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Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 41/2012/0829
TYN Y CAEAU MAWR,
BODFARI

6



Application Site

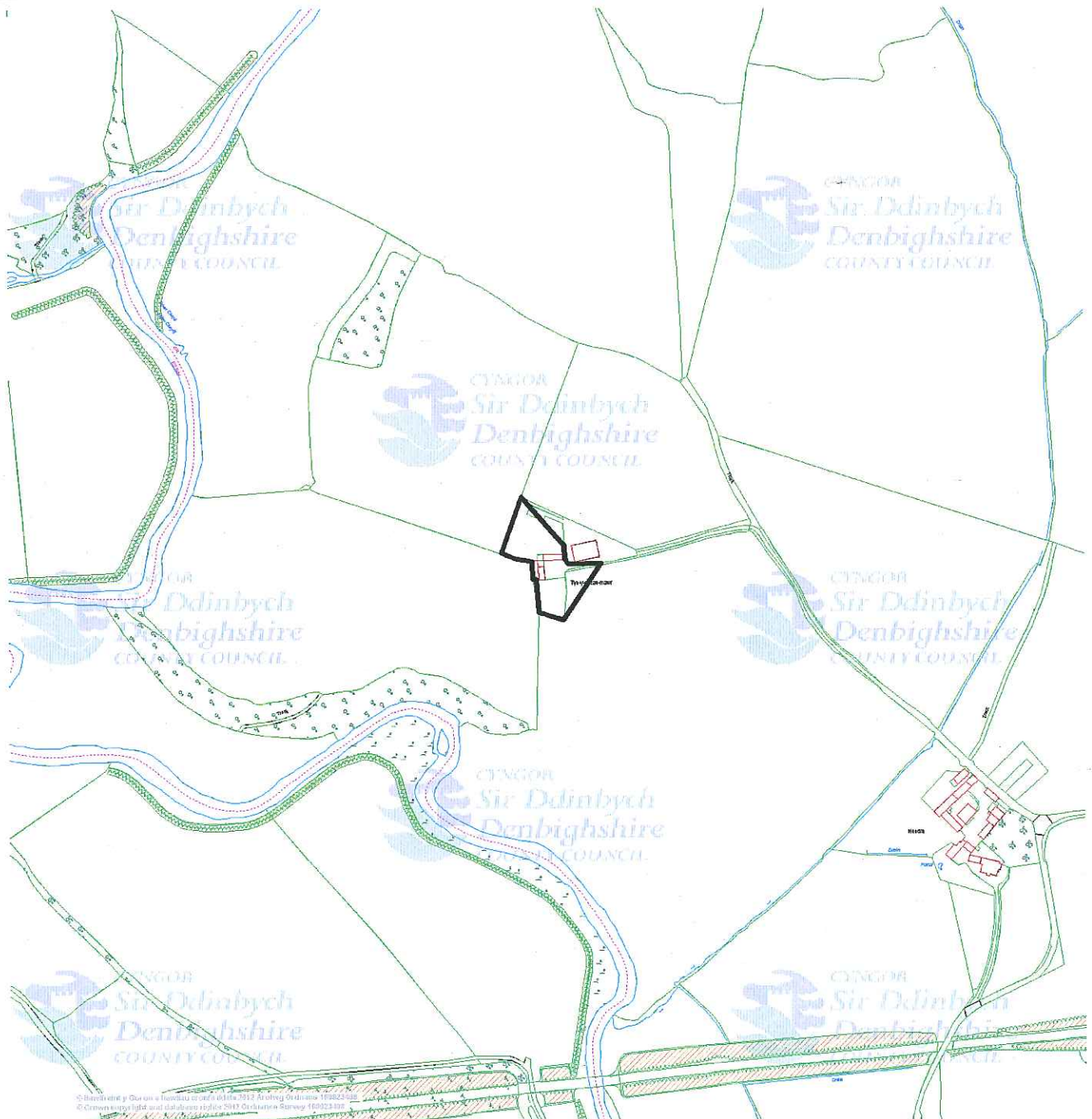


Date 4/12/2012

Scale 1/5000

Centre = 307860 E 370259 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.



