



CYNGOR  
Sir Ddinbych  
Denbighshire  
COUNTY COUNCIL

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Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

43/2012/1583  
4 East Avenue  
Prestatyn

5



Application Site

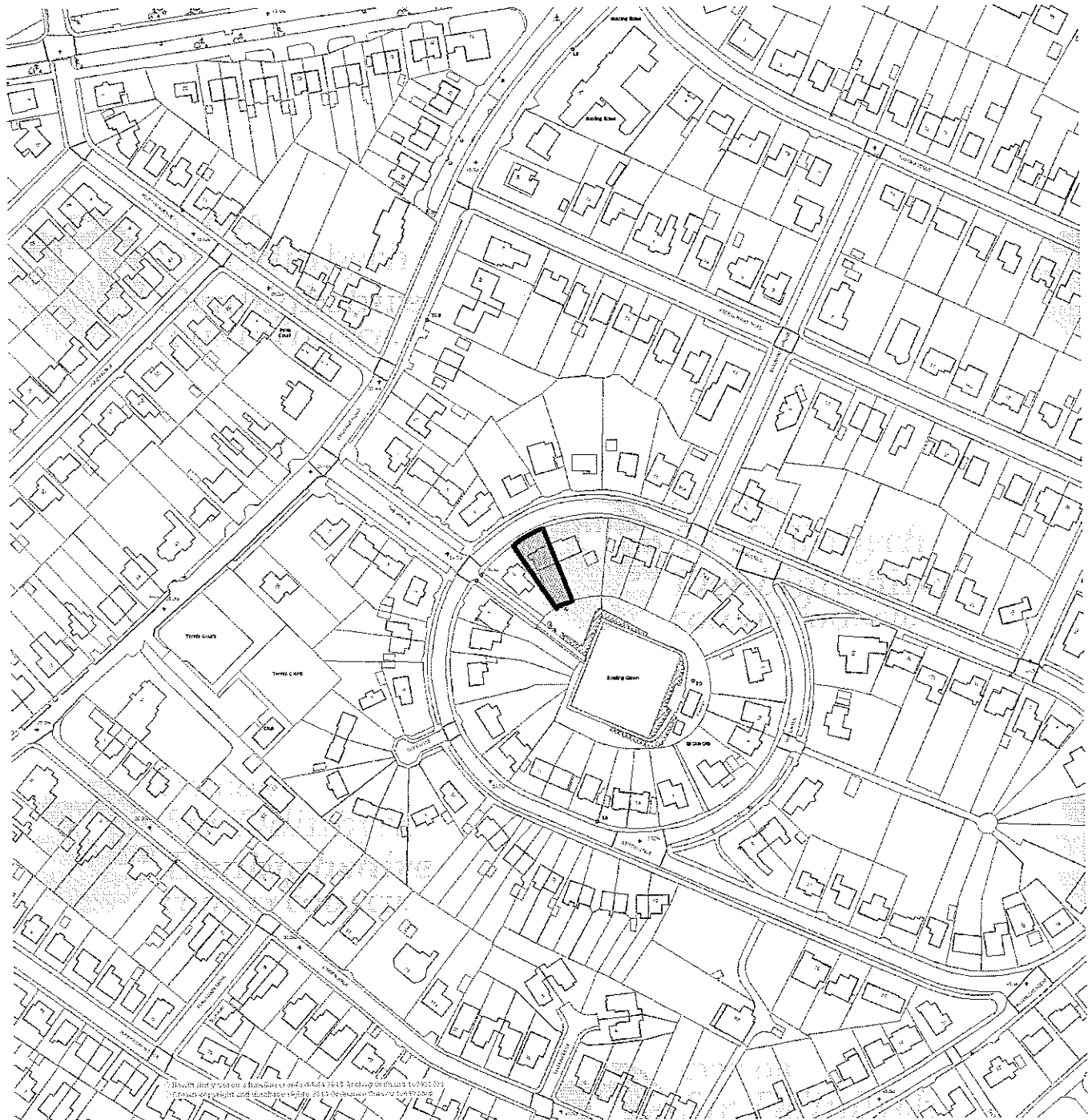


