



CYNGOR  
**Sir Ddinbych**  
**Denbighshire**  
 COUNTY COUNCIL

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

Tel: 01824 706800 Fax: 01824 706709

Heading:

45/2012/1378  
 13 Weaver Avenue  
 Rhyl

6



Application Site



Date 10/1/2013

Scale 1/1250

Centre = 302249 E 380869 N

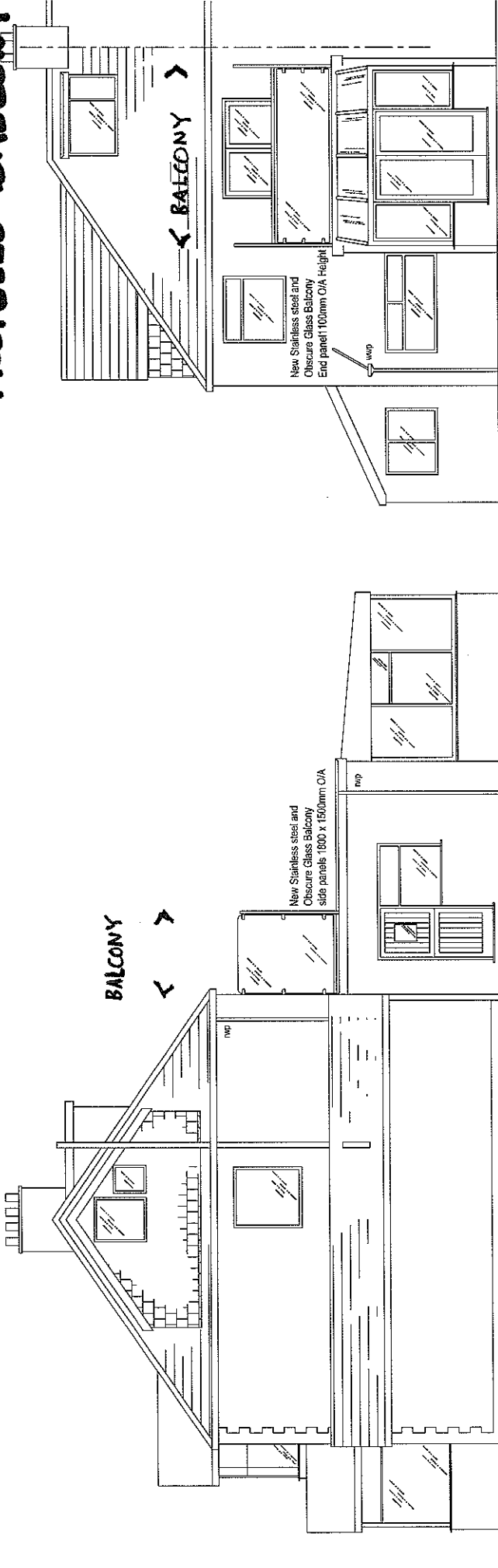
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chariatâd 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.

