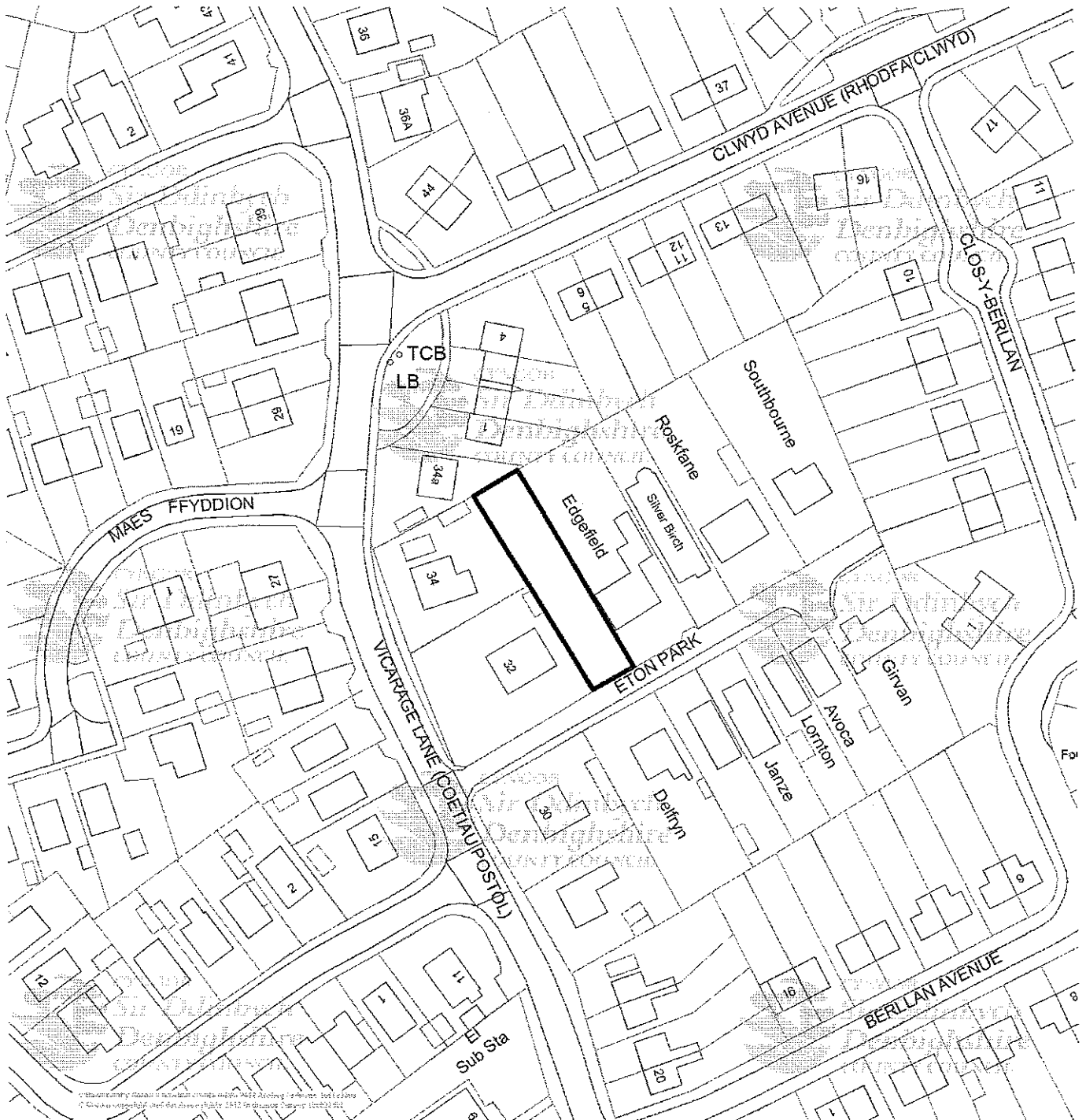


Date 22/8/2012

Scale 1/1250

Centre = 302392 E 378463 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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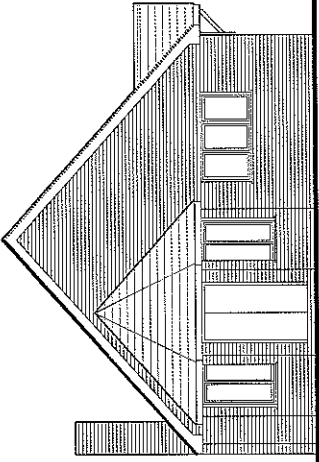
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda charniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrthdyd © Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych, 100023408, 2011.

