



CYNGOR
Sir Ddinbych
Denbighshire
 COUNTY COUNCIL

Graham Boase
 Head of Planning & Public Protection
 Denbighshire County Council
 Caledfryn
 Smithfield Road
 Denbigh
 Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

44/2012/0780
 4 Seymour Drive
 Rhuddlan

20



Application Site

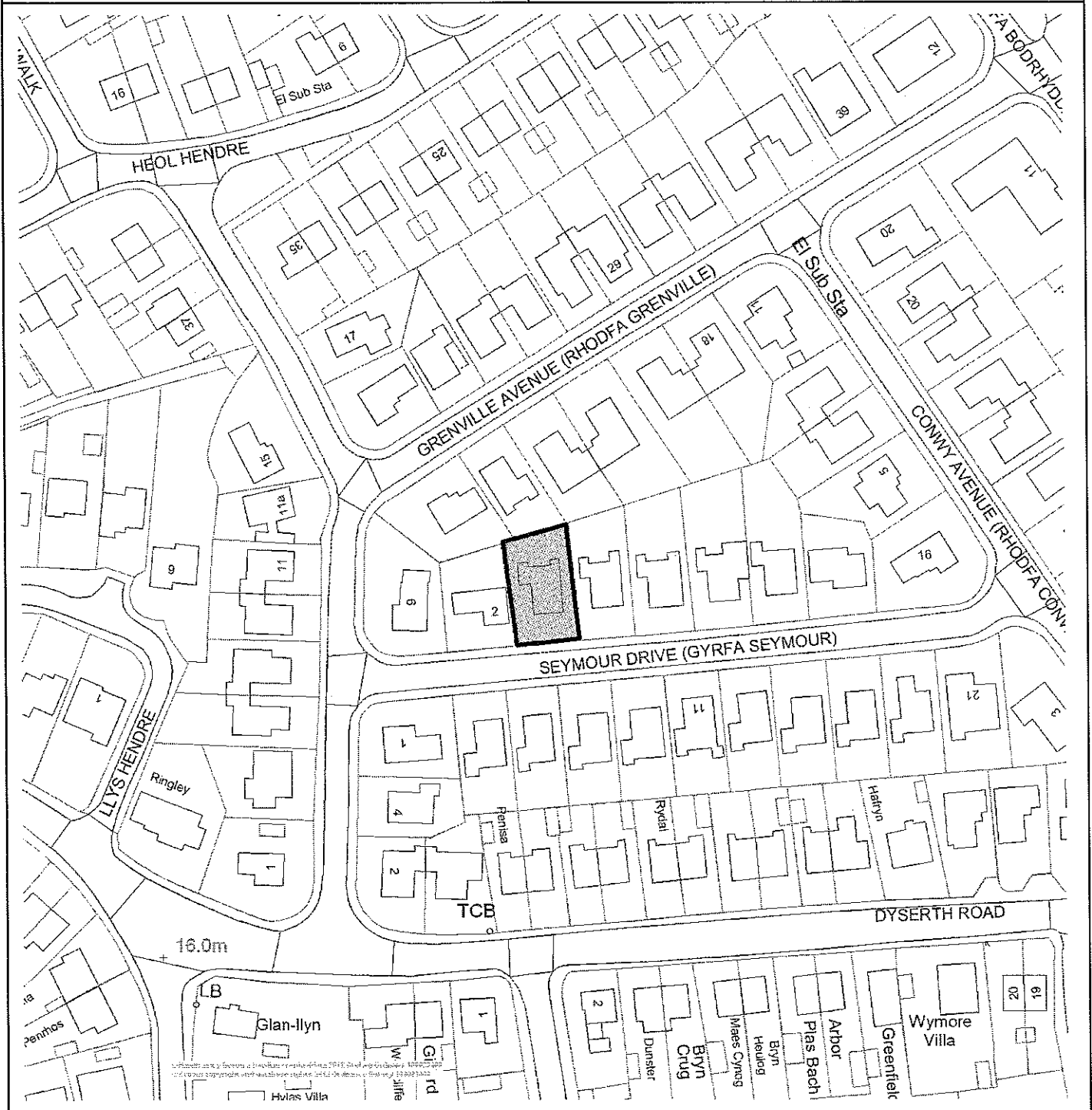


Date 5/9/2012

Scale 1/1250

Centre = 302849 E 378085 N