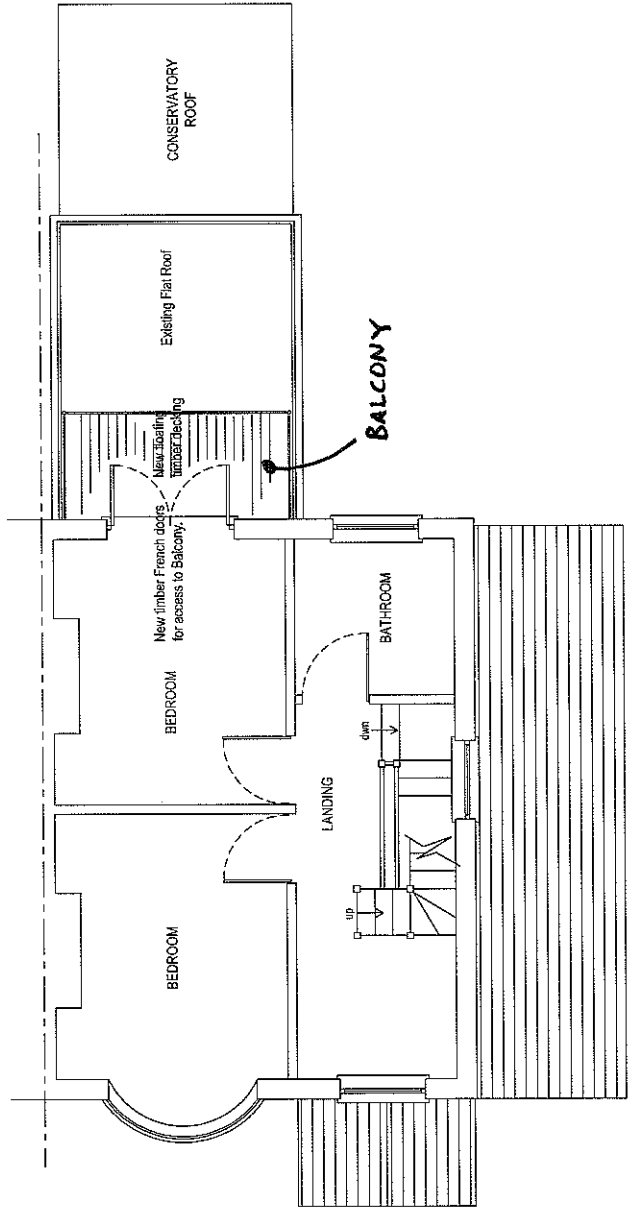
# PROPOSED BALCONY



SOUTH ELEVATION

EAST (Rear) ELEVATION

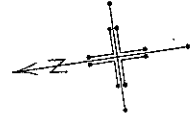
**NOTE:**  
 New French Doors (Finish to match Existing Doors & Windows).  
 Balcony to be stainless steel & obscure glass.  
 Floating Timber Decking to be left untreated to weather.



FIRST FLOOR PLAN

**A.P.C. Architectural services Ltd**  
 45 Dyserth Road  
 Denbighshire  
 LL18 4DR  
 Tel: (01746) 337052  
 e-mail: paul@paulcrabbe.co.uk

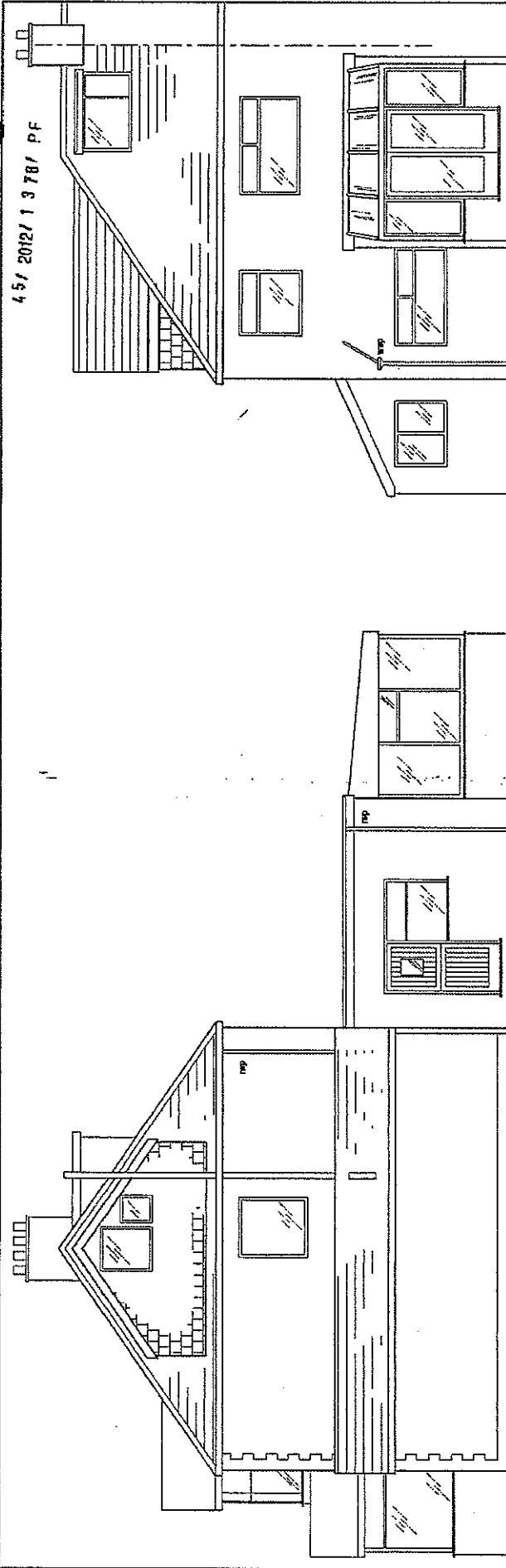
Reduce size of balcony area on plan.  
 Material change to obscure glass & stainless steel.  
 Side panels to be 1800mm H x 1500mm D



