



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Heading:

REFERENCE NO. 45/2012/0061/PF
16 West Parade,
Rhyl

22

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



Application Site

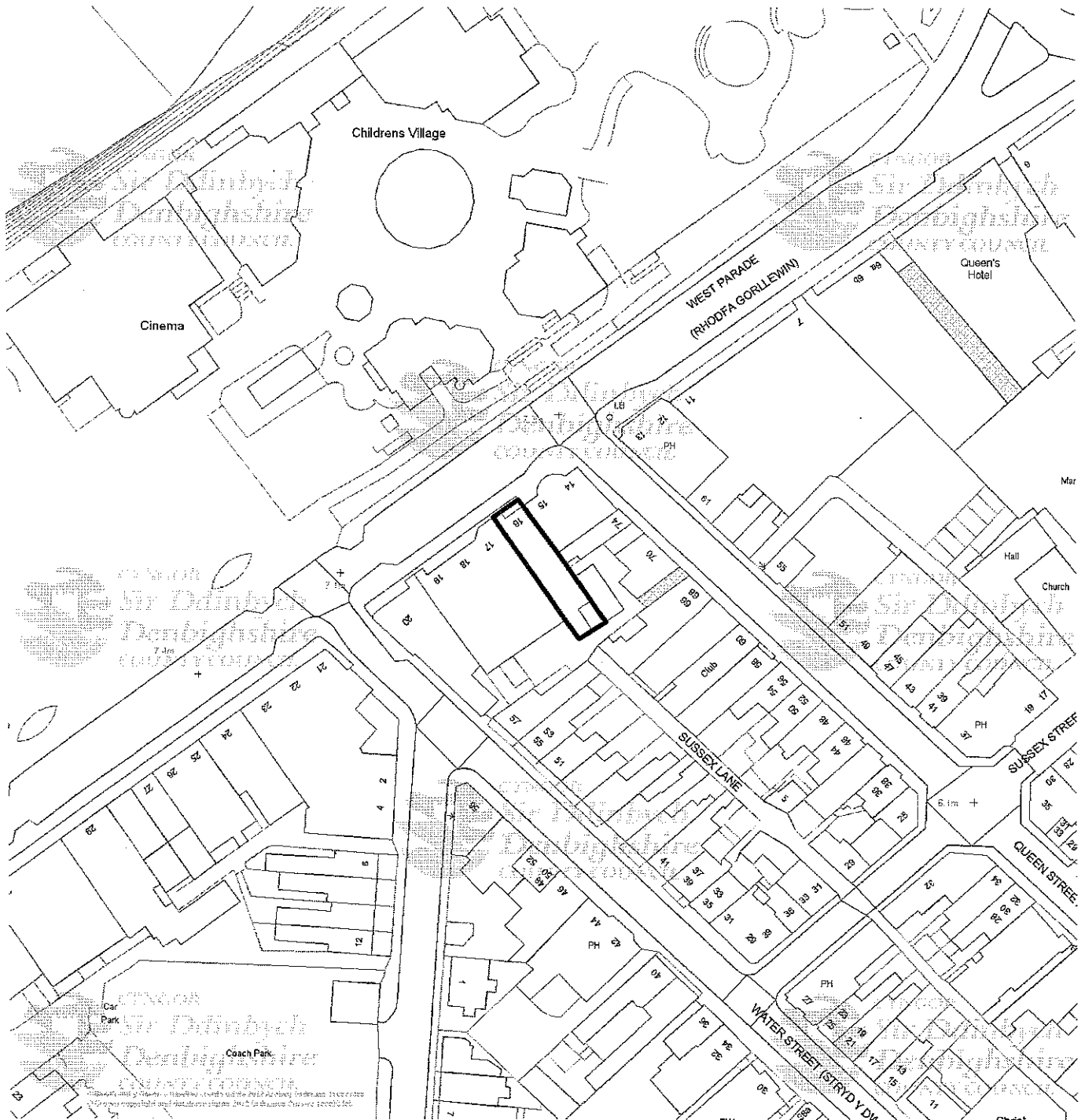


Date 22/8/2012

Scale 1/1250

Centre = 300591 E 381510 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 © 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.