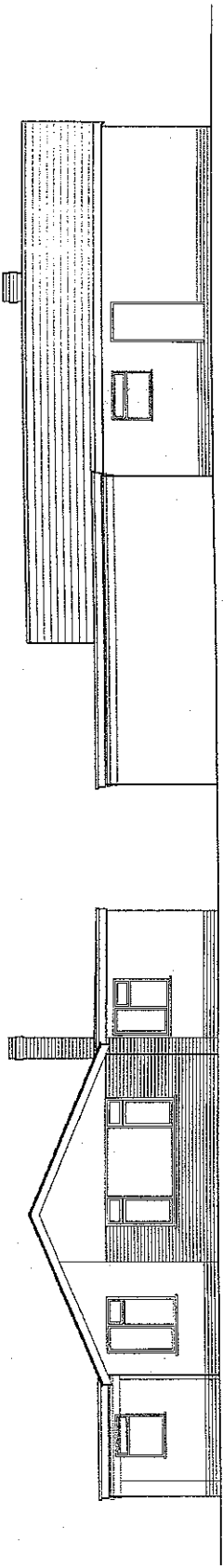
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.

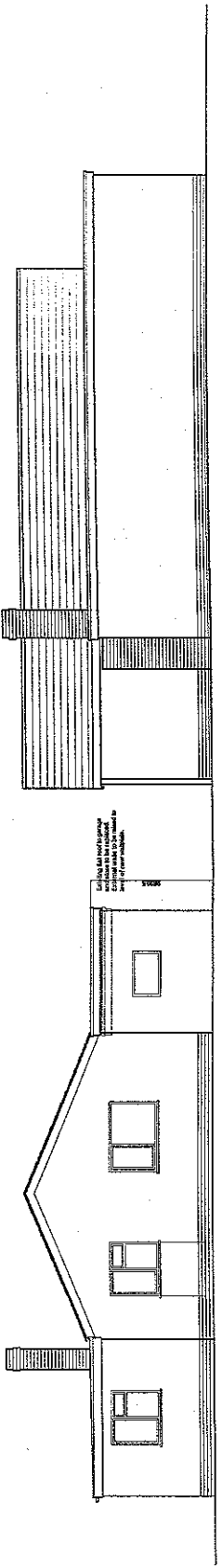
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn tom hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

REVISED PLAN



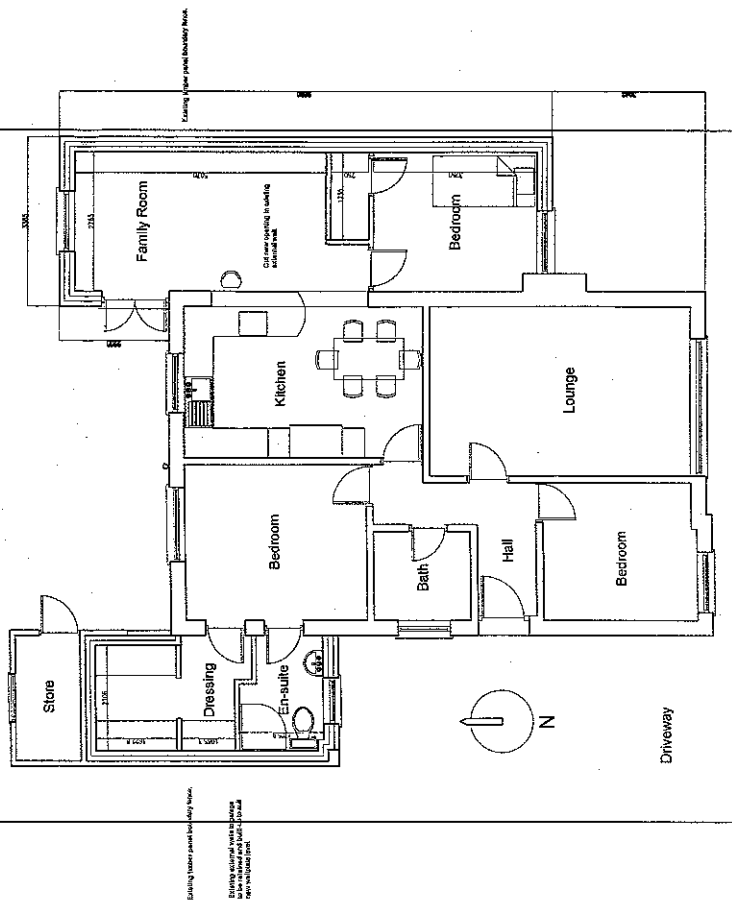
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



