



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

Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 46/2012/1270
29 TAN Y BRYN,
ST ASAPH

9



Application Site



Date 4/12/2012

Scale 1/1250

Centre = 303015 E 374520 N

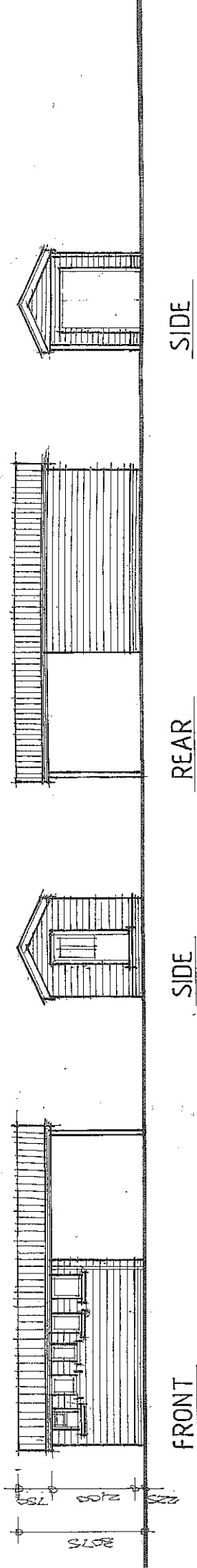
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



St Winef
RC Sc

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.

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



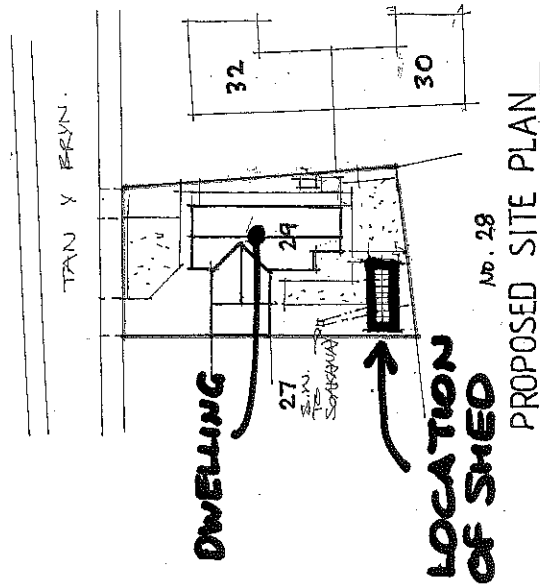
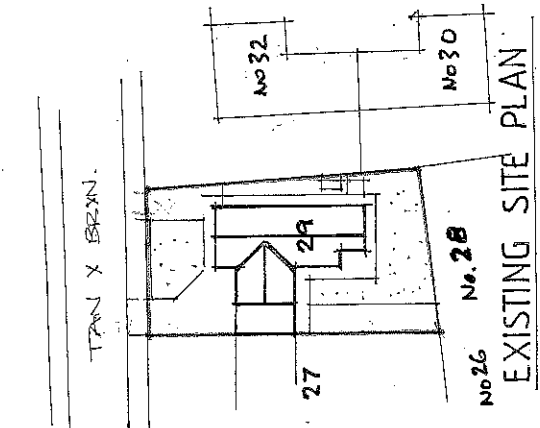
FRONT