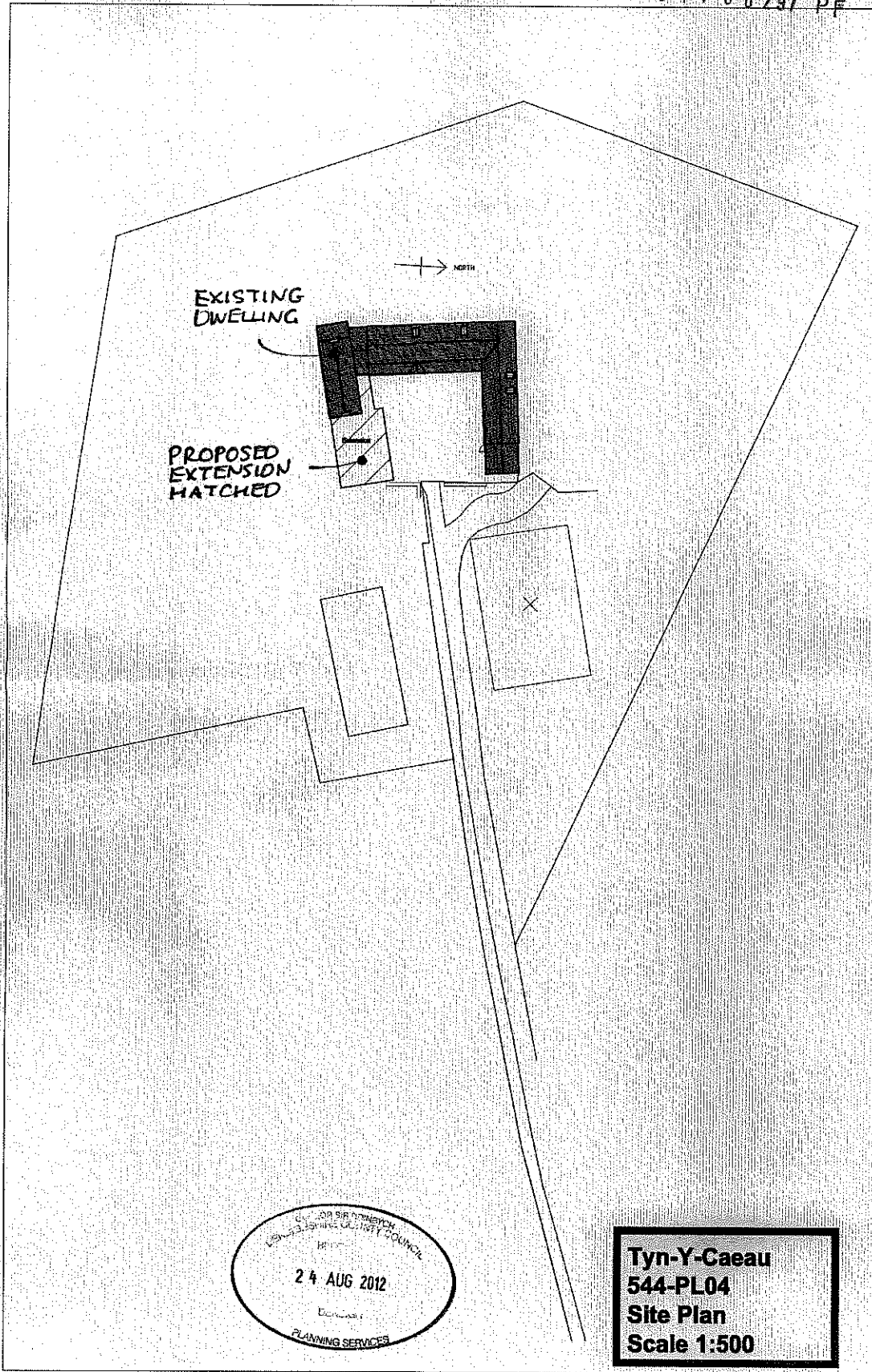
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SITE PLAN