Date 10/1/2013

Scale 1/2500

Centre = 307236 E 382774 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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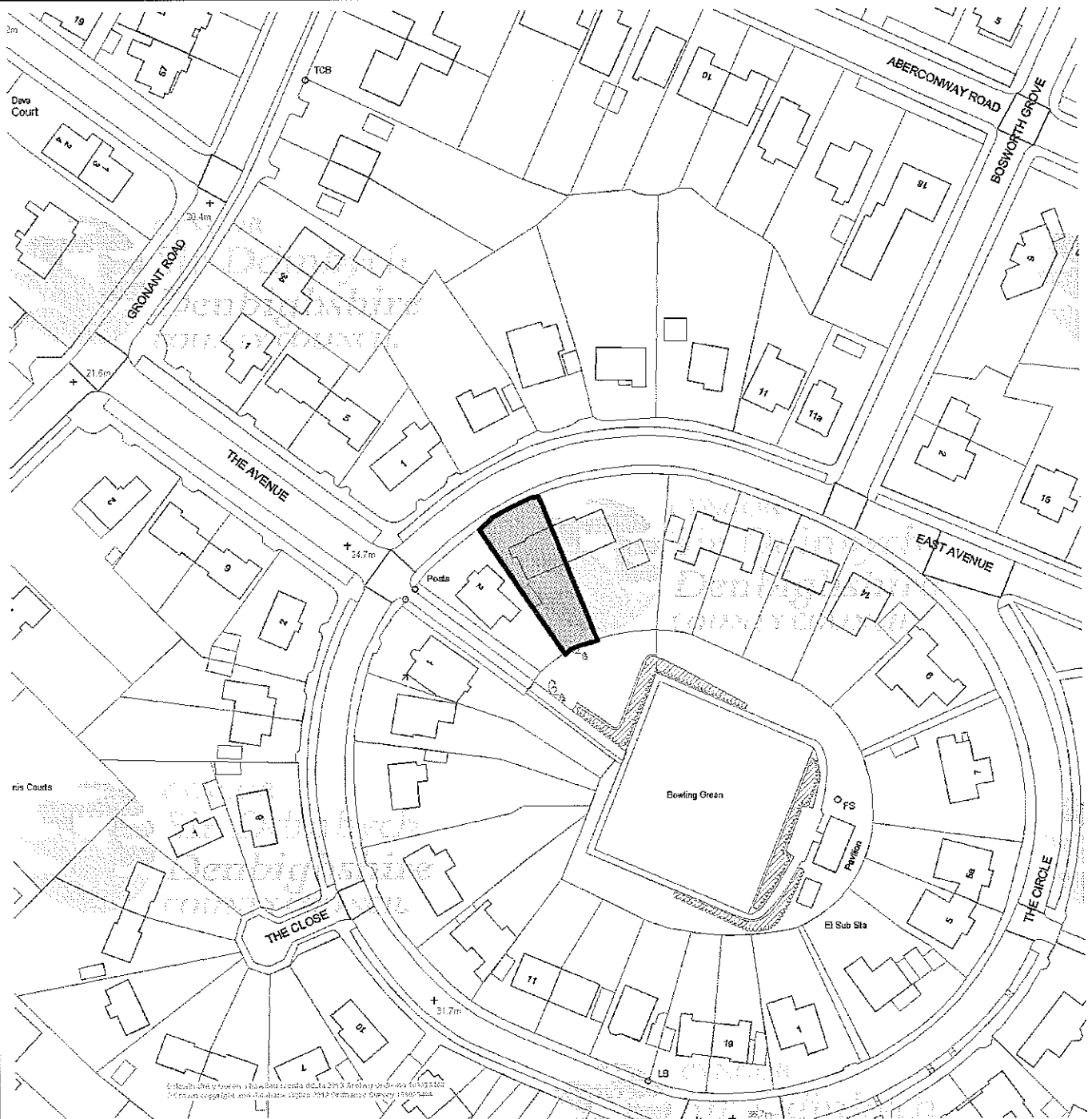
43/2012/1583  
4 East Avenue  
Prestatyn