SIDE

REAR

SIDE

RECEIVED
- 1 OCT 2012
CALEDFRYN



ELEVATION & SITE PLAN

PROPOSED ELEVATIONS & EXISTING/
PROPOSED SITE PLANS
SCALE - ~~1:100~~ & ~~1:500~~
DATE - Aug. 2012 DRAWING No.3

EXISTING SITE PLAN

PROPOSED SITE PLAN

No. 26

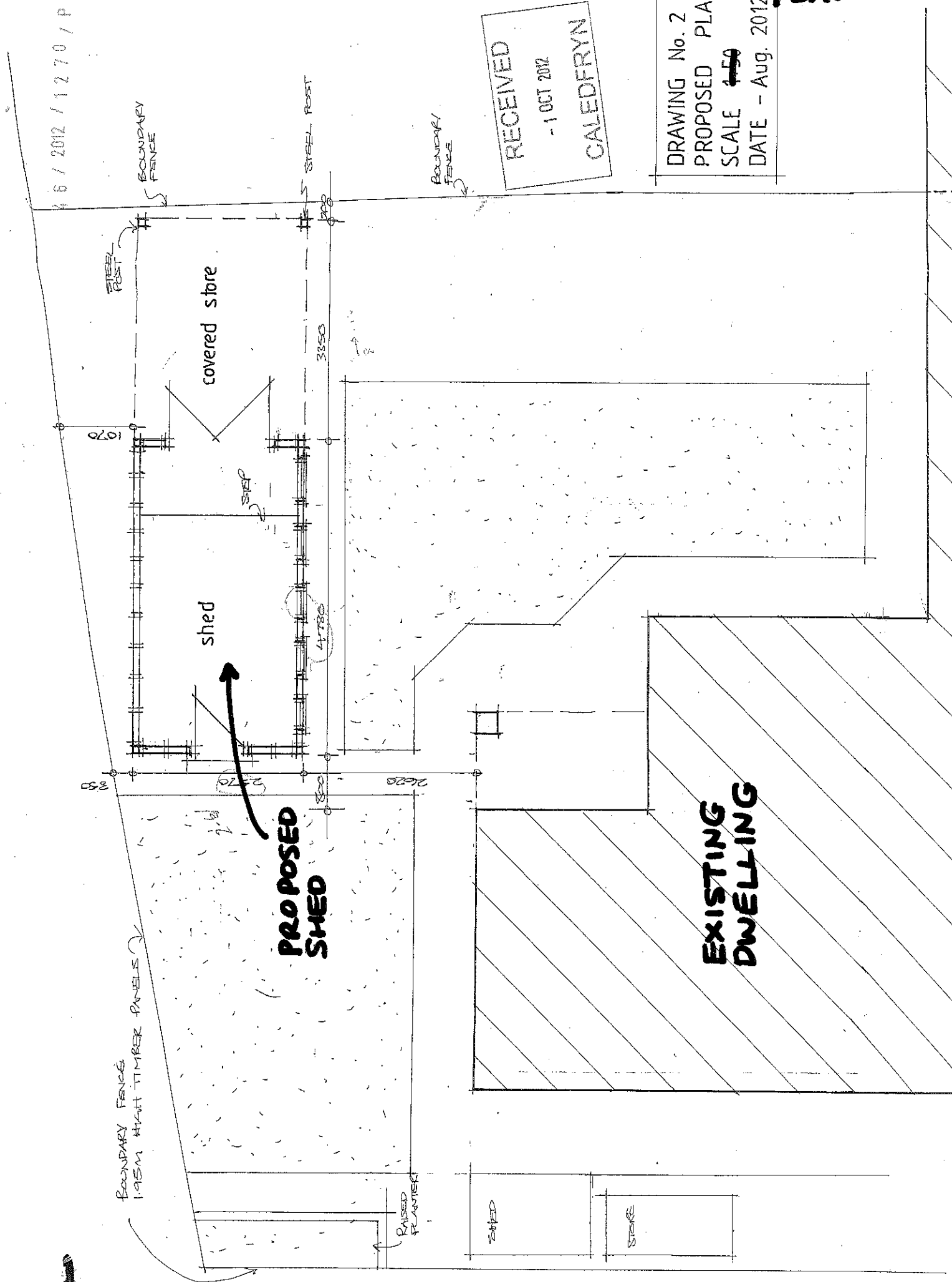
No. 28

16 / 2012 / 1270 / P F

SITE PLAN

RECEIVED
- 1 OCT 2012
CALEDFRYN

DRAWING No. 2
PROPOSED PLAN
SCALE ~~1:50~~
DATE - Aug. 2012



ITEM NO: 9
WARD NO: St Asaph West
APPLICATION NO: 46/2012/1270/ PF
PROPOSAL: Erection of garden shed and storage area and formation of additional vehicular access
LOCATION: 29 Tan Y Bryn St. Asaph
APPLICANT: Ms D. Jones
CONSTRAINTS: C2 Flood Zone
 Groundwater Vulnerability 1
 EA Floodmap Zone 2
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

CONSULTATION RESPONSES:
 ST ASAPH CITY COUNCIL
 No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
 Head of Transport and Infrastructure
 - Highways Officer
 No objection subject to conditions to conditions relating to completion of the parking area.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mrs Leaning, 28 Ffordd Siarl, St Asaph.
 Mr Culshaw, 30 Ffordd Siarl, St Asaph.
 Mr & Mrs Hipkiss, 34 Tan Y Bryn, St Asaph.
 Mrs Green, 38 Tan Y Bryn, St Asaph

Summary of planning based representations in objection:

Inappropriate development in residential area.

Overdevelopment, shed would take up too much of garden area.

Access, proposal would lead to increased parking on the highway.

Other matters raised:

Drainage which is private matter.

EXPIRY DATE OF APPLICATION: 25/11/2012

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes two elements; the erection of a garden shed and the formation of a vehicular access.
- 1.1.2 The garden shed which comprises an enclosed store and open area is proposed in the rear curtilage. It would measure 8 metres in length by 2.57 metres in width. It would have a pitched roof with an overall height of 3.075 metres. The shed would be constructed of timber panels stained green with a green coraline sheet roof.
- 1.1.3 The access would be to the north of the existing access point and would involve the removal of 3.75m of the boundary wall (part of this has already been removed). The plans indicate that the only change in the area inside the wall would be from a 'hardstanding' to a 'driveway'. The details are shown on the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The semi-detached bungalow is located on the eastern side of Tan Y Bryn, to the western side of St St Asaph centre.
- 1.2.2 Tan Y Bryn comprises an estate of bungalows. The frontages are relatively open with dwarf walls and some hedgerows, the rear gardens are predominantly bounded by 2 metre high panel fencing. There is an existing hardstanding in the rear garden on which the shed will be sited.
- 1.2.3 The dwelling has been extended previously by the addition of a rear extension.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of St Asaph.