# ELEVATION & FLOOR PLANS

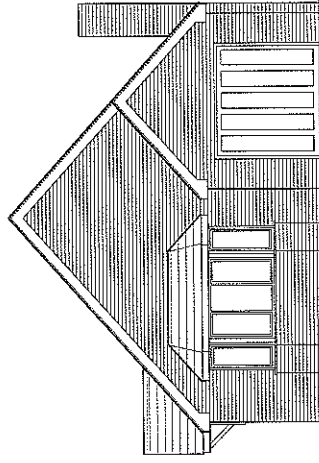


No. 11 White  
 Proposed Single Storey Dwelling  
 Linnu Adjacent to Edgelyield, Cronin  
 Road, Rhinodden, LL18 2AP  
 1:50  
 3 May 2014  
 W.1218 / 1

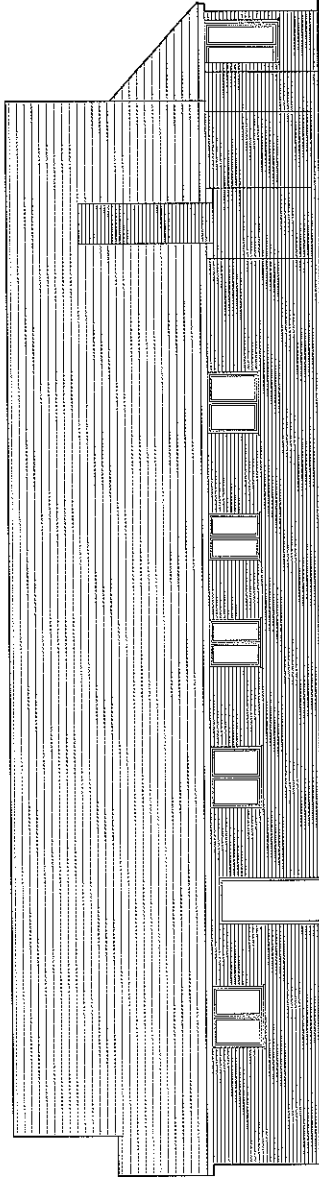
**EXTERNAL MATERIALS:**  
 Walls: Clay brick with cavity external walls to be  
 painted in white.  
 Windows: White.  
 Doors: White.  
 PVC Cladding: White.