41/2012/0829/PF

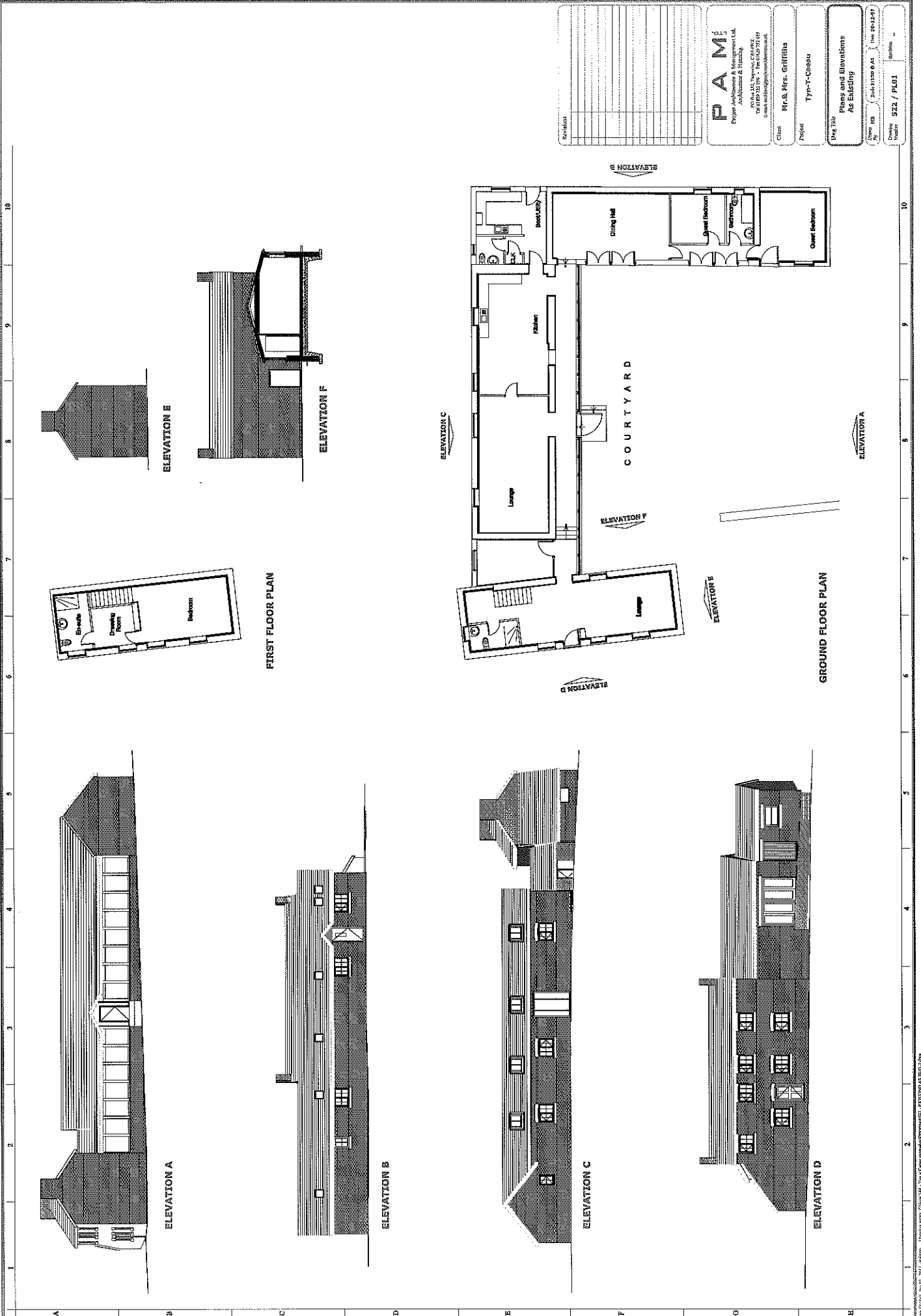


PLANNING SERVICES
24 AUG 2012
PLANNING SERVICES

Tyn-Y-Caeau
544-PL04
Site Plan
Scale 1:500

PLANS AS EXISTING

SCALE: 1/8" = 1'-0"