PROPOSED ELEVATIONS

45 / 2012 / 0061 / PE

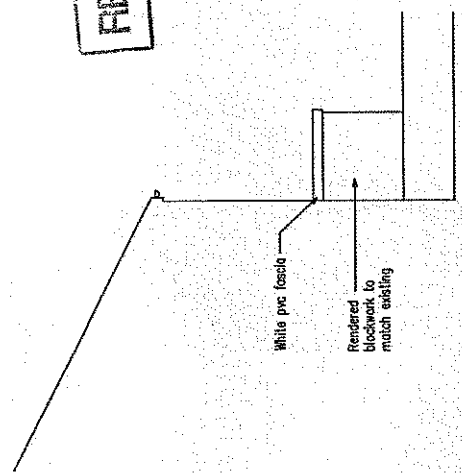
REVISED PLAN

RECEIVED
 - 1 AUG 2012
 DUBLIN
 PLANNING SERVICES
 16 WEST PARADE, RHYMILL, DUBLIN 12

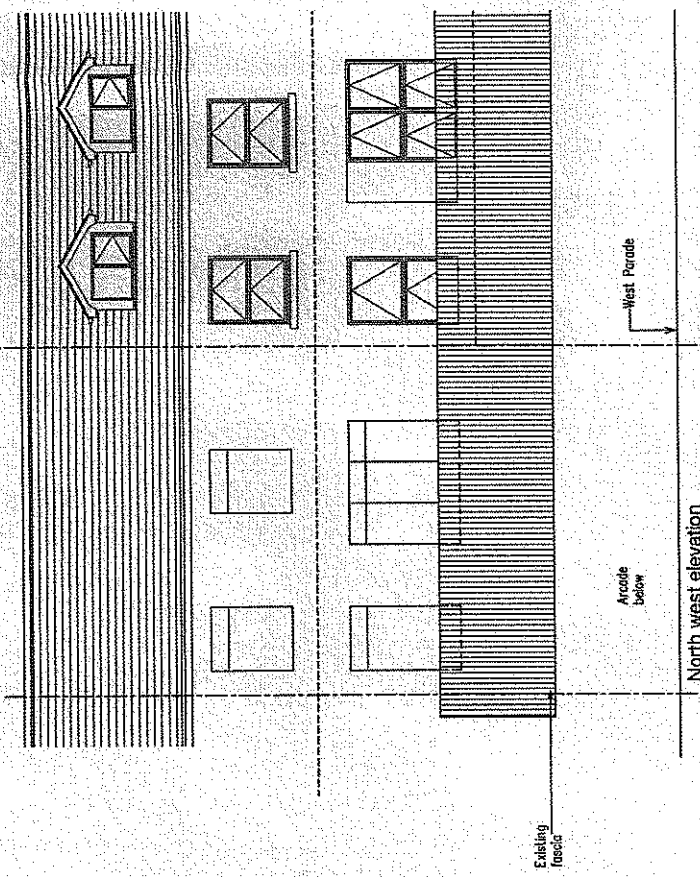
New escape window to bedroom.
 Opening light to comply with paragraph 2.11 Part B1 of the Building Regulations with unobstructed operable area of at least 0.33m² and at least 450mm high and 450mm wide with bottom of window less than 1100mm above floor level. Glass to comply with Part K and BS6206.
 Top hung casements fitted with friction stays to enable sash to open fully and to remain open without being held by a person making an escape.

