

Heading:

REFERENCE NO. 43/2012/1196
 2 FFORDD FFRITH
 PRESTATYN

8

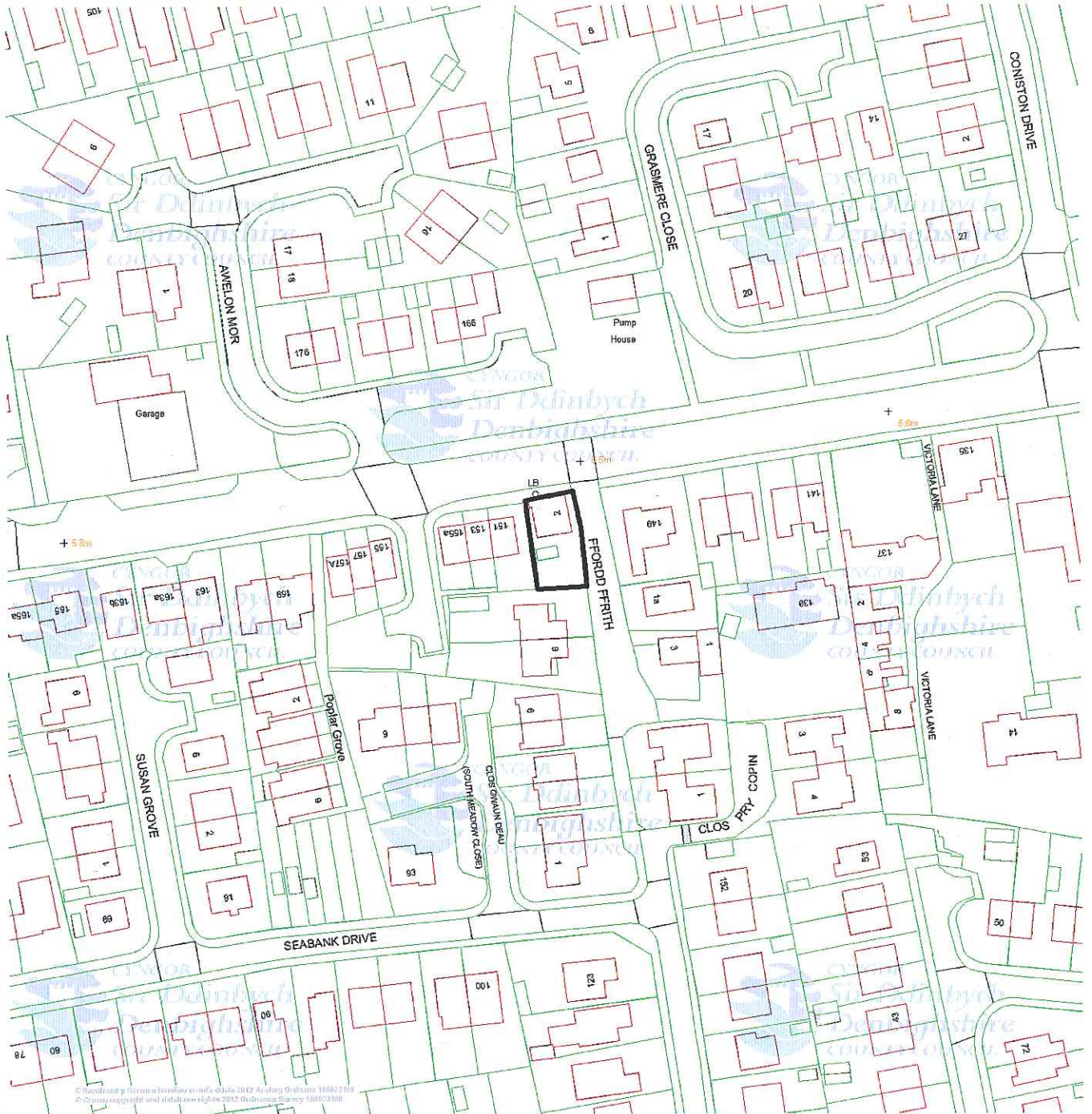
Graham Boase
 Head of Planning & Public Protection
 Denbighshire County Council
 Caledfryn
 Smithfield Road
 Denbigh
 Denbighshire LL16 3RJ