FLOOR PLAN

**PROPOSAL
4 SEYMOUR
DRIVE**

EXTERNAL MATERIALS:
 WALL: Facebrick with dark grey horizontal bands
 ROOF: Facebrick with dark grey horizontal bands
 FLOOR: Facebrick with dark grey horizontal bands
 DOOR: Facebrick with dark grey horizontal bands
 WINDOW: Facebrick with dark grey horizontal bands
 ARCH: Facebrick with dark grey horizontal bands
 FINISH: Facebrick with dark grey horizontal bands

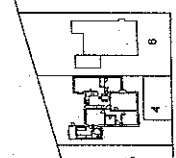
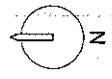
**RECEIVED
15 MAR 2012
CALLED/RYN**

REVISIONS:
 A: Minor amendments to drawings
 B: Minor amendments to drawings
 C: Minor amendments to drawings
 D: Minor amendments to drawings
 E: Minor amendments to drawings
 F: Minor amendments to drawings
 G: Minor amendments to drawings
 H: Minor amendments to drawings
 I: Minor amendments to drawings
 J: Minor amendments to drawings
 K: Minor amendments to drawings
 L: Minor amendments to drawings
 M: Minor amendments to drawings
 N: Minor amendments to drawings
 O: Minor amendments to drawings
 P: Minor amendments to drawings
 Q: Minor amendments to drawings
 R: Minor amendments to drawings
 S: Minor amendments to drawings
 T: Minor amendments to drawings
 U: Minor amendments to drawings
 V: Minor amendments to drawings
 W: Minor amendments to drawings
 X: Minor amendments to drawings
 Y: Minor amendments to drawings
 Z: Minor amendments to drawings



PLANSCAPE
 ARCHITECTURAL CONSULTANTS
 12000 Park Road, Suite 100
 Richmond, BC V6V 1A1
 Tel: 604-273-1111
 Fax: 604-273-1112
 Email: info@planscape.ca
 Website: www.planscape.ca

Mr & Mrs Simon Evans
 Proposed Extension and Alterations to
 Dwelling
 4 Seymour Drive
 Richmond
 1:50
 9 June 2012
 E:122172 B