Date 10/1/2013  
Centre = 307236 E 382774 N

Scale 1/1250

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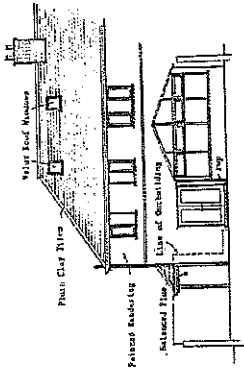


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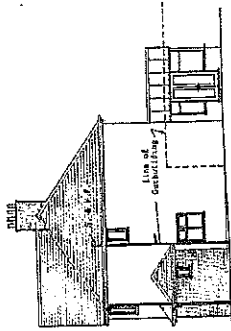
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AS EXISTING

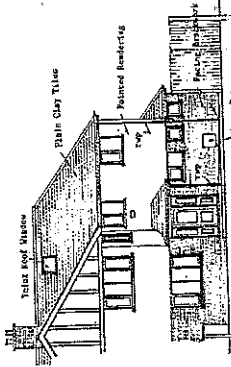
43 / 202 / 1583 / P F



Rear Elevation



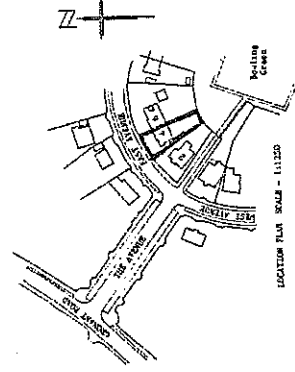
side Elevation



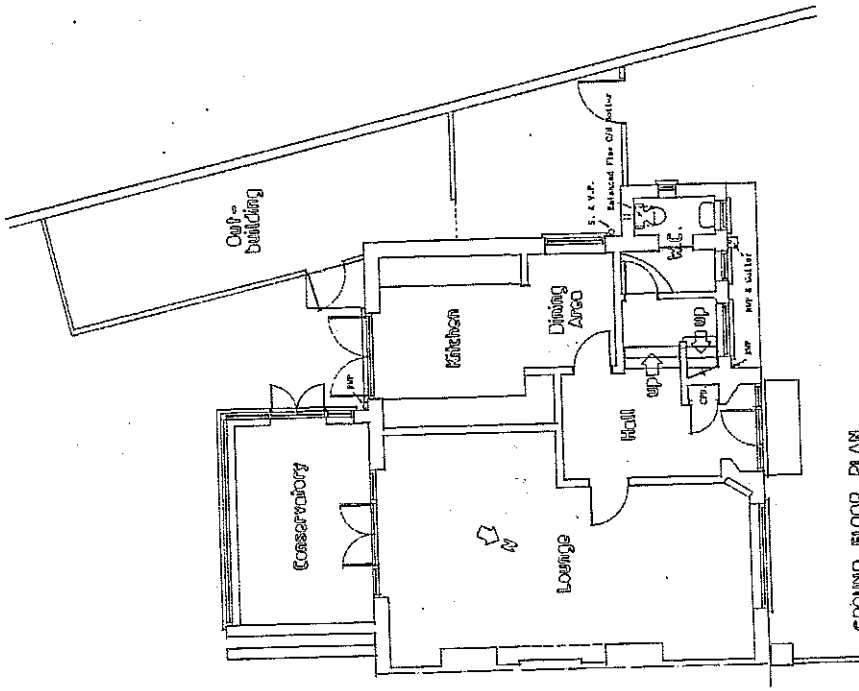
Front Elevation



SITE PLAN SCALE - 1"=50'



SECTION PLAN SCALE - 1"=25'



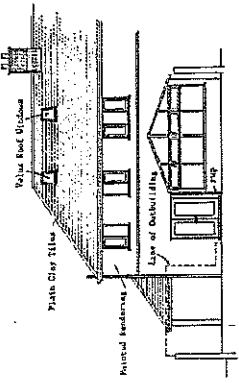
GROUND FLOOR PLAN

PLAN NO. 2025/08/13  
DATE: 01/15/82  
SCALE: 1"=50'

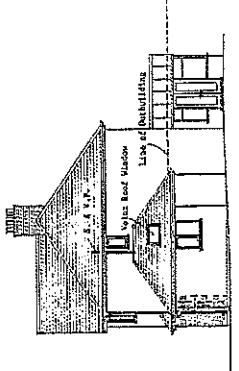
PROPOSED EXTENSION AT SIDE OF 4 EAST AVENUE, PRESTAVIN.  
PLANS AS EXISTING.  
SCALE - 1:50, 1:100.