 Application Site



Date 4/12/2012 Scale 1/1250
 Centre = 305612 E 383023 N

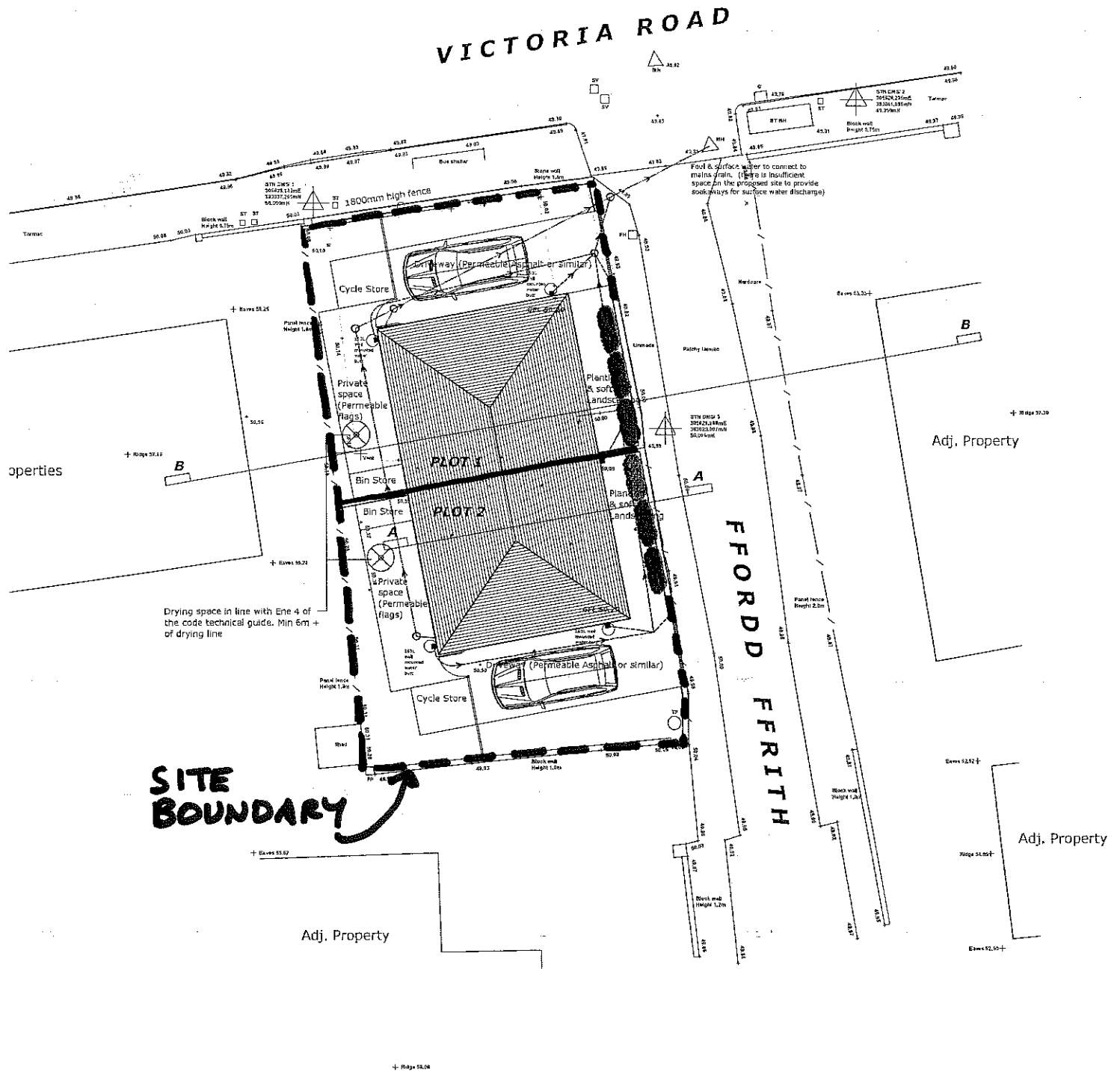
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



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Atgynhychi 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.