1.4 Relevant planning history

- 1.4.1 Planning permission was granted in 2001 for a rear extension and the addition of an access. This permission was not implemented. A subsequent application was granted in 2007 for a similar rear extension, this has been implemented.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 Considering the nature of the representations received on the application, enforcement colleagues were asked to look at the site to consider if it would be considered 'untidy' for the purposes of serving a Section 215 Untidy Land Notice. It was concluded the parking of vehicles did not justify the service of a notice under Section 215.

2. DETAILS OF PLANNING HISTORY:

- 2.1 46/2007/1224 Erection of single-storey pitched-roof extension at rear of dwelling. GRANTED under delegated powers 09/11/2007
- 2.2 46/2001/1006 Erection of single-storey pitched-roof extension to side and rear of dwellinghouse and formation of new vehicular access. GRANTED by Planning Committee 28/11/2001.

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 with Development Boundaries
- Policy GEN 6 Development Control Requirements
- Policy HSG 12 Extensions to Dwellings
- Policy TRA 6 Impact of New Development on Traffic Flows
- Policy TRA 9 Parking and Servicing Provision

3.2 Supplementary Planning Guidance

- SPG No. 1 Extensions to Dwellings
- SPG No. 24 Householder Development Design Guide

3.3 GOVERNMENT POLICY / GUIDANCE

Planning Policy Wales Edition 5 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 Detailed Design and Impact on Visual Amenity
- 4.1.3 Highways Impacts

4.2 In relation to the main planning considerations:

4.2.1 Principle

The site is located within the development boundary of St Asaph, development is encouraged within development boundaries or GEN 1 areas in the Unitary Development Plan.

Policy HSG 12 relates specifically with development associated with dwellings and recognises householders have the right to alter and extend providing they meet criteria relating to; size/scale, character, amenity considerations and do not result in 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 principle of the development is acceptable. The assessment of localised impacts is set out in the following section:

4.2.2 Detailed design and impact on visual amenity

Scale and form – Test i) of Policy HSG 12 requires development to be subordinate in scale and form to the original dwelling. Guidance note no. 3 of Supplementary Planning Guidance Note No. 24 relates to sheds and states outbuildings should be smaller in scale and subservient to the house.

The application comprises a single storey shed in the rear garden area of the dwelling, with an overall height of just over 3 metres and footprint of 20.56 metres squared. This is considered to be subordinate in scale and footprint to the original dwelling.

The proposal is therefore considered to comply with test i) of policy HSG 12 and advice of SPG no. 24.

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

The shed would be timber clad with a coralline roof. Whilst these materials do not reflect the existing materials of the dwelling, there is timber panel fencing around the site, therefore the use of timber cladding in the design of this shed is considered acceptable. Also owing to the location of the shed to the rear of the dwelling will mean the proposal will not impact on the character of the area.

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

Amenity of area and dwelling – Test iii) of Policy HSG 12 seeks to ensure that proposals do not harm the amenity of the area by way of loss of privacy or light to neighbouring dwellings.

The garden shed is proposed in the rear garden of the dwelling. The garden is screened by 2 metre fencing. The shed would be 0.35 metres at its closest point to the boundary with the dwelling to the rear and 0.2 metres from the dwelling to the south.

Neighbours are unlikely to be affected by this proposal owing to its scale and the existing boundary treatments.

The proposal is not likely to impact adversely upon the character/amenity of the locality, and complies with test iii) of HSG 12.

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

If the garden shed was constructed, the dwelling would have over 40 sq metres of private amenity space in the rear garden with additional space to the front (albeit more open). This meets the standards set out in Supplementary Planning Guidance Note No. 1 (para. 8.6) which requires at least 40 sq metres of amenity space for a small dwelling.

With respect to the objections received, the proposal is not considered to be an over development of the site, with sufficient amenity space remaining for the occupiers, complying with test iv) of HSG 12.

4.2.3 Highways Impacts

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

The application includes an additional access onto Tan Y Bryn, which would be formed by the removal of a small section of the front boundary wall. There is a hardstanding in the garden area as existing, therefore no additional hardstanding would be required to the front of the dwelling. Objections express concern over potential increased parking on the highway. Highways Officers have considered the proposal and have no objection.

Noting the responses of the Highways Officers and taking into account the fact that a similar access was permitted in the 2001 planning permission, it is not considered there are policy conflicts relating to access and highway safety and that the proposal complies with Policy GEN 6, Policy TRA 6 and Policy TRA 9.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered acceptable under the relevant policies and is 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. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.

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. To provide for the loading/ unloading, parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

NOTES TO APPLICANT:

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10. Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991). Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway / verge under Section 184 of the Highways Act 1980.

WELSH WATER Note to Applicant:

Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.