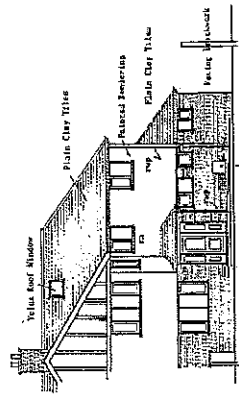
AS PROPOSED



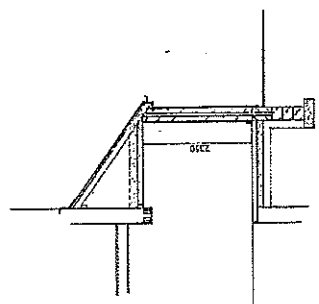
Rear Elevation



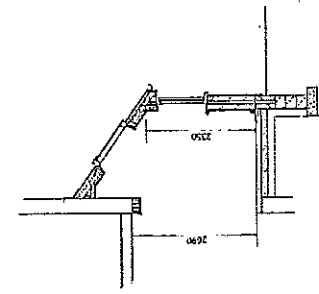
Side Elevation  
← EXTENSION →



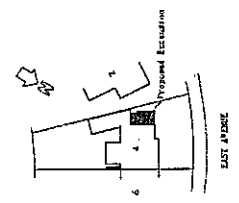
Front Elevation  
← EXTENSION →



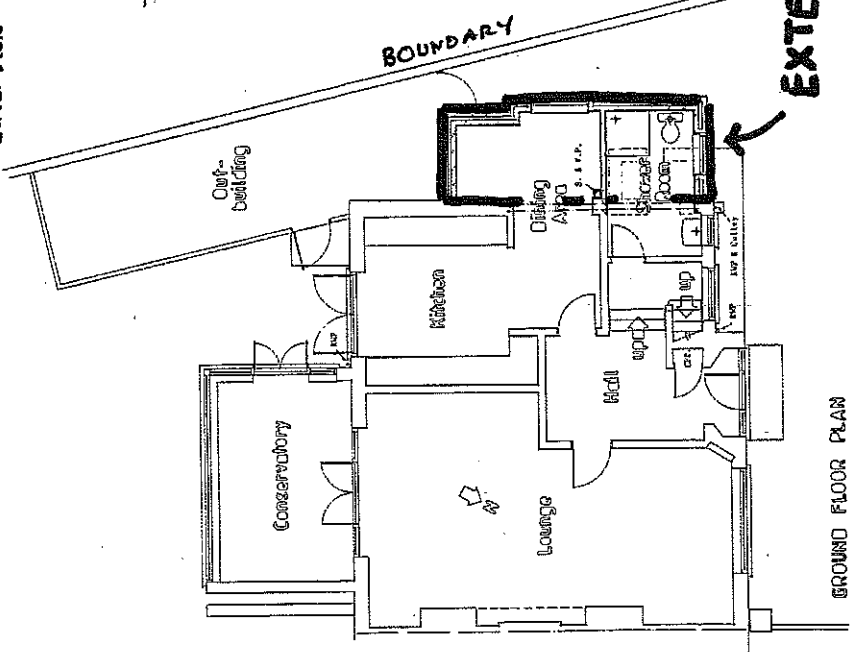
SECTION THRU SHOWER ROOM



SECTION THRU DINING AREA



SITE PLAN SCALE - 1:200



GROUND FLOOR PLAN

EXTENSION

MARK E. PREDSON ARCHITECTS  
23 Chry Avenue, Boulder,  
CO 80501, USA  
Phone: 303.440.8720  
A Member of the Guild of Interior Architects

PLAN NO. 25257/08/12

PROPOSED EXTENSION AT SIDE OF 4 EAST AVENUE, PRESTATYN.  
PLANS AS PROPOSED. SCALES - 1:50, 1:100.

