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Heading:

REFERENCE NO. 47/2012/0988  
PLAS COCH FARM,  
RHUDDLAN

10



Application Site

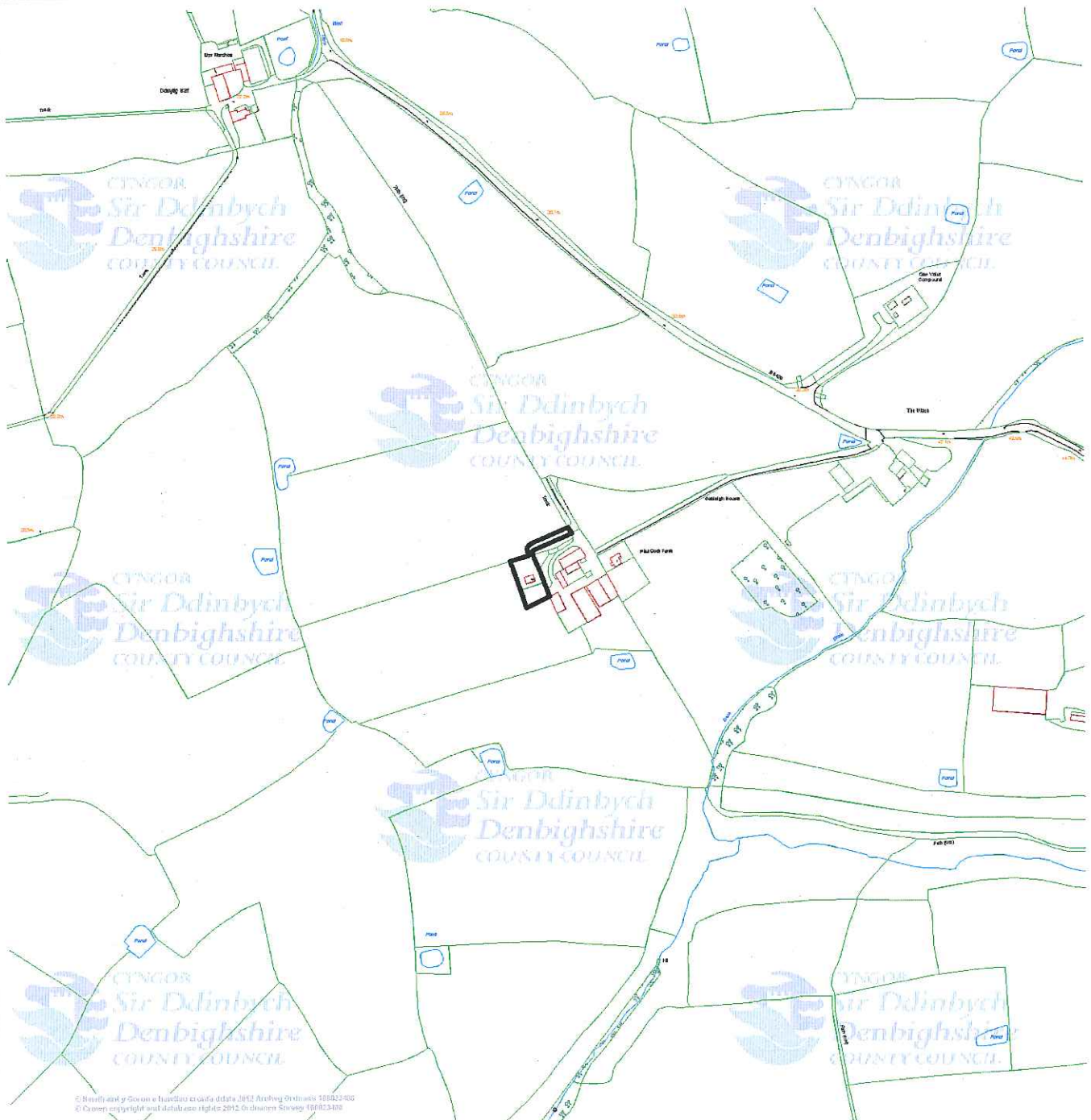


Date 4/12/2012

Scale 1/5000

Centre = 304815 E 375960 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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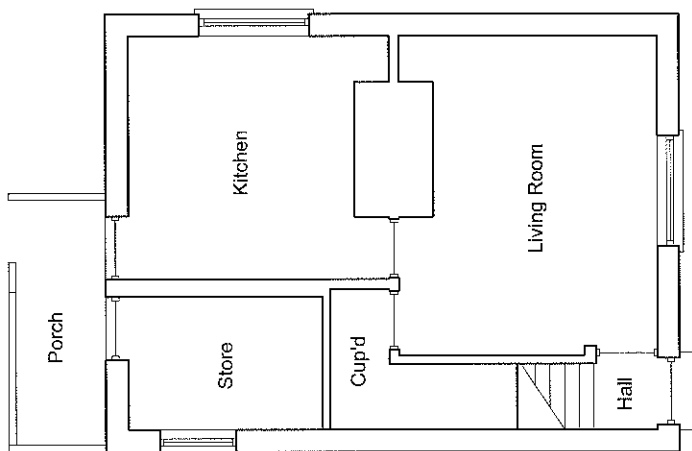