AS PROPOSED
 16 West Parade,
 Rhyml, LL18 1HE
 SCALE 1:100 @ A3
 DATE December 2011
 LAWRENCE PARRY ASSOCIATES
 HILL HOUSE, HILLSIDE, PRESTATYN,
 01745 854945
 DRWG. No 38087 D5C

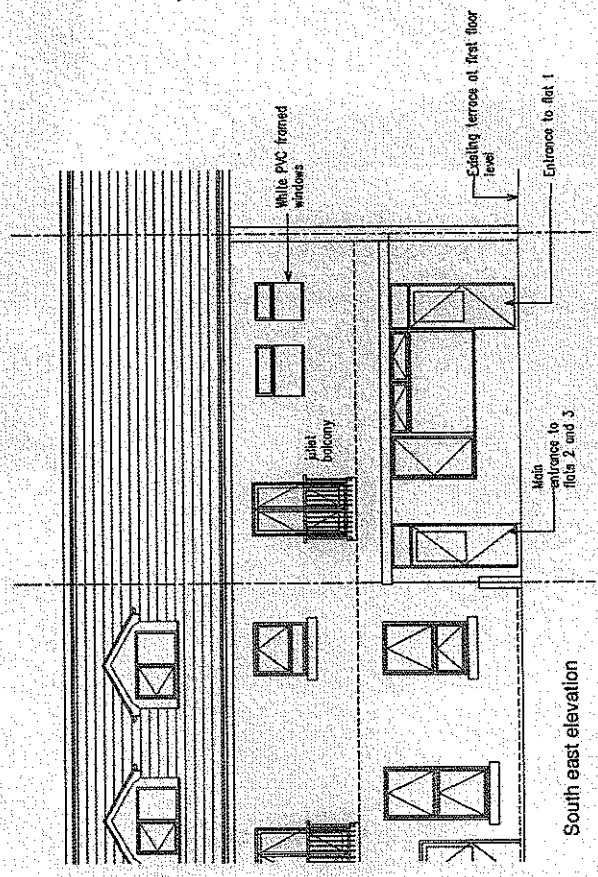
50 100
 A Third floor layout amended. Dormers to front removed. Apr 2012
 B Existing front windows retained. May 2012
 C Front elevation windows replaced with timber sashes. June 2012



South west elevation
 To side of conservatory / lobby



North west elevation



South east elevation

Existing fascia

Arcade below

West Parade

White PVC framed windows

Exit lobby

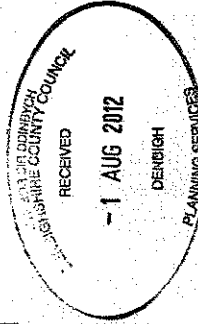
Existing terrace at first floor level

Entrance to flat 1

Main entrance to flats 2 and 3

45/2012/0061/PF

REVISED PLAN



Floor areas of flats:
 Flat 1 (first floor) 73.4sq.m.
 Flat 2 (second floor) 76.5sq.m.

- B Third floor layout amended Apr 2012
- C Second and third floor layout amended July 2012
- D Second and third floor layout amended July 2012