SITE PLAN



PROJECT: PROPOSED DWELLINGS AT GEM COTTAGE

LOCATION: GEM COTTAGE
FFORDD FRITH
PRESTATYN

DRAWING S

DRAWING: PROPOSED SITE PLAN

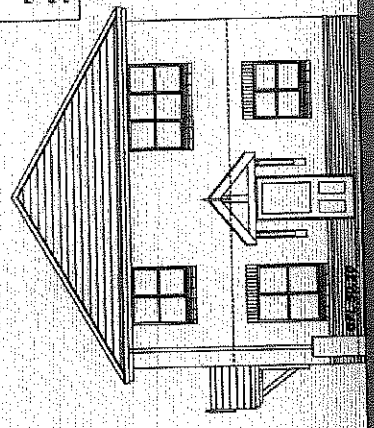
CLIENT: ..

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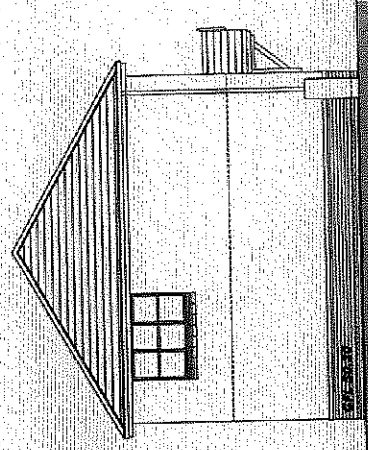
6.3 / 2012 / 11.1.967 PV

External Finishes: Extension
 Roof: Red clay interlocking tiles
 Walls: Facing brick, girth with off-white through colour render above
 Windows: All windows to be white UPVC
 Rooflight: Velux G16, RGB
 Doors: Front: Black Composite door
 Back: White UPVC
 Porch: Porch and large garden: Vinyl LINC
 Staircase: Black, black up, white down, black 100mm aluminium handrail per building

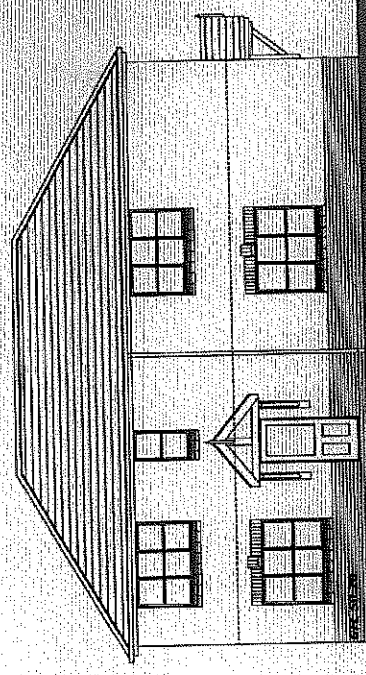
REVISED PLAN



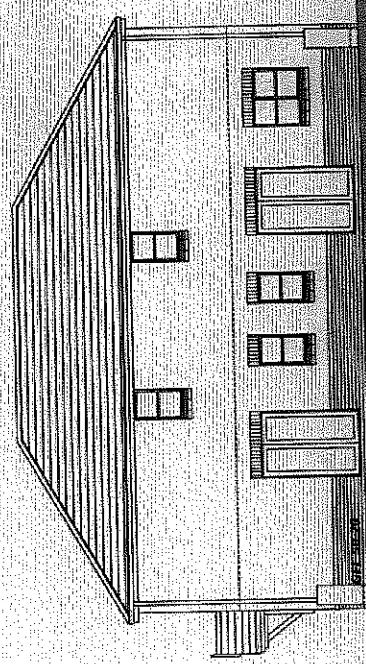
North Facing Elevation



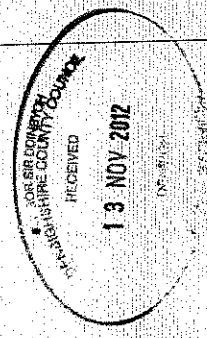
South Facing Elevation



East Facing Elevation



West Facing Elevation



DRAWING STAGE: PLANNING APPLICATION DRAWINGS

GEM COTTAGE
 FFORD FRITH
 PRESTATYN

PROJECT: PROPOSED DWELLINGS AT GEM COTTAGE

DATE: JUNE 2012

DRAWING: PROPOSED ELEVATIONS

REVISION: A - In line with Planning Officers comments - 09-11-12

SCALE: 1:100 @ A3

CLIENT:

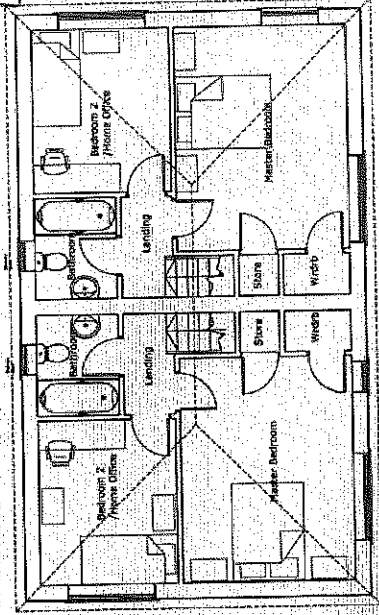
DRAWING NUMBER:
 BUJ-05-05-12-PLDR03

PROPOSED FLOOR PLANS

43 / 2012 / 1 1 96 / P.P

REVISED PLAN

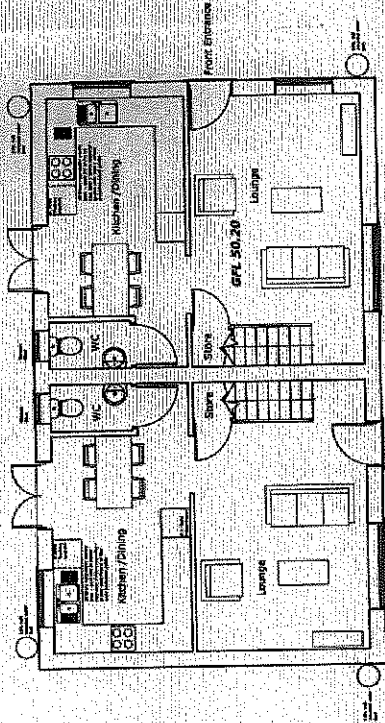
PLOT 1



FIRST FLOOR PLAN - 1 : 100

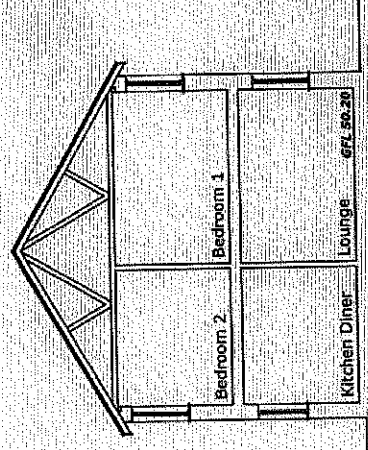
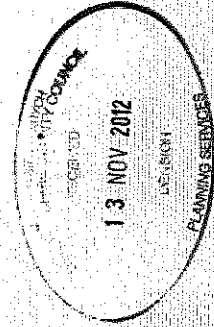
PLOT 2

PLOT 1



GROUND FLOOR PLAN - 1 : 100

PLOT 2



SECTION A - A - 1 : 100

DRAWING STAGE: PLANNING APPLICATION DRAWINGS
 GEM COTTAGE
 FFORDD-FFRITH
 PRESTATYN

REVISION: A - In site with Planning Officers comments - 09-11-12
 DATE: JUNE 2012
 PROJECT: PROPOSED DWELLINGS AT GEM COTTAGE
 DRAWING: PROPOSED FLOOR PLANS AND SECTION A - A
 SCALE: 1:100 @ A3
 CLIENT:
 DRAWING NUMBER: BUI-05-05-12-PLDR02

