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Heading:

REFERENCE NO. 47/2012/1249
 HILLSIDE
 RHUALLT

11



Application Site

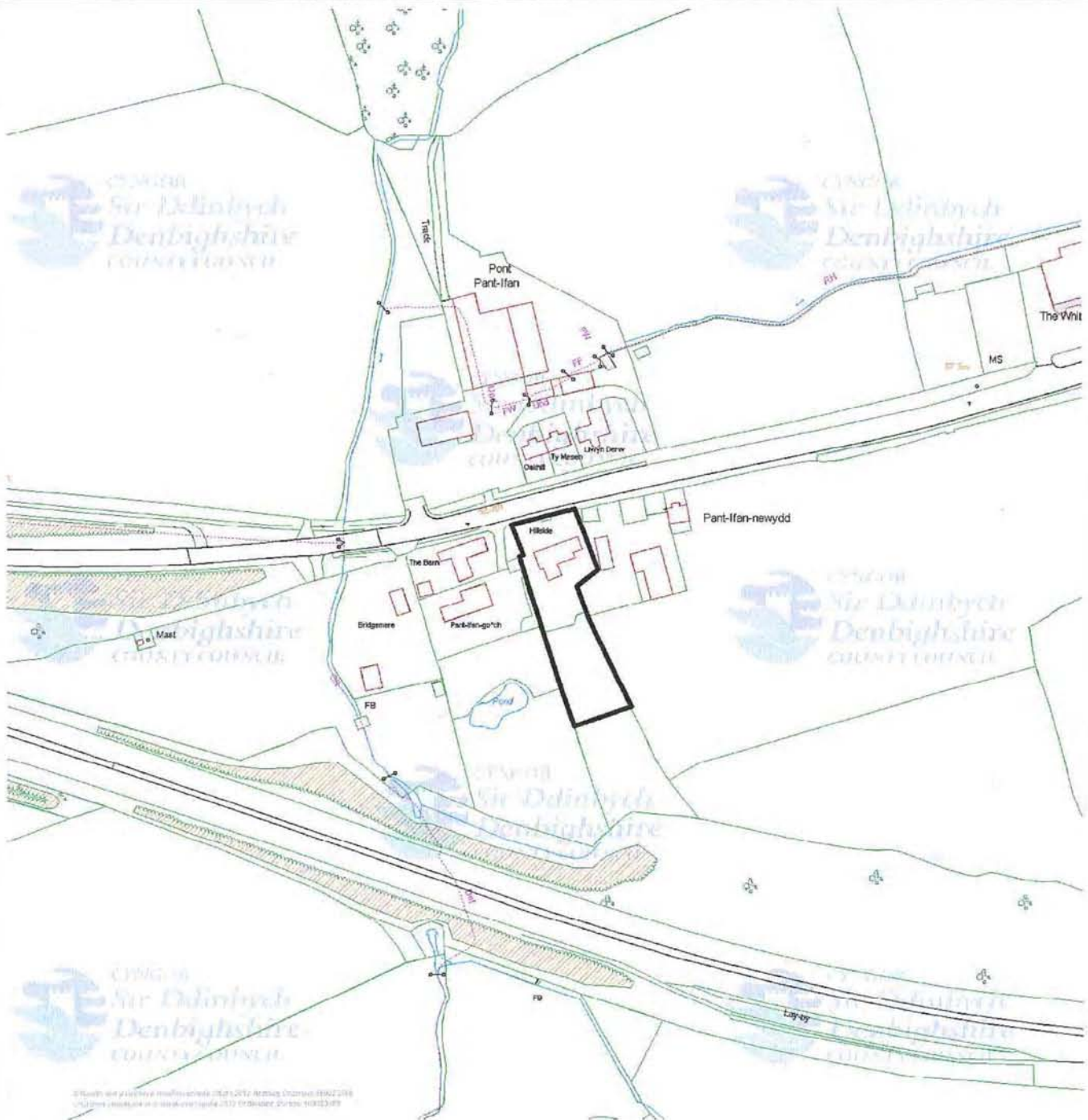


Date 4/12/2012

Scale 1/2500

Centre = 306706 E 374845 N

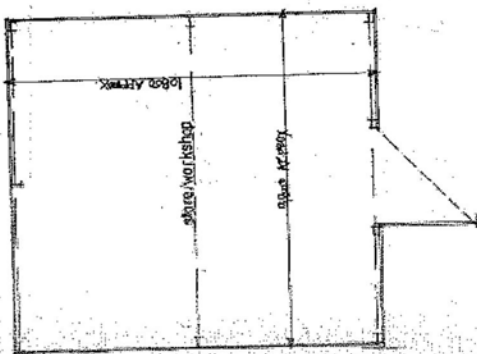
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