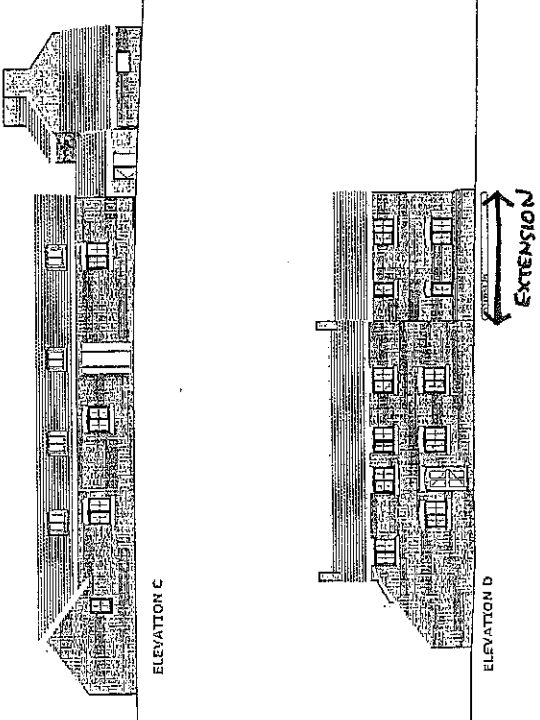
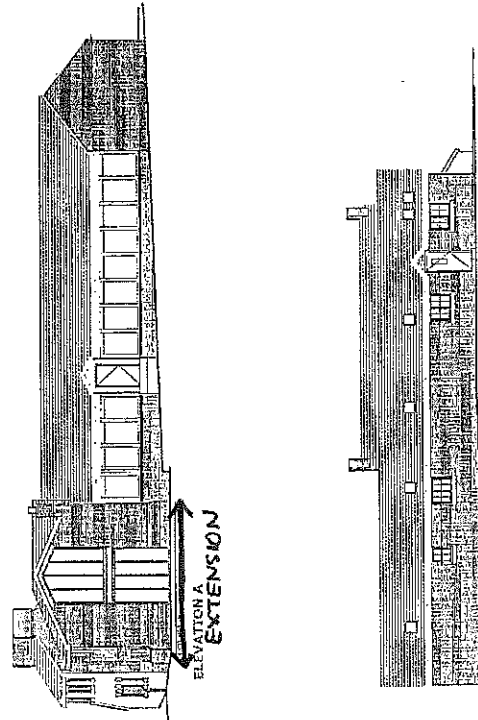
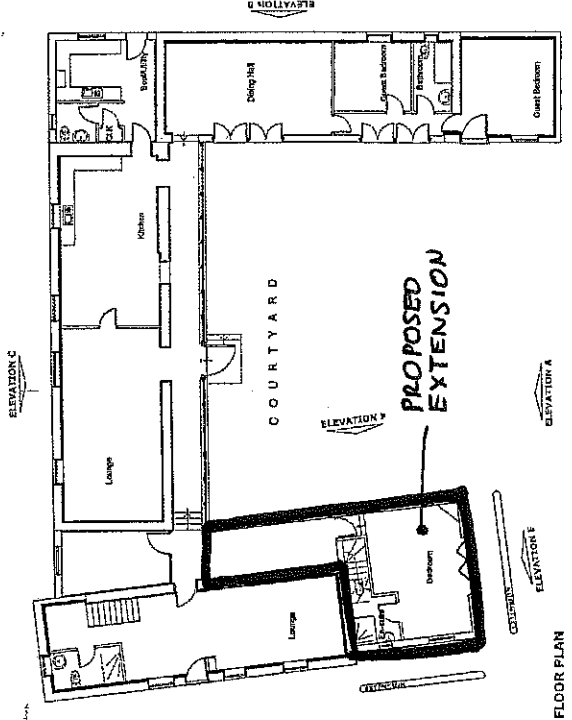
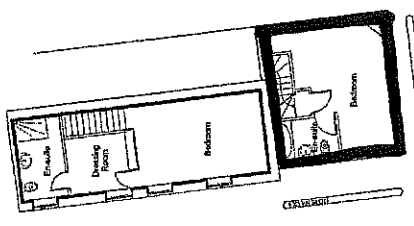
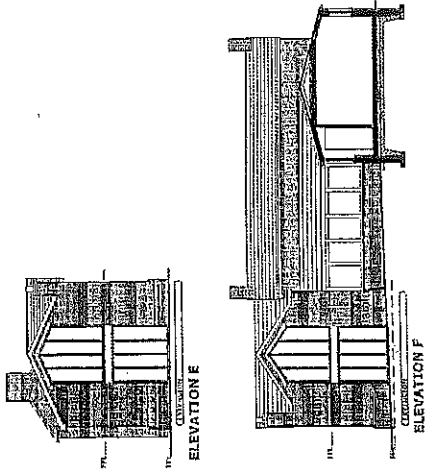
PLANS AS PROPOSED

4/1/2021 08:29/ PF

REVISED PLAN

RECEIVED
21 OCT 202
CALDERON RECEPTION

P A M	
Professional Architectural Services	
1000 17th Street, Suite 100 San Francisco, CA 94133 Tel: 415.774.1111	
Client:	Mr. & Mrs. Grinnis
Project:	Typical Plans
Scale: 1/4" = 1'-0"	
Date: 10/21/20	
Sheet: 544.7 PLO.2	
Project: B	



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ITEM NO: 6
WARD NO: Tremeirchion
APPLICATION NO: 41/2012/0829/ PF
PROPOSAL: Erection of a two storey pitched roof extension to front of dwelling
LOCATION: Tyn-y-Caeau-Mawr Bodfari Denbigh
APPLICANT: Mr Glyn Griffiths
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 – Town / Community Council objection

CONSULTATION RESPONSES:

BODFARI COMMUNITY COUNCIL

"Whilst it was noted that the size of the extension had been reduced, it was still felt that this development did not meet the criteria of policy HSG12, in particular the scale and form are still not subordinate to the original dwelling. There remains concern over the visual impact from the surrounding area and in particular from the AONB. The proposed development is not sympathetic to the character of the original building with reference to HSG12 and SPG1."