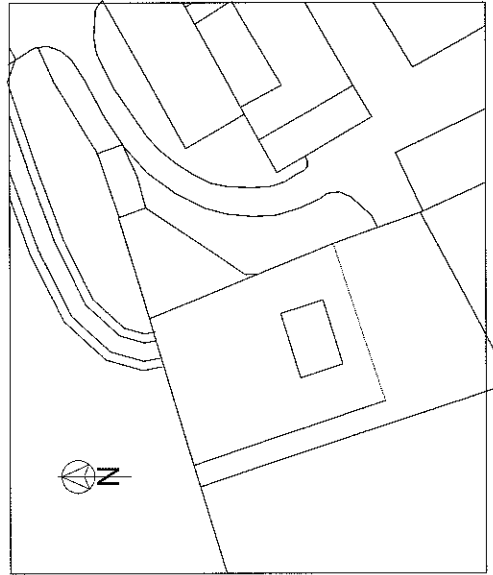
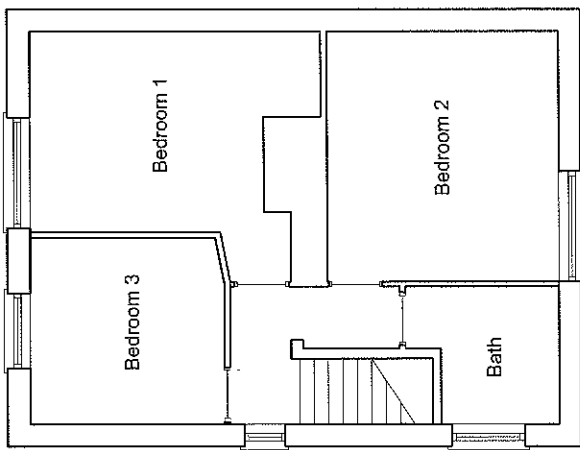
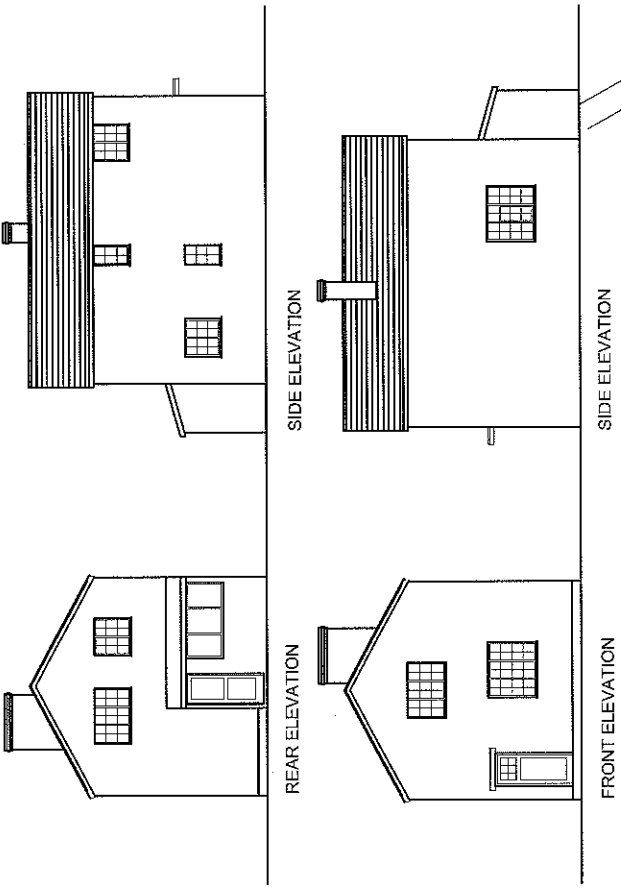
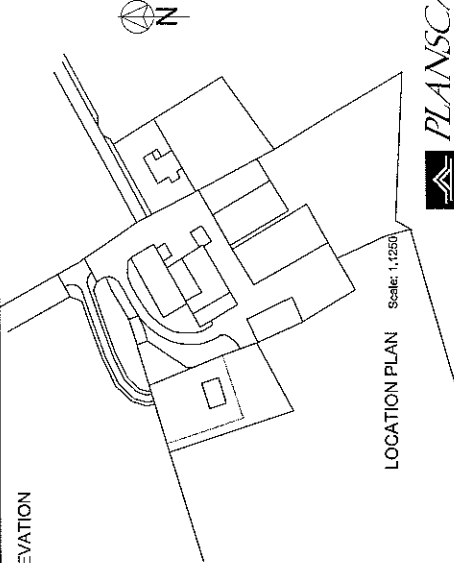
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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi  
© Hawlfraint y Goron. Mae atgynhychru heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at etfyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

