

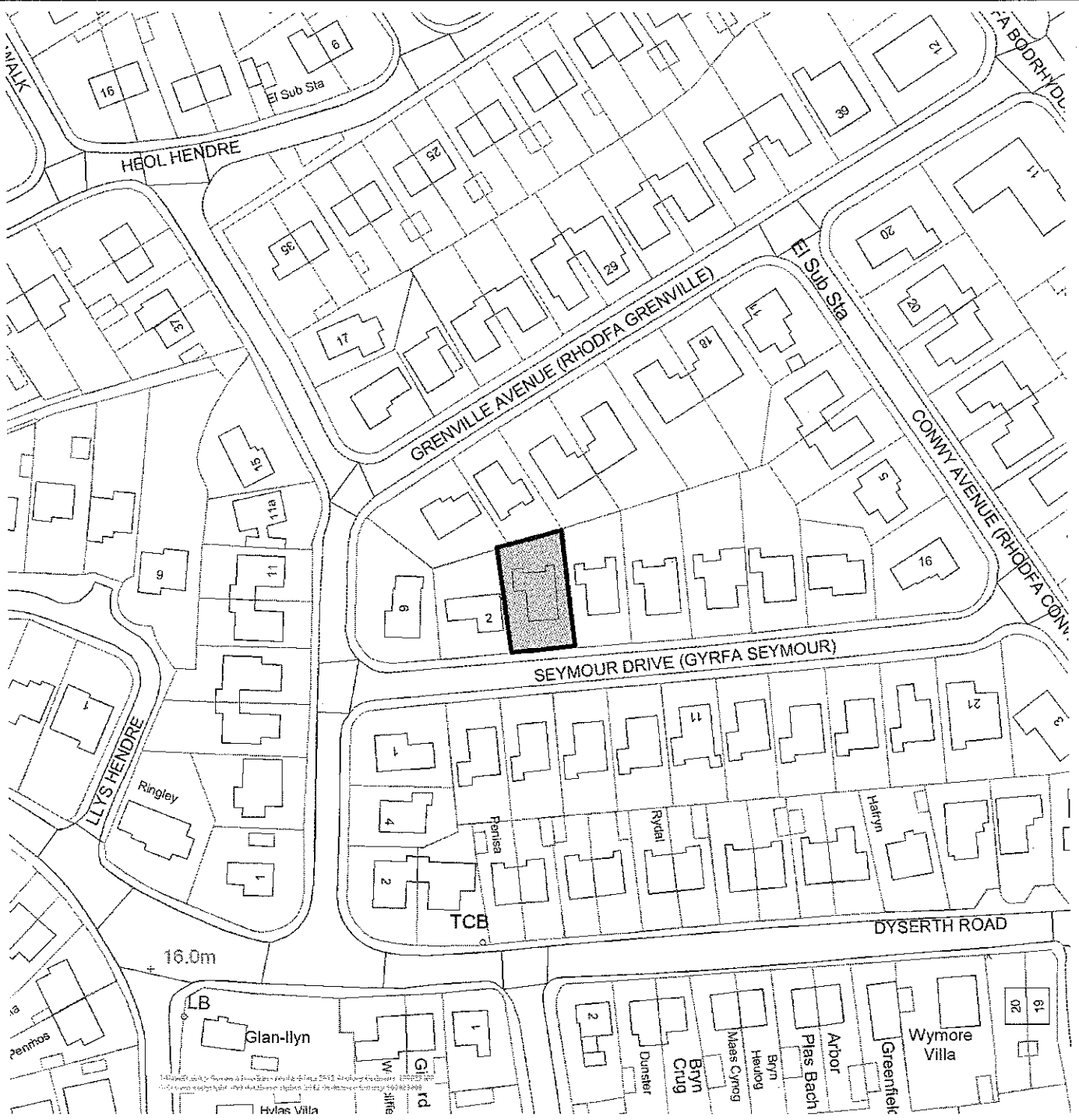
Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