RESPONSE TO PUBLICITY:

None received

EXPIRY DATE OF APPLICATION: 18/10/12

REASONS FOR DELAY IN DECISION:

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

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Permission is sought for a two storey, pitched roof extension to the front of the dwelling Tyn Y Caeau Mawr.
- 1.1.2 The extension would measure 5.5 metres by 6 metres. It would be constructed of materials to match the existing buildings – brick, slate and timber windows.

1.2 Description of site and surroundings

- 1.2.1 The site is located in the open countryside and is accessed via a narrow track from Hendre Farm. It is approximately 2km west of the AONB boundary, and 650 metres north of the A541.
- 1.2.2 There are no immediate neighbours to the site, the nearest Hendre Farm approximately 400metres away.
- 1.2.3 A public footpath runs along the western boundary of the site, whilst 170 metres east of the site is a public bridleway.
- 1.2.4 The dwelling proposed to be extended is a two storey building which has recently been reinstated. As part of its reinstatement a range of outbuildings were also converted and linked to the dwelling. These buildings are single storey and form a courtyard to the rear of the dwelling.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside (Policy GEN 3).

1.4 Relevant planning history

- 1.4.1 Planning permission was granted in 2008 for the reinstatement/conversion of the dwelling and outbuildings to form 1no. dwelling. Details are provided below.

1.5 Developments/changes since the original submission

- 1.5.1 Since the initial submission the design of the extension has been reduced in size from 10 metres by 7.5 metres to what is now being considered, 5.5 metres by 6 metres.

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

- 2.1 41/2008/1121 – Conversion of former farmhouse and outbuildings into 1 dwelling, Granted under delegated powers on 4th March, 2009.

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 6 – Development Control Requirements
 - Policy HSG 12 – Extensions to dwellings
- 3.2 Supplementary Planning Guidance
 - SPG 1 – Extensions to Dwellings
 - SPG 24 – Householder Development Design Guide
- 3.3 GOVERNMENT POLICY / GUIDANCE
 - Planning Policy Wales Edition 5 November 2012
 - Technical Advice Note 12 – Design (2009)

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 neighbours

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 permits extensions subject to the acceptability of scale and form; design and materials; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; and whether the proposal represents overdevelopment of the site. Policy GEN 6 contains a wide range of general development control amenity considerations geared at ensuring a high standard of development with minimal impacts.

SPG 24 offers basic advice on the principles to be adopted when designing domestic extensions and related developments. The assessment of impacts are set out in the following section.

4.2.2 Detailed design and impact on neighbours

Scale and form – Test i) of Policy HSG 12 requires extensions to be subordinate in scale and form to the original dwelling. The proposed alterations would extend an existing 13.4m wide front elevation by a further 5.5 metres, resulting in a total frontage of 19.5 metres. Taking into account the size of the existing dwelling, including the single storey elements, it is considered, with respect to the comments of the Community Council, that the extension would be subordinate to the original dwelling. The form of the extension is dissimilar to the original dwelling and by utilising a dropped ridge line and set back front elevation reinforces the appearance of subordination. The proposal is considered appropriate in scale and form in relation to the existing building.

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. The design and materials proposed would not impact negatively upon the character/appearance of the dwelling. The design is in keeping with the character of the area and located away from principle public vantage points. It is acknowledged that users of the adjacent public rights of way could see the extension, given the considerations above, this would not lead to a loss of amenity of those users. The Community Council refer to the potential impact upon the AONB, but with respect it is suggested that this would not be the case; the AONB being approximately 2km away, and the site sitting relatively discreetly within the countryside.

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

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 proposal is not likely to impact adversely upon the character/amenity of the locality. There are no immediate neighbours to be affected by this proposal.

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

Over development - Test iv) of Policy HSG 12 states that proposals should not result in overdevelopment of the site.

The proposal is not considered to be an over development of the site, with sufficient amenity space remaining after the development is implemented for the enjoyment of occupiers of the dwelling.

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

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal complies with planning policy and with respect to the comments of the Community Council it is recommended that planning permission be granted.

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 and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.

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.

NOTES TO APPLICANT:

None