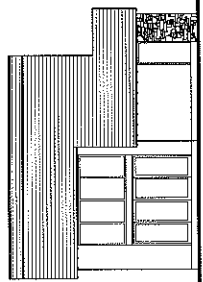
# EXISTING PLANS



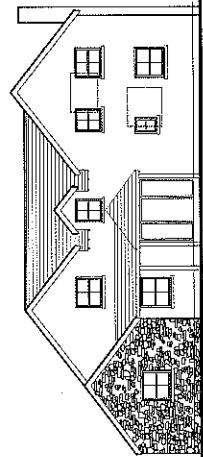
DATE	MR & MRS I J ROBERTS
DESIGNER	PLANSCAPE
PLAN OF EXISTING	FARMHOUSE AT PLAS COCH WAGEN ROAD, RHUDDLAN, LL19 5RT
SCALE	1:50 1:100
DATE	20 JULY 2012
PROJECT NO.	R.1224 / 1



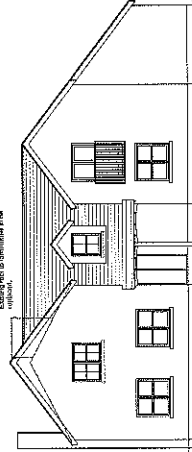
# PROPOSED PLANS



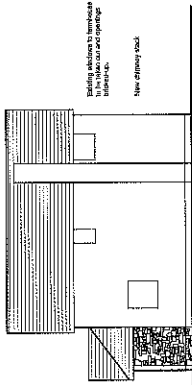
SIDE ELEVATION



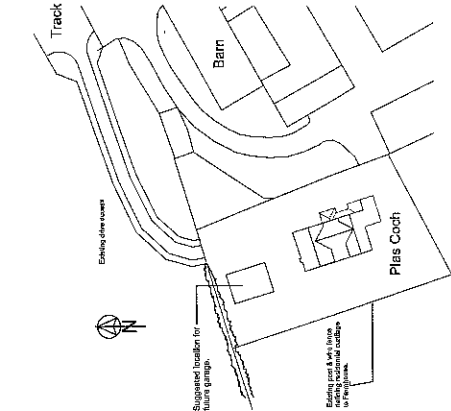
FRONT ELEVATION  
PROPOSED EXTENSION  
EXISTING DWELLING



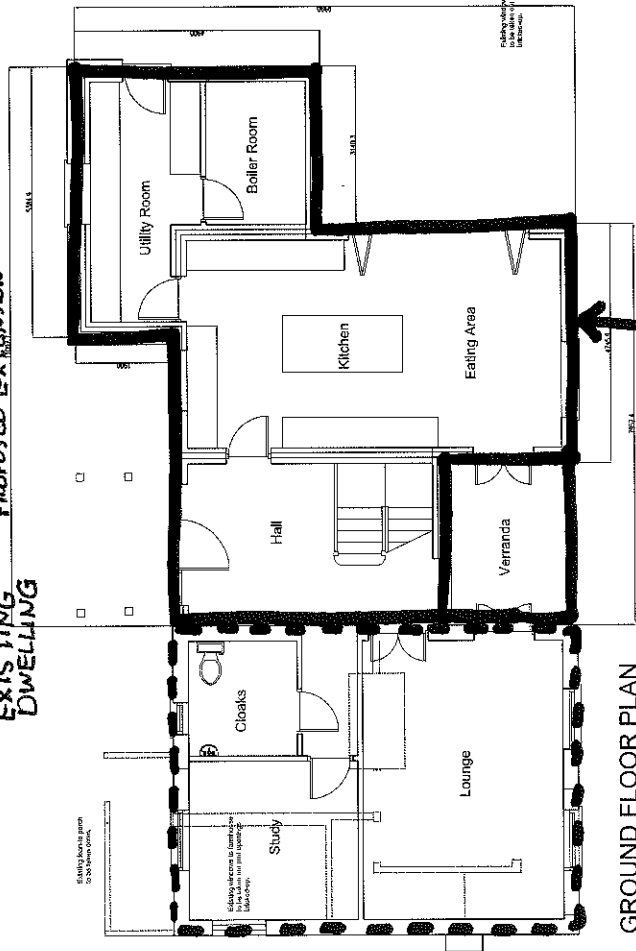
REAR ELEVATION  
PROPOSED EXTENSION  
EXISTING DWELLING



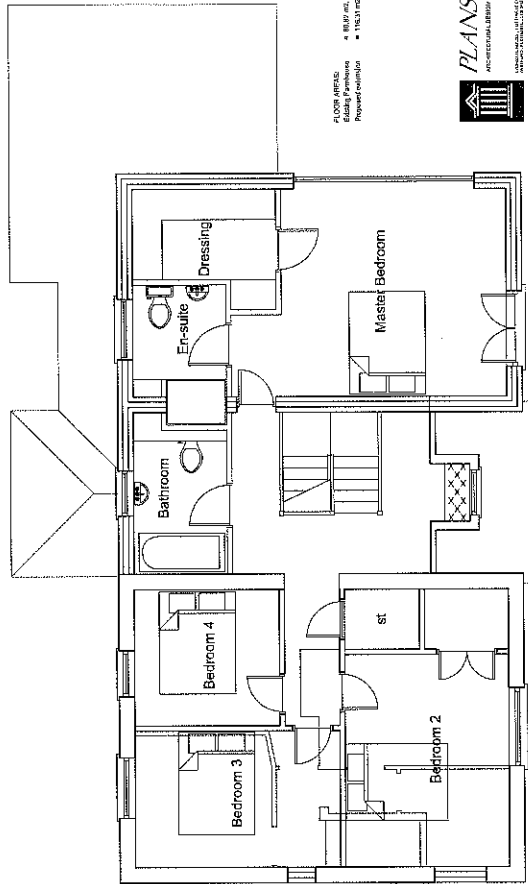
SIDE ELEVATION



SITE PLAN Scale: 1,500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**EXTERNAL MATERIALS:**  
WALLS: Existing masonry walls to be removed. New masonry walls to be constructed to match existing walls. All new masonry walls to be constructed to match existing walls. All new masonry walls to be constructed to match existing walls.

**ROOF:** New roof to be constructed to match existing roof. All new roof to be constructed to match existing roof. All new roof to be constructed to match existing roof.

**WINDOWS:** Existing windows to be removed. New windows to be constructed to match existing windows. All new windows to be constructed to match existing windows. All new windows to be constructed to match existing windows.

**DOORS:** Existing doors to be removed. New doors to be constructed to match existing doors. All new doors to be constructed to match existing doors. All new doors to be constructed to match existing doors.

**DRAINAGE:** Existing drainage to be removed. New drainage to be constructed to match existing drainage. All new drainage to be constructed to match existing drainage. All new drainage to be constructed to match existing drainage.