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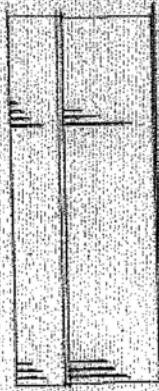
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

FLOOR PLAN



PLAN

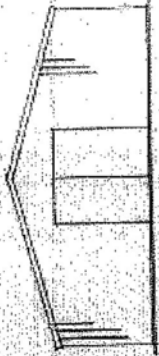
ELEVATION PLANS



SIDE ELEVATIONS

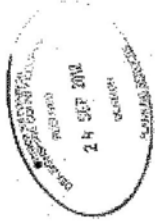


REAR ELEVATION



FRONT ELEVATION

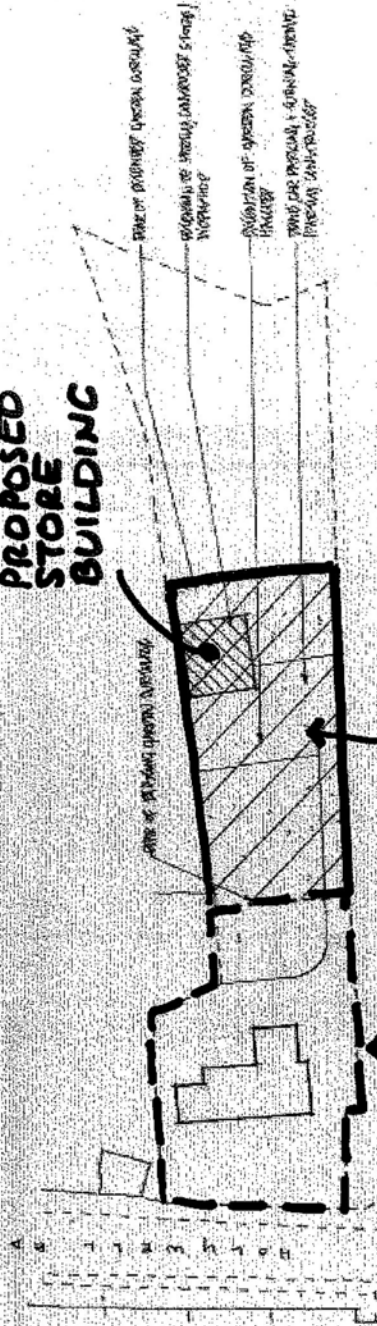
propose water with tank
 propose supply water tank
 (proposed system)