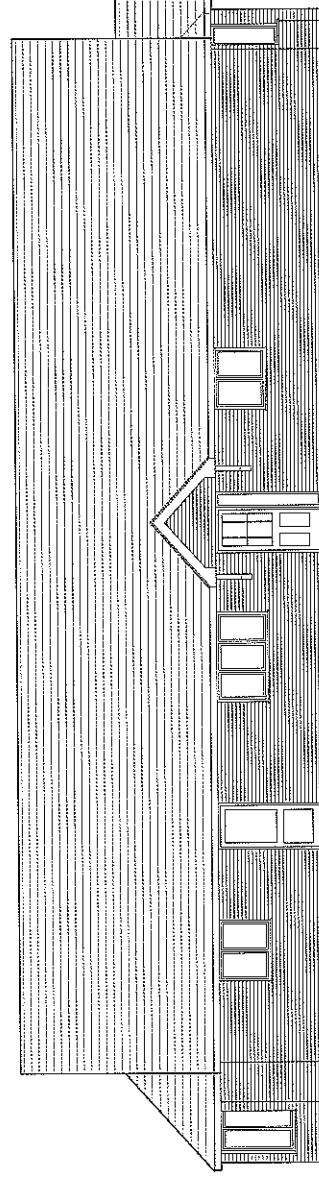
REAR ELEVATION



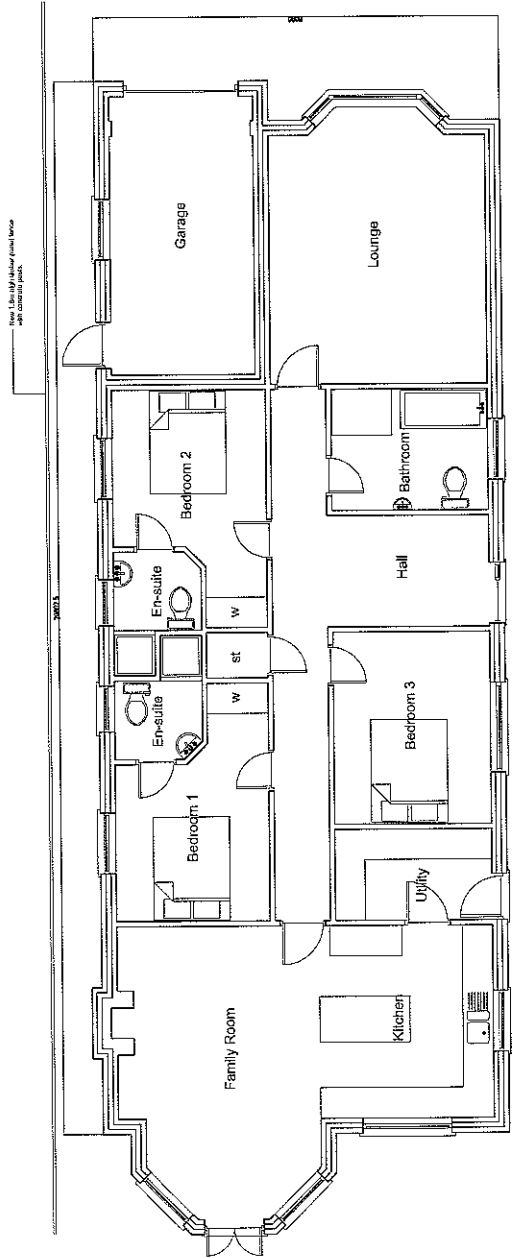
FRONT ELEVATION



SIDE ELEVATION



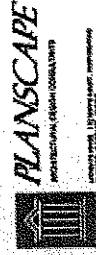
SIDE ELEVATION



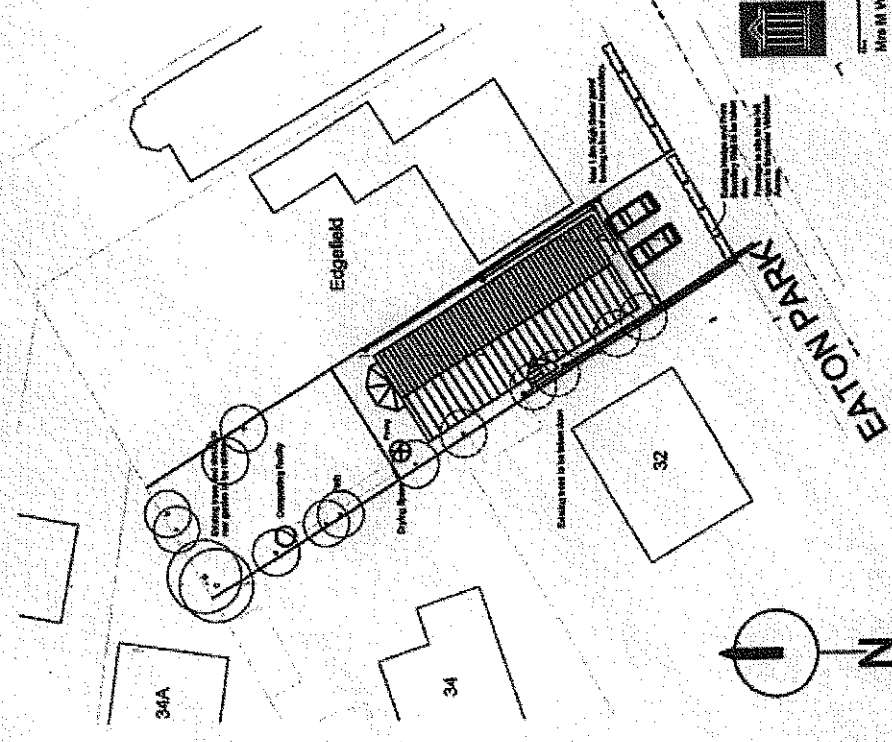
FLOOR PLAN

# SITE PLAN

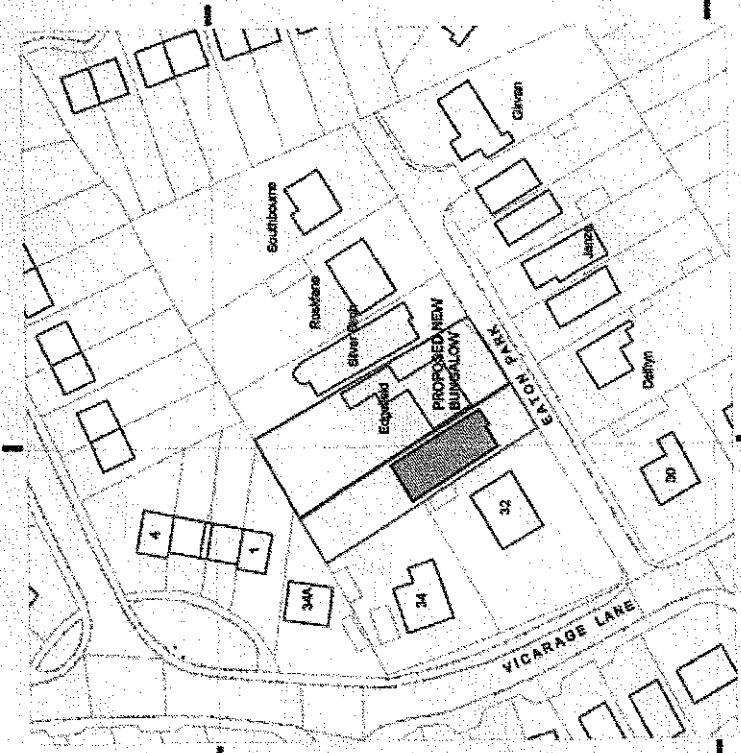
44 / 2012 / 0686 / PF



Mrs M White  
 Proposed Single Storey Dwelling  
 Land Adjacent to Edgelyield, Eaton Park  
 Roadside, L1/S 21/2  
 1:1250 1/2001 10 May 2012  
 W.1218 / 2



SITE PLAN



LOCATION PLAN

RECEIVED  
 - 6 JUN 2012  
 CALEDONRYN

EOC

**ITEM NO:** 19  
**WARD NO:** Rhuddlan  
**APPLICATION NO:** 44/2012/0686/ PF  
**PROPOSAL:** Erection of detached dwelling and formation of new vehicular access.  
**LOCATION:** Part garden of Edgefield Eton Park Rhuddlan Rhyl  
**APPLICANT:** Mrs M White  
**CONSTRAINTS:** Groundwater Vulnerability 2  
**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 – Town / Community Council objection

**CONSULTATION RESPONSES:**

RHUDDLAN TOWN COUNCIL

"Recommend application be refused. Reason: over intensification /overdevelopment of the site."

WELSH WATER / DWR CYRMU

No objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF HIGHWAYS AND INFRASTRUCTURE

No objection, subject to condition requiring the completion of parking spaces and access materials.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mr T.J. and B.J. Garnett, Glyndwr, Eton Park, Rhuddlan, LL18 2UP

Summary of planning based representations:

Visual amenity- Design of dwelling out of keeping with surrounding dwellings/would be higher than neighbouring properties.

Amenity- overbearing impact on adjacent occupiers.

Potential for dormers to be inserted in the roof which would result in overlooking owing to orientation.