DESIGNER	Alan R. James, 13 Weaver Avenue, Rhyl, LL18 4HL	DATE	18.08.2012	SCALE	APC
CHECKED	As Proposed Plans & Elevations	DATE	15.09.12	SCALE	1:50 @ A2
PROJECT	Proposed Balcony to existing flat roof with access via new french doors via existing timber floor structure	NO.	51/002	DATE	27/11/2012

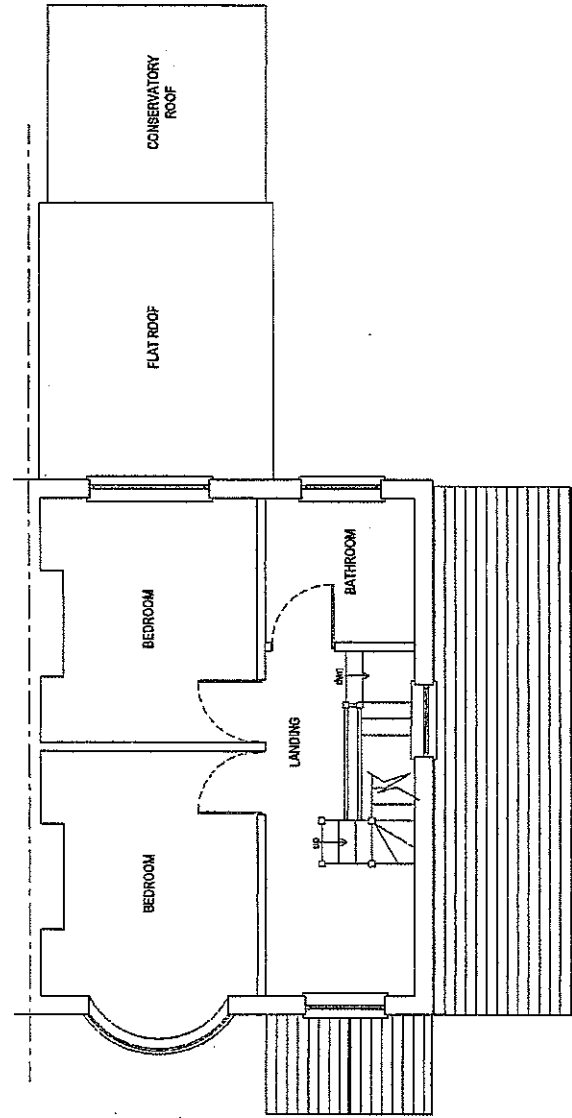
# AS EXISTING

45/ 2012/ 1 3 78/ PF



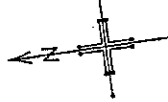
**SOUTH ELEVATION**

**EAST (Rear) ELEVATION**



**FIRST FLOOR PLAN**

RECEIVED  
22 OCT 2012  
CALDERFURN ARCHITECTS



**A.P.C. Architectural services Ltd**  
45 Dymarth Road  
R37YL  
Dunblagh  
LL18 4DR  
Tel: (01745) 337652  
e-mail: paul@apcarchitects.co.uk