**PAVING:** Existing paving to be removed. New paving to be constructed to match existing paving. All new paving to be constructed to match existing paving. All new paving to be constructed to match existing paving.

**LANDSCAPE:** Existing landscape to be removed. New landscape to be constructed to match existing landscape. All new landscape to be constructed to match existing landscape. All new landscape to be constructed to match existing landscape.



MR & MRS J. ROBERTS  
1550 11750  
20 JULY 2012  
R.1224/2



**ITEM NO:** 10  
**WARD NO:** Tremeirchion  
**APPLICATION NO:** 47/2012/0988/ PF  
**PROPOSAL:** Erection of two-storey pitched roof extension and alterations to dwelling  
**LOCATION:** Plas Coch Farm Rhuddlan Rhyl  
**APPLICANT:** Mr I J Roberts  
**CONSTRAINTS:** PD Removed  
PROW  
Groundwater Vulnerability 2  
**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:**

TREMEIRCHION, CWM & WAEN COMMUNITY COUNCIL  
"No objection"

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 20/09/2012**

**REASONS FOR DELAY IN DECISION:**

- protracted negotiations

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 The application proposes alterations and extensions to the dwelling at Plas Coch Farm, Waen Road, Rhuddlan.
- 1.1.2 The application is referred to Committee at the request of Councillor Barbara Smith to allow full consideration of the impact of the proposals on the character of the surrounding buildings.
- 1.1.3 The alterations and extensions would comprise of:
- A two storey extension to the southern side of the dwelling. The extension would project 7.9 metres from the end of the dwelling and measure 7.9 metres in width. The extension would comprise of an entrance hallway, kitchen/diner, bedroom with en suite and bathroom. Dormer windows would be installed in the new roof on the front and rear elevations. A

balcony is also proposed on the rear elevation and a full length glazing on the side elevation.