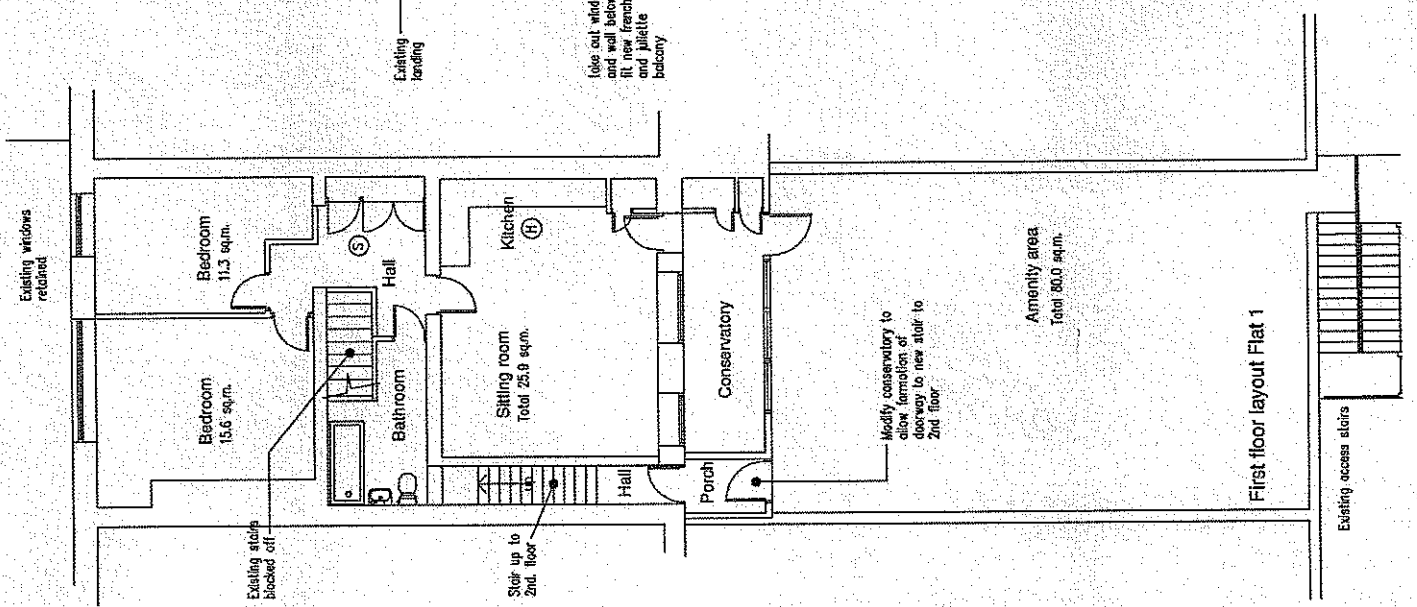
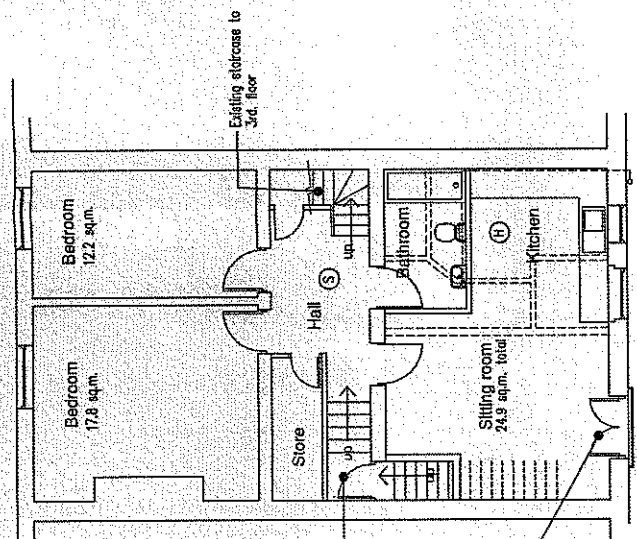
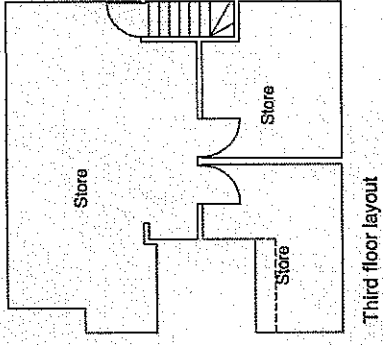
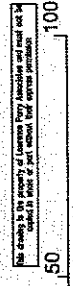
PROPOSED FLOOR PLANS

Smoke alarms powered from a separate bus in the main distribution board to be fitted within 7m of all living rooms and within 3m of bedrooms. All alarms to be interlinked and to comply with BS5446 Pt.1