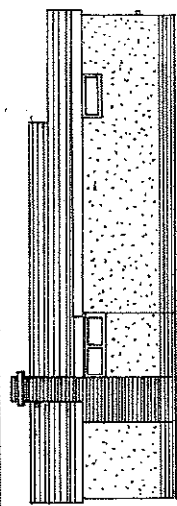


SITE PLAN
 Scale: 1:500

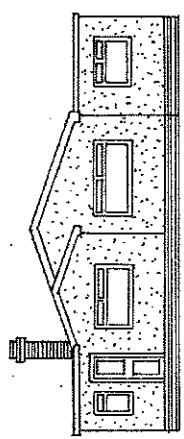


21 RHU / 13A / 88

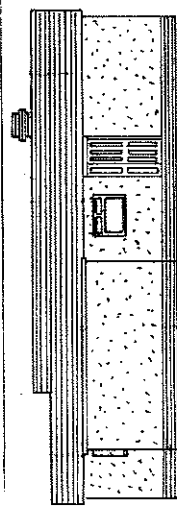
Approved
13/11/88



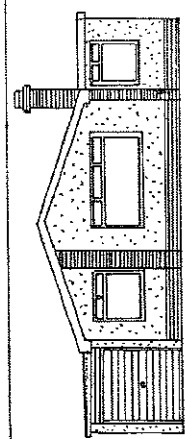
SIDE ELEVATION



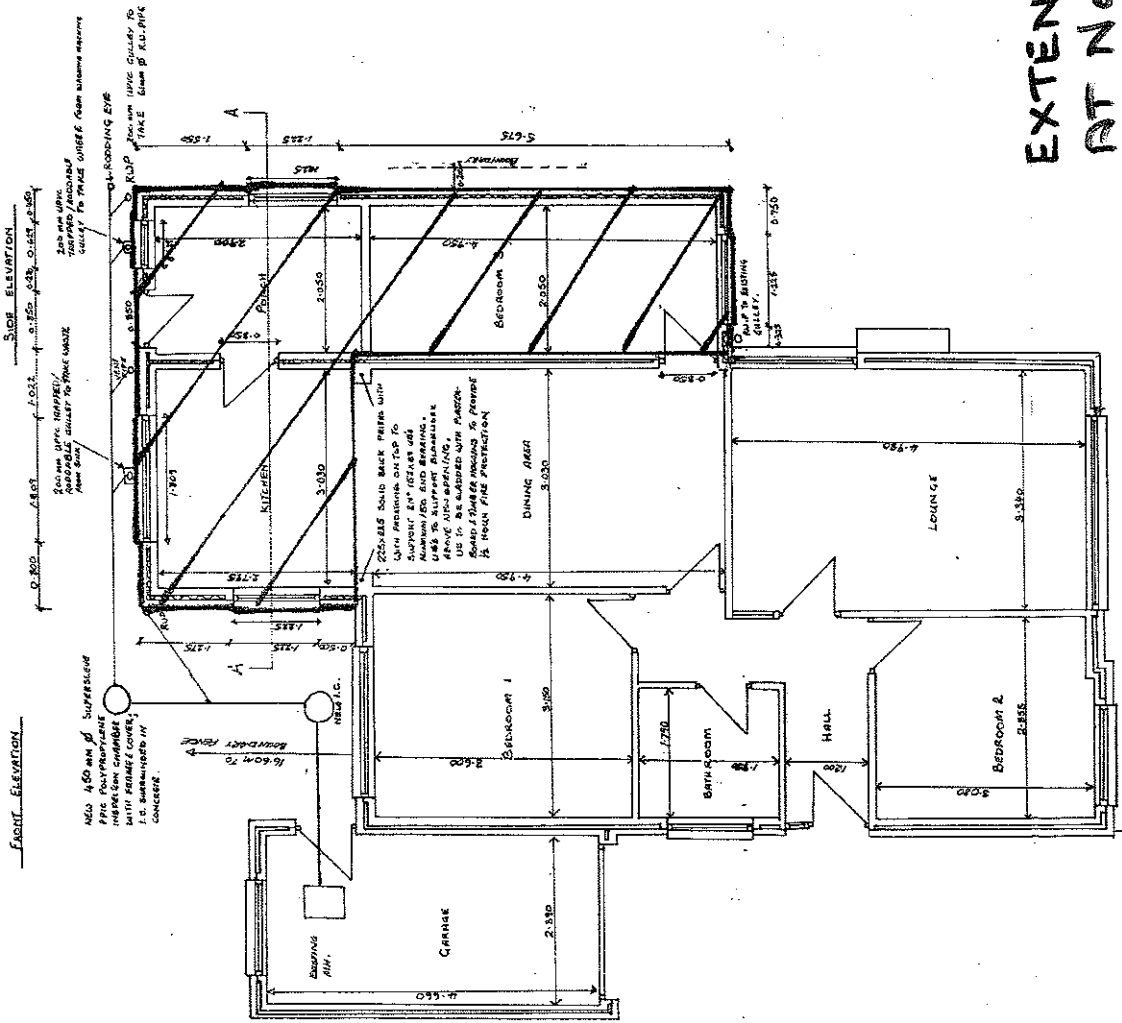
FRONT ELEVATION



SIDE ELEVATION



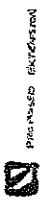
FRONT ELEVATION



GENERAL NOTES

- INTERNAL SURFACES OF CEILINGS & WALLS TO BE PLASTERED / COMPLY WITH BUILDING REGULATIONS 176 & 674/76
- HORIZONTAL JUNCTION OVER & AROUND EXTERNAL DOORS & WINDOWS
- WALL TIES TO EXIST WALLS TO BE 125mm FTZ NOT EXCEEDING 100mm HORIZONTALLY & 450mm VERTICALLY, DOUBLED AT OPENINGS.
- WALLS TO BE CONSTRUCTED OF 100mm BRICK WITH 75mm THERMAL TO OVER JACK, 50mm ROCKWOOL INSULATION (EXCEPT TYPICAL WINDOOL 400).
- CEILING LINING TO BE GYPSUM BOARD TO OPENINGS UP TO 12m, UNLESS OTHERWISE STATED.
- TOPS OF CURBS TO BE GRADED WITH BRICK OR MASTERS' BOARD.
- ALL ROOF TIMBERS TO BE TREATED.
- CEILING TO BE MAINTAINED AT JUNCTION OF EXISTING BUILDING & NEW BUILDING.
- AT JUNCTION OF EXISTING & NEW BUILDING, TO BE GRADED ALTERNATE COURSES.
- ROOF FASTENED DOWN WITH STEEL SCREWS @ 1200mm LONG @ 1200mm C/C
- AIR BRICKS TO BE MADE IN SILENT MASONRY; VENTILATION TO EXISTING SUSPENDED CEILING PROVIDE BY ABOVE & DEEP TO CONTACT WITH AIR BRICK, DEEP SUBMERGED IN CONCRETE WHEN PASSING THROUGH NEW FLOOR; 250mm AIR BRICK @ 1.2m c/c
- ROOF DRAINAGE TO BE PVC HALF ROUND, SUPPORTS SUPPORTED AT 900mm C/C SLOPED TO PAVEN AND GRADED AROUND TO DRAINAGE AT SUITABLE FALL. PVC DRAINAGE TO BE 45/75 TO CURBY DRAINWATER @ BELOW DPC LEVEL.
- 100mm Ø UPVC DRAIN TO BE 1/4" SLOPE; FALL 1:140 SLOPED & ENCLOSED IN 100mm CHANNEL MATERIAL & SURROUNDED IN CONCRETE UNDER GRADE.
- ALL PLUMBING & HEATING REQUIREMENT TO BE CARRIED OUT IN ACCORDANCE WITH RECOMMENDATIONS & WATER AUTHORITY BY LAWS.

EXTENSION PERMITTED AT NO 10 SEYMOUR DRIVE 1988



PROCESSED BY COUNCIL

TITLE	PLANS AND ELEVATIONS AS PROPOSED	DRAWN BY	GT/3
DATE	10 MARCH 88	SCALE	1:50
DRAWN BY	MR. C. R. JONES	SCALE	1:100
DATE	10 MARCH 88	SCALE	1:100

PJM

ITEM NO: 20
WARD NO: Rhuddlan
APPLICATION NO: 44/2012/0780/ PF
PROPOSAL: Erection of a single storey flat roof extension to side and conversion of garage into habitable accommodation
LOCATION: 4 Seymour Drive Rhuddlan Rhyl
APPLICANT: Mr & Mrs Simon Eames
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 / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