**EXPIRY DATE OF APPLICATION: 31/07/2012**

## 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 full planning permission for the erection of a dwelling and formation of new access in the garden area to the west of Edgefield, Eton Park, Rhuddlan.
- 1.1.2 A bungalow is proposed with an integral garage, to be sited centrally on the plot with an amenity area to the north. Access is proposed on the southern side of the site onto Eton Park. Parking is proposed on an open frontage to the south of the dwelling. (See the plan at the front of the report).
- 1.1.3 The proposed dwelling would comprise of three bedrooms and living accommodation. Materials proposed are facing brick, slate roof, and upvc windows, doors and rainwater goods.
- 1.1.4 The plans show the existing planting to the rear of the site to be retained, and the trees and shrubs along the east and west boundaries to be removed. A 1.8 metre panel fence would be erected as boundary treatment to the east and west sides of the site.
- 1.1.5 The application submission includes the following documents:
- Design and Access Statement (DAS) 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 in a primarily residential area, to the north of Rhuddlan town centre.
- 1.2.2 The residential area comprises of mainly bungalows, including some dormer bungalows.
- 1.2.3 Edgefield is the second dwelling on the northern side of Eton Park. Eton Park is a cul de sac, accessed off Vicarage Lane. There are 10 dwellings on the cul de sac fronting Eton Park and two fronting Vicarage Lane.
- 1.2.4 It is a relatively flat site, with established landscaping to the west and north sides. The site was being cleared when the Officer's site visit was being undertaken.
- 1.2.5 Edgefield is a bungalow with a shallow pitched slate roof. The application site is to the western side of the dwelling.