AS PROPOSED
 16 West Parade,
 Rhyl, LL18 1HE

SCALE: 1:100 @ A3
 DATE: December 2011
 LAWRENCE PARRY ASSOCIATES
 HILL HOUSE, HILLSIDE, PRESTAYN, LL17 4SE

DRWG. No 3608/04D



SES

ITEM NO: 22
WARD NO: Rhyl West
APPLICATION NO: 45/2012/0061/ PF
PROPOSAL: Sub-division of existing dwelling unit on upper floors to provide 2 no. self-contained flats
LOCATION: 16 West Parade Rhyl
APPLICANT: Mr Craig Harker Harker Leisure Ltd.
CONSTRAINTS: Town Heritage Area
C2 Flood Zone
Groundwater Vulnerability 1
EA Floodmap Zone 2
Conservation Area
Article 4 Direction
PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

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

- Recommendation to grant – Town Council objection

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL

“Objection, the Council consider the proposal would represent over intensification of the site and to be contrary to the objectives of the Rhyl Going Forward Strategy. In the event that the application is approved the Town Council would wish to see a condition requiring that the storage areas identified on the upper floor are required to be part of Flat 2 and not storage for Flat 1 or the ground floor business. This is on the basis that access to the storage would be through the hallway of Flat 2 reducing the amenities of the occupier. A further condition should be included preventing the use of the third floor storage areas as bedroom future”.

DWR CYMRU WELSH WATER

Standard response – request separate foul and surface water connections.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF HIGHWAYS AND INFRASTRUCTURE

No objection

RHYL GOING FORWARD PROGRAMME MANAGER

No objection

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 18/03/2012

REASONS FOR DELAY IN DECISION:

- 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 seeks full planning permission for the sub-division of an existing dwelling unit on the upper floors of 16 West Parade, Rhyl to form 2 no. self contained flats. The existing use of the upper floors is a single dwelling, above an existing commercial use at ground floor level.
- 1.1.2 The application proposes the formation of 2 no. 2 bed self contained flats above 'Les Harkers Amusements'. It is proposed to form 1 unit on the first floor, 1 unit on the second floor, with storage space indicated within the roofspace.
- 1.1.3 The units would be accessed from the rear of the property off Sussex Lane, via an existing external staircase currently utilised by the existing dwelling within the property.
- 1.1.4 There are minor alterations including external alterations to the rear elevation by the formation of a doorway within the existing conservatory at first floor level, and the insertion of a French door with a Juliette balcony at second floor level. (see the plans at the front of the report).

1.2 Description of site and surroundings

- 1.2.1 The property is 3 storey and is located within a terrace of properties fronting West Parade, directly opposite the Childrens Village.
- 1.2.2 The property is located between 'The Corner Café' which has recently been renovated, and 17 and 18 West Parade which was converted to 6 no. self contained flats in 2006.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Rhyl and within a designated Conservation Area.

1.4 Relevant planning history

- 1.4.1 None

1.5 Developments/changes since the original submission

- 1.5.1 The number of units proposed has been reduced from 3 units, to 2 dwellings during progression of the application.

1.6 Other relevant background information

- 1.6.1 None

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 STRAT 1 General

Policy STRAT 15 Housing

Policy GEN 1 Development within Development Boundaries

Policy GEN 6 Development Control Requirements

Policy CON 5 Development within Conservation Areas

Policy HSG 13 Sub division of existing premises to self contained flats

Policy RET 15 Upper Floors of Commercial Premises

Policy TRA 9 Parking and Servicing Provision

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance 7 Residential Space Standards

3.3 GOVERNMENT POLICY GUIDANCE

Planning Policy Wales 2011

4. MAIN PLANNING CONSIDERATIONS:

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

4.1.1 Principle

4.1.2 Impact on residential Amenity

4.1.3 Impact on visual Amenity/character and appearance of Conservation Area

4.1.4 Parking Issues

4.2 In relation to the main planning considerations:

4.2.1 Principle

The property is located within the development boundary of Rhyl and is already in residential use, therefore the principle of residential use is established.