RHUDDLAN TOWN COUNCIL – Recommended permit on the original scheme but “refuse” on the revised, smaller extension. “Reason – the extensions are considered too near the adjoining property.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mr. Phillip Tebbutt, 12 Grenville Avenue, Rhuddlan on original and revised scheme
Mr. D. N. Vicary, 6, Seymour Drive, Rhuddlan on original and revised scheme
Mr. F. J. Dart, 8, Grenville Avenue, Rhuddlan on original only
Mr. A N Storey, 10 Grenville Avenue, Rhuddlan on original and revised scheme

Summary of planning based representations:

- Concerns over size of side extension
- Impact on character of the area

EXPIRY DATE OF APPLICATION: 15/08/2012

REASONS FOR DELAY IN DECISION (where applicable):

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the adaptation of an existing garage to the west side of the existing bungalow to create an en-suite bathroom and dressing area. This would involve the insertion of a domestic sized window to the front of this flat roofed element with no other external extensions or alterations.
- 1.1.2 In addition it is proposed to erect a single storey, flat roofed extension to the east side of the dwelling to create an additional bedroom and family room. This side extension will project some 3.3m to the east side and measure some 9.8m in length. The highest point of the roof of the proposed extension would be some 2.6m from ground level. The extension would be set back from the front wall of the existing property by some 3m.
- 1.1.3 The extension would be rendered to match the existing with a felt flat roof. The elevations and floor plans are shown at the front of this report.

1.2 Description of site and surroundings

- 1.2.1 The existing dwelling is a small detached bungalow property on a road containing similar such dwellings. The property enjoys an existing flat roofed former garage structure to the west at the end of a driveway. This is the structure which it is proposed to convert to a bathroom/dressing room. The dwelling to the east, No.6, also has a driveway to its west side containing a garage structure.
- 1.2.2 The bungalows along Seymour Drive are set back from the road with driveways and open plan front garden areas bounded by low front walls. The dwelling to the east at No.6 appears to be set at a slightly higher level than the application property. A boundary fence of approximately 1.8m exists along the eastern boundary between the application site and No.6 Seymour Drive.