PROPOSED STORE BUILDING

PROPOSED EXTENDED CURTILAGE

EXISTING CURTILAGE



SITE PLAN
SCALE 1:500

HORIZON

PROPOSED GARAGE + EXTENDED GARDEN CURTILAGE
 FULL SIDE
 BRUNNELL
 SCALE: 1:100
 DATE: SEPT 2012

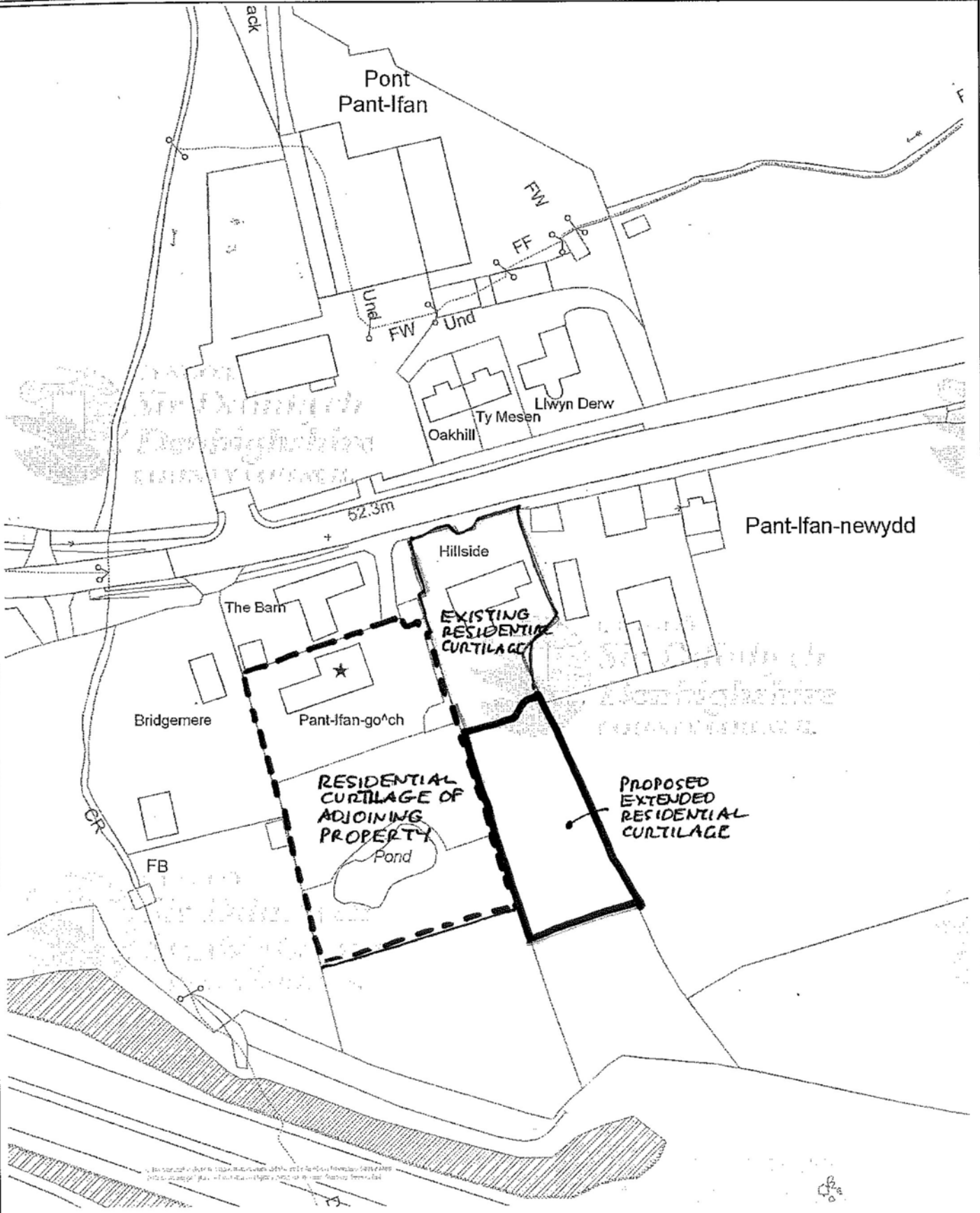
hillside, pant ifan, rhuallt



Date 25/9/2012

Scale 1/1250

Centre = 306711 E 374846 N



ITEM NO: 11
WARD NO: Tremeirchion
APPLICATION NO: 47/2012/1249/ PF
PROPOSAL: Change of use of land to form extension to residential curtilage and erection of store/workshop and formation of driveway, parking and turning areas (Partly in retrospect)
LOCATION: Hillside Holywell Road Rhualt St Asaph
APPLICANT: Mr R Sales
CONSTRAINTS: PROW PD Removed B Flood Zone
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 – Community Council objection

CONSULTATION RESPONSES:

TREMEIRCHION, CWM & WAEN COMMUNITY COUNCIL

“Objection”

“For the following reasons:

The existing curtilage at the rear of the proposed site is sufficient in area to construct a store/workshop of the size proposed and therefore there is no need to extend the curtilage

This application contravenes Denbighshire’s UDP Policy HSG 16 – Extensions to Domestic Gardens

This application DOES NOT MEET with Denbighshire’s UDP Policy GEN 6 - Development Control

Requirements, Policy HSG 12 – Extensions to Dwellings, Policy HSG 16 – Extensions to Domestic Gardens, Policy ENV 7 – Landscape/Townscape Features.”

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 20/11/2012

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal is for the extension an existing of residential curtilage and retention of a workshop/store building at land to the south of Hillside, Rhualt.

1.1.2 The extension to the curtilage amounts to approximately 1200 m². The workshop/store structure measures 10.8m in length, 9.8m in width and 4m in height to the ridge level. The building has been constructed from profiled sheet steel.

1.2 Description of site and surroundings

1.2.1 The site is land to the south of the residential dwelling known as Hillside, Rhualt. Hillside is located within a cluster of residential properties,

approximately 400m outside of and to the west of the settlement boundary of Rhualt.

- 1.2.2 The A55 runs to the south of the site and is approximately 80m away from the from the southern boundary of the proposed extension to the curtilage.
- 1.2.3 The adjoining property, Pant Ifan Goch, has an existing area of extended residential curtilage that runs to the south of that dwelling. To the south of that garden area is an existing business premises, which includes a large detached building constructed from green profiled sheet steel, on land separate from the residential curtilage.
- 1.2.4 There is mature tree planting to the east of the site and newly planted trees along the western boundary. There is currently no existing boundary treatment to the southern boundary of the application site, however there is extensive mature tree planting along the boundary of the A55 running parallel, approximately 80m away.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside of the development boundary of Rhualt as defined by the Unitary Development Plan.