#### 1.3 Relevant planning constraints/considerations

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

#### 1.4 Relevant planning history

- 1.4.1 Outline planning permission was granted in 1983 for a bungalow on the application site.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

2.1 2/RHU/100/83 Outline planning permission for the erection of bungalow and garage.  
Granted 24/05/1983

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

Policy GEN 1 Development within Development Boundaries

Policy GEN 6 Development Control Requirements

Policy TRA 6 Impact of New Development on Traffic Flows

Policy TRA 9 Parking and Servicing Provision

3.2 SUPPLEMENTARY PLANNING GUIDANCE

SPG 21 Parking provision in new developments

SPG 26 Residential Space standards

3.3 GOVERNMENT GUIDANCE

Planning Policy Wales Edition 4

TAN 12 Design

TAN 22 Sustainable Buildings

**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 Amenity impact

4.1.4 Highway safety impact

4.1.5 Sustainable buildings

4.2 In relation to the main planning considerations:

4.2.1 Principle

The principle of residential development on the site accords with Policy GEN 1, as the site is located within the development boundary of Rhuddlan. Within development boundaries, the development of the land for residential purposes is considered acceptable subject to compliance with the general development control criteria as set out in Policy GEN 6.

Policy GEN 6 is applied to assess the detailed impacts of this full planning application, these are considered under the relevant headings below.

4.2.2 Impact on visual amenity

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

A bungalow is proposed, with a brick finish and slate roof. On the cul de sac there is a mix of dwelling styles and types. The dwelling to the eastern side of Edgefield, known as Roskfane, is almost identical in design (scale and form) to the proposed dwelling.

In Officer's opinion the nature of surrounding development which is fairly mixed, and detail of the proposal, which has been designed in a similar manner to the dwelling to the east of Edgefield, means the bungalow can be accommodated on site without detriment to the visual amenity of the area. With respect to the Town Councils comments, it is not considered the proposal would constitute an overdevelopment of the site.

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 the dwelling can be accommodated on the site with adequate amenity space, and parking. Windows are proposed on all elevations. There would be screening on the side boundaries with a minimum height of 1.8 metres.

The application proposes a bungalow, to be sited centrally on the plot. There is adequate boundary screening and 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. Furthermore the amount of amenity space proposed for the dwelling and remaining for the occupiers of Edgefield would be over 200 m sq which is considered more than reasonable for dwellings of this size.

Concerns have been raised by the neighbouring occupier over future permitted development alterations, and in particular the insertion of dormer windows and the potential for overlooking from these. To enable full assessment of the amenity impacts of this form of development should it be desired by further occupiers, it is suggested that permitted development rights should be removed if Members are minded to grant planning permission for the development.

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

#### 4.2.4 Impact on highways safety

Policy GEN 6 and TRA 6 and TRA 9 require consideration of access and highway safety issues.

The proposal includes off road parking to the south of the site on an open parking area. A garage would also be incorporated into the proposed dwelling. Eton Park is cul de sac with partial pavements, but there is none to the front of Edgefield.

Highways Officers have raised no objection to the proposal subject to the inclusion of planning conditions to control the retention of the parking area.

It is not considered there are policy conflicts relating to access and highway safety. The proposal complies with Policy GEN 6, Policy TRA 6 and Policy TRA 9.

#### 4.2.5 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 full 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.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered acceptable under the relevant policies and 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. PRE-COMMENCEMENT CONDITION**

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such 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, materials and type of boundary treatment.

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 occupation of the dwelling 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.

#### **4. 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, roof, rainwater goods and windows. materials to be used for the development hereby permitted and no materials other than those approved shall be used.

5. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to the applicant and approved in writing by the local planning authority. The archaeological work will be undertaken to the standards laid down by the Institute for Archaeologists. On completion of site work and any post-excavation analysis a report on the investigation will be submitted for approval to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Tel: 01938 553670.

6. Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010.



7. The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

8. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010.

9. **PRE-COMMENCEMENT CONDITION**

The access shall be laid out and constructed in accordance with the approved plan and completed to the satisfaction of the Local Planning Authority before any works commence on site.

10. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.

11. Notwithstanding the provisions of Classes A, B, C, D and E 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 further grant of planning permission of the Local Planning Authority.

12. 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.

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. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
3. To ensure a satisfactory standard of development, in the interests of visual amenity.
4. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
5. In the interests of investigation and recording of historic/listed buildings.
6. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
7. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
8. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
9. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
10. To provide for the loading/ unloading, parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
11. In the interests of the amenities of occupiers of nearby residential property.
12. In the interests of the amenities of occupiers of nearby residential property.

**NOTES TO APPLICANT:**

Welsh Water have advised of the following:

Re: Sewerage:

Foul water and surface water discharge shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

#### Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.  
Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).