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 None

1.5 Developments/changes since the original submission

- 1.5.1 At the request of Officers the proposed extension to the east has been reduced in length and height. The extension has been set back further from the front of the property and reduced from an original 12m length to 9.8m. The height has been reduced by 0.16m from the original submission.

1.6 Other relevant background information

- 1.6.1 The application was originally referred to Committee at the request of the local Members. This was based on the original Town Council recommendation to permit. The Town Council have subsequently changed their recommendation.
- 1.6.2 It should be noted that a flat roofed side/rear extension was permitted and built at No.10 Seymour Drive, on the same side as the application site. A plan of that permitted extension is also shown at the front of this report.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None at the application site but at No. 10 Seymour Drive:-
2/RHU/134/88 – Kitchen extension, new bedroom and utility room – GRANTED under delegated powers 7th July 1988

44/366/98/PF – Single storey flat roofed extension at rear – GRANTED under delegated powers 26th June 1998

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 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 POLICY GUIDANCE

Planning Policy Wales Edition 4

3.4 Other material considerations

None.

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 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.

Policy HSG 12 relates specifically to extensions to dwellings and recognises householders have the right to alter and extend dwellings providing they meet the criteria relating to: size/scale, character, amenity considerations and the scheme would not result in an overdevelopment of the site.

Policy GEN 6 contains a wide range of general development control amenity considerations aimed at ensuring such developments have minimal impacts.

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

It should be noted that issues of building covenants are not material considerations when the Local Planning Authority assess planning applications. Applications must be assessed on their merits having regard to the relevant Policies and guidance. Where relevant regard should also be had to whether similar developments have been approved and carried out in the area. Such considerations can be highly relevant where Planning Inspectors look at appeals.

The assessment of the detailed impacts of the proposed extension are set out in the following sections:-

4.2.2 Detailed design and impact on amenity

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

The application proposes only one extension. The adaptation of the existing garage structure to the west side of the dwelling does not involve any extension. The proposed flat roofed, side extension to the east is well below the footprint of the original dwelling clearly making it subordinate.

The proposal is therefore considered to comply with test i) of Policy HSG 12 and advice within the SPG.

Design and materials – Test ii) of Policy HSG 12 requires extensions to dwellings to be sympathetic to the original dwelling and the character of the area in terms of design and materials.

Whilst a pitched roof side extension would be more in keeping with the design of the bungalow one must have regard to the presence of a similar flat roofed extension at No. 10 Seymour Drive. The materials on the walls of the proposed side extension would match the existing and would be in keeping with the property. Having the extension to the east side set back from the frontage of the dwelling reduces its visual impact and it is not considered that the flat roofed design in itself would be sufficient to justify refusal.

The proposal is therefore considered to comply with test ii) of Policy HSG 12.

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, flat roofed extension to the east side of the dwelling would have an impact on the neighbouring dwelling to the east at No.6. However, given the flat roofed design of the extension, the fact it is set back from the frontage of the dwelling by 3m, the presence of an existing garage to the side of No.6 and a boundary fence between the properties it is not considered this impact would be significant enough to warrant refusal. To the side of No.6 there is a front door and an obscure glass bathroom window. The proposed extension would not unduly harm the amenity of the door or window. The side extension would project close to the side boundary of the dwelling at No.6, however, given the lack of any direct significant impact from the extension, this issue in itself is not enough to refuse the proposal.

A very important consideration would be that a similar flat roofed, or pitched roof, extension could be built onto the side of this dwelling under permitted development rights. Such an extension, especially if built with a higher, pitched roof, could have a much greater impact on the neighbouring dwelling to the east.

Overdevelopment – Test iv) of Policy HSG 12 states that proposals should not result in overdevelopment of the site. As mentioned above the single storey extension to the east is the only extension to the dwelling proposed. There would remain a significant area of front and rear garden area to the plot meaning that there would be no overdevelopment.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered acceptable under the relevant policies and guidance.

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 of the development hereby permitted shall be of the same texture, type and colour as those on the external walls of existing buildings.
3. The existing timber panel boundary fence to the east boundary between the application site and No. 6 Seymour Drive shall be retained and maintained at the existing height and shall not be removed 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. In the interests of visual amenity.
3. In the interests of neighbour amenity.

NOTES TO APPLICANT:

None