1.4 Relevant planning history

- 1.4.1 None

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

47/2004/0738/PF - Conversion and extension of existing shippon/farmhouse to form a single dwelling, alterations to existing vehicular access and installation of private sewage treatment plant - GRANTED 27 October 2004

47/2005/0914/PF - Alteration and extension to existing agricultural building to convert to single dwelling unit, installation of private treatment plant and formation of new vehicular access - GRANTED 21 November 2005

47/2005/1536/PF - Erection of new dwelling - GRANTED 19 April 2006

47/2006/0897/PF - Erection of detached double garage for proposed dwelling - GRANTED 26 September 2006

47/2008/0314/PF - Conversion of loft to bedrooms and provision of balcony at rear of dwelling - GRANTED 27 May 2008

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 3 - Development outside development boundaries
 - Policy GEN 6 - Development control requirements
 - Policy HSG 16 - Extensions to domestic gardens

3.2 SUPPLEMENTARY PLANNING GUIDANCE

- SPG24 - Householder development design guide

3.3 GOVERNMENT POLICY 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 Visual and landscape impact
- 4.1.3 Impact on residential amenity

4.2 In relation to the main planning considerations:

Principle

Policy HSG 16 permits extensions to existing residential curtilages outside of development boundaries subject to compliance with detailed tests. The proposals may therefore be considered acceptable in principle.

4.2.1 Visual and landscape impact

The general requirement to assess landscape and visual impact is set out in policy GEN 6. Criteria ii) requires that development does not unacceptably affect the form and character of the surrounding landscape. Policy HSG 16 permits limited extensions to domestic gardens outside of development boundaries where there is no unacceptable impact on the character and appearance of the open countryside, the extension does not constitute ribbon development and does not lead to potential for further unacceptable development. 'Limited' is defined by Policy HSG 16 as not bigger than the existing garden area. SPG 24 states that outbuildings and garages should be smaller in scale and subservient to the main house.

The Community Council have raised concerns that the proposals fail to comply with the tests of Policy HSG 16. The proposed addition to the residential curtilage amounts to approximately 1200m² and the existing garden area of the dwelling amounts to approximately 1050m². The increase in garden area is approximately 115%. The store/workshop to be retained is located to the rear of the proposed extended curtilage. It is finished in profiled sheet steel.

In relation to the store/workshop, it is considered that the scale, design and materials is acceptable having regard to similar building styles and types in the locality. In Officers' opinion this has a limited landscape impact and therefore complies with the requirements of criteria ii) of Policy GEN 6. It is also considered that the scale and location of the store/workshop ensures that the store/workshop has a subservient relationship to the main house and is therefore compliant with the requirements of SPG 24.

In relation to the extension to residential curtilage, it is acknowledged that the proposal exceeds what is defined as 'limited' by Policy HSG 16, as noted by the Community Council. However, in Officers' opinion, despite the scale of the proposed extension it is considered that the impact on the wider landscape would not be unacceptable. This is on the basis of existing land uses and development in the locality. It is noted that although the site falls outside of the development boundary as defined by the Unitary Development Plan, the site is located in a densely developed area, a short distance from the development boundary of Rhualt. The western boundary of the site adjoins an existing garden area of the neighbouring property. At the rear of the garden of the neighbouring property is an existing business site comprising of an area of hardstanding and a large commercial storage building. A short distance to the south is an area of mature tree planting screening the site from the A55. The eastern boundary adjoins open fields and is screened by some sporadic mature planting. It is considered that the impact of the extended curtilage area could be minimised through additional

screening to this boundary. It is proposed this could be secured by condition. Having regard to the above it is considered that the proposal does not merit refusal of permission due to the minimal landscape impact and potential for securing additional screening through condition, despite the proposal exceeding the guidance in policy.

4.2.2 Impact on residential amenity

Policy GEN 6 v) sets a requirement to ensure new development does not unacceptably affect the amenities of local residents, by virtue of noise, activity, fumes, etc.

There are a number of neighbouring residential properties in the immediate locality.

It is considered that the proposed development would not have an unacceptable impact on the residential amenity of neighbouring properties, subject to the workshop/store being retained as ancillary residential use. The proposals are therefore considered to be appropriate, subject to a condition controlling its use.

5. SUMMARY AND CONCLUSIONS:

5.1 The impact of the development is not considered to have unacceptable impacts that would justify refusal and is therefore 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. The use of the building hereby approved shall not be permitted to continue beyond a period of 3 months from the grant of permission, unless there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme of landscaping.
3. Within 1 month of the date of this permission, a detailed scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
5. The store/workshop hereby granted permission shall be retained in ancillary residential use to the dwelling known as Hillside at all times and shall not be used for any commercial or business purposes at any time.
6. Notwithstanding the provisions Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without further grant of planning permission.

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 interest of landscape visual amenity.
3. In the interest of landscape visual amenity.

4. In the interests of landscape visual amenity.
5. In the interest of residential amenity.
6. In the interest of landscape and visual amenity.

NOTES TO APPLICANT:

The landscaping scheme submitted should include suitable mature/semi mature native hedgerow and tree planting in order to provide an effective natural screening of the building.