- A single storey extension attached to the two storey addition, projecting a further 3 metres, and measure 4.9m in width. The extension would comprise of a utility and boiler room.
- Re-roofing the original dwelling and raising its pitch by 0.8 metre.
- Alterations to the openings on the original dwelling.
- Demolition of lean-to porch on the original dwelling.
- The pebble dash on the original dwelling will be removed and the dwelling and the extensions would be finished in render and natural slate roof. An outline of the proposals is shown on the plans at the front of the report.

#### 1.2 Description of site and surroundings

1.2.1 Sited on a former agricultural complex located to the south of Rhuddlan, Plas Coch Farmhouse is the most western of a group of buildings adjacent to the complex.

1.2.2 Access to the site is off the northern side of the B5429 Rhuddlan to Rhualt Road. The site is approximately 250m off the B road, served by a track, which is also a public footpath.

#### 1.3 Relevant planning constraints/considerations

1.3.1 The site is located outside of any development boundary in the open countryside.

#### 1.4 Relevant planning history

1.4.1 None.

#### 1.5 Developments/changes since the original submission

1.5.1 The Applicant was approached to consider amending the proposal to make it more in line with planning policy, they declined the offer to amend the proposal.

#### 1.6 Other relevant background information

1.6.1 The referral to Committee follows a Member request.

### **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 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 GUIDANCE**

**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

4.2 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.

HSG 12 relates specifically to extensions to dwellings and recognises householders have the right to alter and extend their dwellings 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 assessment of the detailed impacts of the proposed extensions are 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 extensions to dwellings to be subordinate in scale and form to the original dwelling. SPG No. 1 refers specifically to the need for extensions to be subsidiary and subordinate in terms of overall floor areas, size, height and proportion of that of the original dwelling.

The application comprises of a two storey and single storey extension to the dwelling. The Agent has advised that the floor area of the proposal would be 116.31 metres squared; the existing dwelling is 86.82 metres squared. The roof height of the original dwelling is being raised and the roof height of the extension is also higher than the original dwelling.

The scale and form of the extensions would not be subordinate to that of the original dwelling. Therefore the proposal is not considered to comply with test i) of policy HSG 12 and advice in SPG no. 24.

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

The original dwelling is a simple brick building with a simple shallow pitched slate roof. The application proposes raising this roof, and extending the dwelling. New features proposed in the dwelling include; two pitched roof dormers, alterations to the fenestration, re-finishing in new materials and the introduction of veranda's to the front and rear.

The cumulative impact of the new features proposed would not comply with test ii) of HSG 12 which states the proposals should reflect the design and materials of the original dwelling.

*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 extensions are proposed on the south of the original dwelling. New windows are proposed on the west, east and south elevation. The nearest dwelling will be the proposed barn conversion to the east of the site. No objections have been received from the neighbours.

Neighbours are unlikely to be affected by this proposal owing to the siting and the distances to the boundaries. The proposal would comply with text iii) of Policy HSG 12.

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

Whilst substantial extensions are proposed, the dwelling occupies a large site. The remaining curtilage more than meets the standards set out in Supplementary Planning Guidance Note No. 1 (para. 8.6) which requires at least 70 sq metres of amenity space for a larger dwelling.

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

## **5. SUMMARY AND CONCLUSIONS:**

- 5.1 The cumulative impact of the alterations to the dwelling combined with the scale of the extensions means the proposal does not meet the tests of extension policy HSG 12, most notable criteria i) and ii). It is therefore recommended that the application be refused.

## **RECOMMENDATION: - REFUSE for the following reason:-**

1. It is the opinion of the Local Planning Authority that the cumulative size, scale and mass of the proposed extensions and alterations are not subordinate in scale or form to the original dwelling, or in keeping with the character of the simple dwelling. Accordingly, the proposal is unacceptable as it is contrary to criteria i) and ii) of Policy HSG 12 in the Denbighshire Unitary Development Plan and the Council's adopted Supplementary Planning Guidance No.1 - Extensions to Dwellings.

## **NOTES TO APPLICANT:**

None