This full application is to sub divide an existing dwelling above a commercial property in to 2 self contained flats. Policy HSG 13 permits the subdivision of existing premises in to self contained provided that the original property is suitable for conversion to the number and type of flats; the Council's approved floorspace and parking guidelines are met; the proposal retains any inherent characteristics of merit; adequate provision is made for refuse, disposal, storage and drying areas and in the case of conversion of upper floors of commercial properties separate pedestrian access to the living accommodation is provided. With respect to the Town Council's concerns' over overintensification of development, in principle, the proposal is considered to be acceptable in relation to Policy HSG 13 and would not be contrary to the basic objectives of the Rhyl Going Forward Strategy.

RET 15 relates specifically to the conversion of the upper floors of commercial properties, and permits the beneficial economic use of upper floors in town centres subject to general amenity considerations and provided there is no unacceptable impact on the local highway, servicing or parking arrangements. In principle, the proposal is considered to be acceptable in relation to Policy RET 15 subject to detailed assessments.

Policy GEN 6 must also be applied to assess the detailed impacts, and the detailed assessments required by the above policies are considered below.

4.2.2 Impact on residential Amenity

Policy GEN 6 sets specific tests to be applied to amenity impacts. Policies HSG 13 and RET 15 also require amenity issues to be considered for proposals to subdivide properties in to self contained flats.

The flats would each have a separate pedestrian access to the rear of the property off Sussex Lane, utilising an existing external staircase.

Unit 1 is shown to be a 2 bed unit located on the first floor. The accommodation would measure 73 sq m in floor area and provide 2 bedrooms, living room with open kitchen, a bathroom and small conservatory, which is existing.

Unit 2 is shown to be a 2 bed unit located on the second floor. The accommodation would measure 76sq m in floor area and provide 2 bedrooms, living room, kitchen and bathroom.

For 2 bed units, SPG 7 requires a minimum floorspace of 65 sq m, which the proposal exceeds. The minimum space standards given for living rooms and bedrooms are also exceeded.

To the rear it is proposed to provide a small parking area and a bin store area. The plans indicate the provision of amenity space to the rear, over the flat roof arcade extension at ground floor level, which may not be very useable, however in this town centre location the level of amenity afforded is considered acceptable.

The roof space would provide storage areas, and in relation to the Town Council's suggestion it is considered appropriate to protect the amenities of the occupiers of Flat 2, to impose a condition restricting the use for storage only by the occupant of Flat 2. It is not considered necessary to impose a condition relating to the use of the top floor storage area as a bedroom.

It is considered that a suitable level of amenity would be afforded to future occupiers of the flats and therefore the proposal complies with Policy GEN 6, HSG 13 and RET 15.

4.2.3 Impact on visual Amenity/character and appearance of Conservation Area

Policy GEN 6 contains general considerations to be given to the visual impacts on new developments. Policy CON 5 permits development that preserves or enhances the character and appearance of Conservation Areas.

The proposal involves minor external alterations to the building, with the formation of a doorway within the existing conservatory at first floor level and the insertion of a French door with Juliette balcony at second floor level.

The alterations proposed on the rear elevation are very minor in nature and are considered acceptable. There would be no adverse impact on visual amenity or on the character and appearance of the Conservation Area. It is not considered that the proposal conflicts with Policies GEN 6 and CON 5.

4.2.4 Parking Issues

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

The proposal provides a small off street parking area to the rear of the

property accessed off an existing access on Queen Street. Immediately outside the property on West Parade, parking is restricted but on street parking is available in close proximity on both West Parade and Queen Street, with public car parking facilities also available within close proximity. The site is located within a town centre within walking distance to local shops and facilities and is located on a main bus route. The Head of Highways has raised no objection to the limited parking proposed.

It is not considered that the proposal conflicts with Policies GEN 6 and TRA 9.

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. The storage areas within the roofspace shown on the approved plan shall be used as storage space only in connection with Flat 2.
3. The parking area and bin store shown on the approved plan shall be provided prior to the occupation of the flats, and shall then be kept available for this purpose at all times.

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

1. To comply with the provisions of the Town and Country Planning Act 1990.
2. In the interests of residential amenity.
3. In the interests of residential amenity.

NOTES TO APPLICANT:

None