ITEM NO: 8
WARD NO: Prestatyn North
APPLICATION NO: 43/2012/1196/ PF
PROPOSAL: Demolition of existing dwelling and erection of one pair of semi detached dwellings, construction of new vehicular accesses and associated works
LOCATION: 2 Ffordd Ffrith Prestatyn
APPLICANT: Mr & Mrs Anthony Astbury
CONSTRAINTS: C1 Flood Zone
PUBLICITY UNDERTAKEN: Site Notice - No
 Press Notice - No
 Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Member request for referral to Committee

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

"No objection"

ENVIRONMENT AGENCY WALES

No objection subject to minimum floor levels being controlled through condition

DWR CYMRU / WELSH WATER

No objection. Standard advice over separation of foul and surface water

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF TRANSPORT AND INFRASTRUCTURE - HIGHWAYS OFFICER

No objection subject to condition requiring works for car parking to be completed prior to occupation and retained thereafter.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mr Roy Winstanley, 151 Victoria Road, Prestatyn, LL19 7SJ

Summary of planning based representations in objection:

Impact on residential amenity - Overlooking and loss of light

EXPIRY DATE OF APPLICATION:

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 proposal is a full application for the erection of 2no. semi-detached dwellings on 0.02ha of land at 2 Ffordd Ffrith, Prestatyn.

1.2 Description of site and surroundings

1.2.1 The site currently contains 1no. bungalow which is in a state of disrepair and is currently unoccupied. The site adjoins neighbouring residential properties to the south and west and fronts onto Victoria Road to the north and Ffordd Ffrith to the east.

1.2.2 The locality is primarily residential with a mix of dwelling types, sizes and designs.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the Prestatyn development boundary as defined by the Denbighshire Unitary Development Plan and designated C1 flood zone.

1.4 Relevant planning history

1.4.1 None

1.5 Developments/changes since the original submission

1.5.1 The design and orientation of the dwellings has been altered. Plot 1 now faces onto Victoria Road rather than Ffordd Ffrith. First floor bedroom windows previously on the west elevations, have been moved to north and south elevations. (See plans attached at front of report)

1.6 Other relevant background information

1.6.1 The application is brought to Planning Committee at the request of Cllr Carys Guy-Davies, to permit assessment of the detailing.

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 GEN 1 – Development within development boundaries

Policy GEN6 – Development control requirements

Policy TRA 6 – Impact of new development on traffic flows

Policy TRA 9 – Parking and servicing provision

SUPPLEMENTARY PLANNING GUIDANCE

SPG Note 1 – Extensions to dwellings

SPG Note 7 – Residential space standards

SPG Note 24 – Householder development design guide

3.2 GOVERNMENT GUIDANCE

Planning Policy Wales (November 2012)

4. MAIN PLANNING CONSIDERATIONS:

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

4.1.1 Principle

4.1.2 Residential amenity impact

4.1.3 Visual and landscape impact

4.1.4 Highway safety

4.1.5 Flood risk

4.2 In relation to the main planning considerations:

4.2.1 Principle

The site is located within the town development boundary where the principle of residential development would be considered acceptable in respect of

Policy GEN 1, Development Within Development Boundaries. All proposals are subject to detailed tests in other Unitary Plan policies relevant to this type of development.

4.2.2 Residential amenity impact

Considerations of detailed issues of design and detailed impact are outlined in policy GEN 6 of the Unitary Plan. The policy permits development in accordance with the plan's other policies subject to due assessment of impact on the surroundings, including the acceptability of matters such as the scale of the development, layout, density/intensity of use and spaces between buildings and effect on the amenity of residents. Specific guidance on satisfactory levels of amenity are provided by SPG 1, SPG 7 and SPG 24. SPG 1 relates specifically to extensions to existing dwelling and provides general standards in relation to separation distances and garden depths. It is stated that where a property backs onto the side elevation of a dwelling the separation distance should be 14m and that the minimum garden depth should be maintained at 6m. SPG 7 requires that 2 bedroom dwellings provide a minimum of 65m² internal floor space and 40 m² of private outdoor or garden space.