DXR

**ITEM NO:** 5  
**WARD NO:** Prestatyn East  
**APPLICATION NO:** 43/2012/1583/ PF  
**PROPOSAL:** Erection of single-storey lean-to hipped-roof extension at side of dwelling  
**LOCATION:** 4 East Avenue Prestatyn  
**APPLICANT:** Mr & Mrs Alan & Caroline Mannell  
**CONSTRAINTS:**  
**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 – Town Council objection

**CONSULTATION RESPONSES:**

PRESTATYN TOWN COUNCIL

'OBJECTION. Property will overlook and be intrusive to neighbouring property'

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 30/01/2013**

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of a single storey extension to the side of an existing dwelling to provide an extension to the dining area and a new shower room.
- 1.1.2 The proposed extension would measure 2.2m in width and 5.7m in length. The roof would be a hipped lean to structure with an eaves level measuring 2.5m, and the ridge being a maximum of 4.1m. An existing single storey lean to would be removed as part of the proposals. The plans at the front of the report illustrate the scheme.

1.2 Description of site and surroundings

- 1.2.1 The property is a semi-detached two storey dwelling in a residential area of Prestatyn.

1.3 Relevant planning constraints/considerations

- 1.3.1 The property is within the development boundary of Prestatyn as defined in the Unitary Development Plan.

1.4 Relevant planning history

1.4.1 A conservatory to the rear of the property was built under permitted development rights in 2007.

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:**

2.1 None

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

5.9 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

Policy GEN 1 – Development within development boundaries

Policy GEN6 – Development control requirements

Policy HSG 12 – Extensions to dwellings

SUPPLEMENTARY PLANNING GUIDANCE

SPG Note 1 – Extensions to dwellings

SPG Note 24 – Householder development design guide

**4. MAIN PLANNING CONSIDERATIONS:**

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

5.10.1 Principle

5.10.2 Detailed design and impacts

5.10.3 Impact on Conservation Area

5.11 In relation to the main planning considerations:

5.11.1 Principle

The principle of extending existing dwellings is acceptable in relation to policies HSG 12 and GEN 6 of the Unitary Development Plan (UDP). Supplementary Planning Guidance (SPG) 1 and 24 give more specific guidance on what is acceptable and provide examples of best practice. HSG 12 permits extensions to a dwelling subject to tests. These tests are an assessment of the acceptability of; scale and form; design and materials; the impact on the character, appearance and amenity standards of the dwelling and its immediate locality; and whether the proposal represents overdevelopment of the site. The assessment of these impacts is set out in the following section. GEN 6 contains a wide range of general development control requirements that all development proposals need to comply with. The purpose of this general policy is to help ensure that proposed development is of a high standard and has minimal adverse impacts.

5.11.2 Detailed design and impacts

- *Scale and form*

The proposed development is for a modest sized single storey extension to the side of the property. It is therefore considered that the proposals are acceptable in terms of impact on the scale and form of the existing dwelling.

- *Design and materials*

It is considered that the proposed design and selection of materials are acceptable in relation to the existing dwelling and the surrounding area and would therefore be acceptable in terms of this test.

- *Impact on character, appearance and amenity standards of the locality*

The concerns of the Town Council in relation to the proposal leading to overlooking and intrusion onto the neighbouring property are duly noted. The proposed extension includes a ground floor window to the side elevation which would be orientated towards the neighbouring property and would serve the extended dining room area. It is noted that there is an existing window of the same orientation serving the existing dining room and a screen wall along the boundary. Having regard to the details, Officers do not consider that the proposals would lead to unacceptable levels of overlooking. Having regard to the scale of the extension and separation from the neighbouring property, it is not considered that the proposals would have an unacceptable overbearing or intrusive impact on the neighbouring property. For the above reasons it is considered that the proposals would not have an unacceptable impact on the character, appearance or the amenity standards of the locality.

- *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 the occupiers.

**5. SUMMARY AND CONCLUSIONS:**

5.12 It is considered that the proposal complies with policy and it is recommended 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.

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.

**NOTES TO APPLICANT:**

None