 Application Site

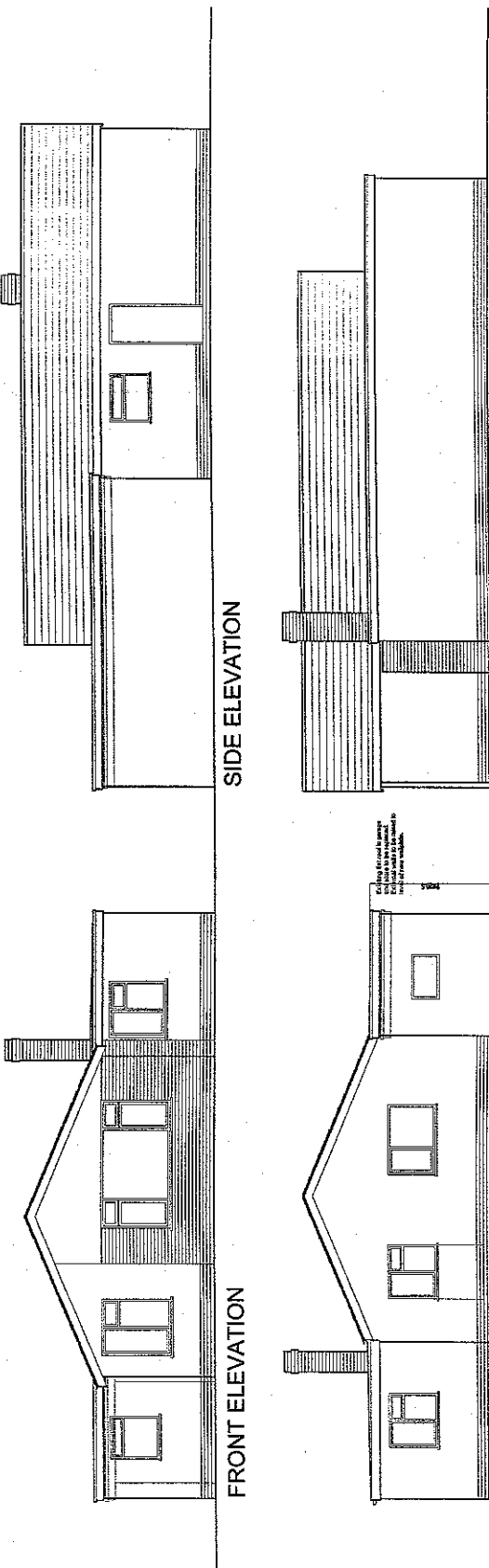


Date 5/9/2012 Scale 1/1250  
Centre = 302849 E 378085 N

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.



**REVISED PLAN**

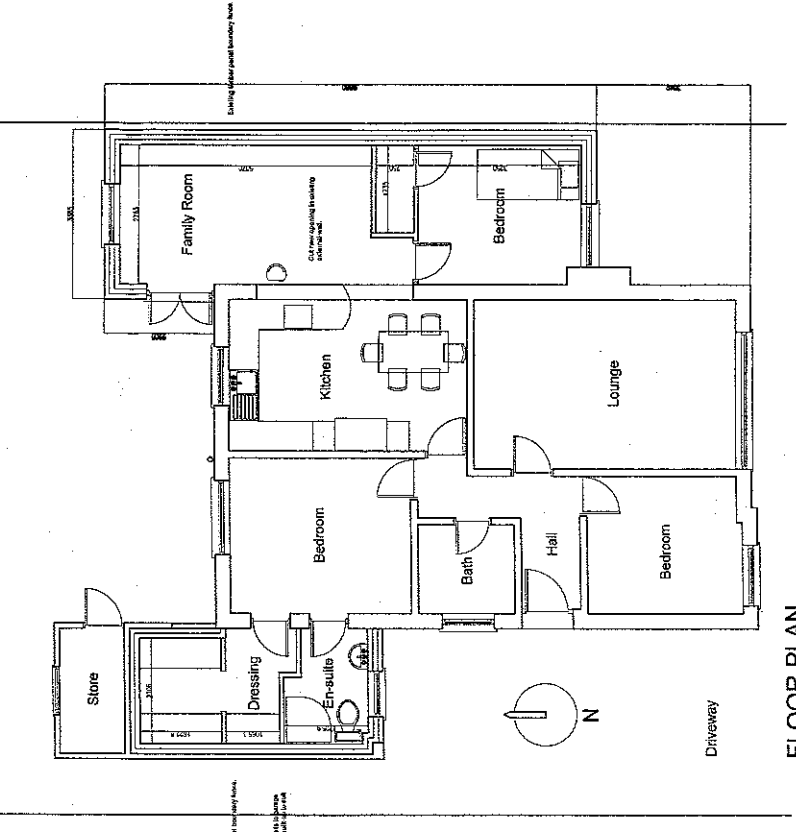


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



FLOOR PLAN

**PROPOSAL  
4 SEYMOUR  
DRIVE**

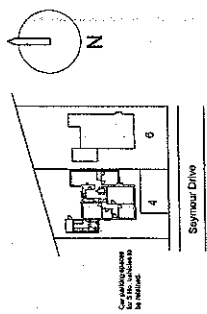
**EXTERNAL MATERIALS:**  
WALLS: Brickwork to match existing with cement render and painted white.  
ROOF: Asbestos cement tiles to match existing.  
FLOORING: Carpet to match existing.  
GLAZING: UPVC double glazed windows and doors to match existing.  
All to be finished in a color to match the existing color scheme.

RECEIVED  
15 May 2012  
CALEDFRYN

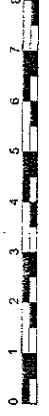
**REVISIONS**  
1. Revise to show the proposed extension and alterations to the existing dwelling.  
2. Revise to show the proposed extension and alterations to the existing dwelling.  
3. Revise to show the proposed extension and alterations to the existing dwelling.



Mr & Mrs Simon Evans  
Proposed Extension and Alterations to  
Dwelling,  
4 Seymour Drive  
Rhydian  
150  
9 June 2012  
E.1221/2 B



SITE PLAN  
Scale: 1:600





PJM

**ITEM NO:** 4  
**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 UNDERTAKEN:** Site Notice - No  
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  
F. J. Dart, 8, Grenville Avenue, Rhuddlan on original only  
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.
- 1.1.4 Members will recall that this application was deferred from the last Planning Committee, at their request, to enable a neighbour to attend this Committee and speak.

#### 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 7<sup>th</sup> July 1988

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

## **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 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