Factually, the proposed dwellings would provide approximately 66m² of floor space per unit. The external space relating to the proposed dwellings includes parking and cycle stores to the north and south of the dwellings, a landscaped strip of approximately 1.6m depth to the east/Ffordd Ffrith elevation and an area labelled on the submitted plans as 'private space' to the west elevation. The west elevation of the proposed dwellings would be approximately 5.4m from the side elevations of the neighbouring property at 151 Victoria Road. The rear garden depth of the dwellings would measure a maximum of 3m tapering to a minimum depth of 2.2m. Amended plans have re-positioned windows serving the second bedrooms away from the west elevation to prevent direct overlooking of the rear garden areas of 151 - 155a Victoria Road. The only first floor windows on the first floor of the west elevation are now obscure glazed windows serving bathrooms. There is an objection based on potential overlooking and loss of light

Officers consider that the proposed dwellings would not provide adequate standards of residential amenity with the standards provided to the proposed dwelling labelled as Plot 1 being particularly deficient. In terms of external space the Plot 1 would be served by a narrow landscaped strip to the east, a parking/cycle store area to the north and an area of private space to the west. It is considered that the private space to the rear elevation would be the primary area of usable amenity space for the proposed dwelling. This area measures less than 20m², i.e. less than half the space standard referred to in SPG 7. The maximum depth of the area would be 2.5m and it is proposed to use a 1.8m panel fence as a boundary treatment. The rear boundary of the private space would be approximately 3m from the side elevation of the neighbouring two storey property. This area would receive a minimal amount of direct sunlight due to the orientation of the space and location of proposed and existing buildings. It is also indicated on the submitted plans that this area would be utilised as a bin storage area and clothes drying area. On the basis of the details above it is considered that the proposed dwellings would fail to provide adequate standards of residential amenity by virtue of the scale, design and location of the proposed external amenity areas and therefore fails to comply with criteria v) of Policy GEN 6, or the guidance in SPG 7.

4.2.3 Visual and landscape impact

Policy GEN 6 requires that development respects its site and its surroundings.

The proposal is to erect a hipped roof two storey semi-detached dwellings. It is intended to use red clay tiles for the roof treatment, a brick plinth and rendered walls for walls and white uPVC for windows and doors. Plot 1 would front onto Victoria Road and Plot 2 would face onto Ffordd Ffrith. The orientation of Plot 1 has been altered to ensure that the Victoria Road elevation is a principal elevation. It is proposed to treat the Victoria Road boundary with a 1.8m panel fence.

It is considered that the design and materials of the proposed dwellings are acceptable in relation to the site and surroundings. The Victoria Road elevation of the dwelling has been amended to ensure that the property faces on to the main road. This is a preferable approach as the locality is characterised by properties fronting onto Victoria Road. It is considered however, that the erection of a 1.8m panel fence to the front boundary would be out of character with the site and surroundings, although acceptable detailing of boundary treatments and landscaping could be adequately controlled by condition. The proposals are therefore considered to have an acceptable visual and landscape impact subject to acceptable detailing being secured by condition.

4.2.4 Highway safety

Policy TRA 6 requires that proposals do not unacceptably affect the safe and free flow of traffic. Policy TRA 9 requires that development offers adequate standards of parking, manoeuvring and servicing facilities.

The Highways Officer considers that the proposed development would have an acceptable impact on the highway network subject to the detailing of parking facilities being submitted and approved and completed prior to the development being brought into use.

Taking into account the above it is considered that the proposals are acceptable in relation to the requirements of Policy TRA 6 and Policy TRA 9 and would have no adverse impact on the local highway network.

4.2.5 Flood risk

Policy ENP 6 requires that development does not result in an unacceptable risk from flooding.

The Environment Agency have raised no objection subject to minimum floor levels being controlled through condition.

It is therefore considered that the proposals are acceptable in relation to flood risk

5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposal is considered to provide inadequate levels of amenity for the occupiers of the units and is therefore recommended for refusal.

RECOMMENDATION: REFUSE - for the following reason:-

1. It is the opinion of the Local Planning Authority that the proposed dwellings, by virtue of their layout, scale, design and location would provide unacceptable levels of residential amenity for the occupiers of the dwellings themselves and fails to meet criteria v) of Policy GEN 6 and advice contained in Supplementary Planning Guidance Notes 1, 7 and 24.

NOTES TO APPLICANT:

None