Client	Alan P. Jaynes, Wharfedale Mill	Proposed (Access to existing flat roof and conservatory)	10/09/2012	APC
Address	83 Weaver Avenue, Rhy (LL18 4BL)	Existing flat roof bedroom		
As Existing Plan No.	A. Ebenezer			
Scale	1:50 @ A2			
Drawn				
Checked				
Project No.	01001			

EOC

**ITEM NO:** 6  
**WARD NO:** Rhyl South East  
**APPLICATION NO:** 45/2012/1378/ PF  
**PROPOSAL:** Construction of a first floor balcony above existing flat roof to rear  
**LOCATION:** 13 Weaver Avenue Rhyl  
**APPLICANT:** Mr Alan James  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Application submitted by / on behalf of County Councillor

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL

"The Council decline to make any response to this application due to the applicant being a serving member of the Council."

**RESPONSE TO PUBLICITY:**

Comments

In relation to the original proposal - Representations received from:  
Mr & Mrs Watson, 15 Weaver Avenue, Rhyl

Summary of planning based representations in objection:

No objection in principle however questions the use of the balcony as a seating area as this could impact on their privacy.

**EXPIRY DATE OF APPLICATION: 16/12/2012**

**REASONS FOR DELAY IN DECISION:**

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application is reported to Committee as it is submitted in the name of a Member of the County Council.

- 1.1.2 Permission is sought for a first floor balcony extension above an existing flat roof extension at the rear of 13, Weaver Avenue.
- 1.1.3 The balcony would measure 3.1 metres wide with a projection out from the main wall of 1.5 metres. It would be constructed of timber, stainless steel and glass with 1.8m high obscurely glazed panels on both side elevations, and a 1.1m high obscurely glazed panel on the front facing the garden. See the plans at the front of the report.

## 1.2 Description of site and surroundings

- 1.2.1 The site is located in the development boundary of Rhyl and within a residential area.
- 1.2.2 The property is a semi detached two storey dwelling located within an area characterised by predominantly two storey pairs of semis. To the rear of the dwelling is an existing flat roof extension and conservatory.
- 1.2.3 The property is set in a large curtilage with a rear garden with a depth of approximately 22m. Within the rear garden is a detached outbuilding.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the development boundary of Rhyl

## 1.4 Relevant planning history

- 1.4.1 None

## 1.5 Developments/changes since the original submission

- 1.5.1 Since the initial submission, the balcony has been reduced in size, from having a projection of 4.2m, to 1.5m.

## 1.6 Other relevant background information

- 1.6.1 The applicant is a Member of the County Council.

## 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 6 – Development Control Requirements
- Policy HSG 12 – Extensions to dwellings

### 3.2 Supplementary Planning Guidance

- SPG 1 – Extensions to Dwellings
- SPG 24 – Householder Development Design Guide

### 3.3 GOVERNMENT POLICY / GUIDANCE

- Planning Policy Wales Edition 5 November 2012
- Technical Advice Note 12 – Design (2009)

#### 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 neighbours

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.

Policy HSG 12 relates specifically to extensions to dwellings and permits extensions subject to the acceptability of scale and form; design and materials; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; and whether the proposal represents 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 impacts are set out in the following section.

##### 4.2.2 Detailed design and impact on neighbours

*Scale and form* – Test i) of Policy HSG 12 requires extensions to be subordinate in scale and form to the original dwelling. The proposed balcony would extend 1.5m from the rear elevation of the property and would be the same width as the existing extension which is 3.1m. The proposal is considered appropriate in scale and form in relation to the existing building.

The proposal is therefore considered to comply with test i) of Policy HSG 12 and advice within the SPG.

*Design and Materials* – Test ii) of Policy HSG 12 requires extensions to dwellings to be sympathetic to the original dwelling and the character of the area in terms of design and materials. The design and materials proposed would not impact negatively upon the character/appearance of the dwelling and the extension would be located away from public vantage points.

The proposal is therefore considered to comply with test ii) of Policy HSG 12 and advice within the SPG.

*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 proposal is not considered likely to impact adversely upon the character/amenity of the locality. It has been designed to minimise any impacts on neighbouring properties and with the obscure glazing panels on both sides, and the front it is not considered that the balcony would give rise to overlooking of the properties or rear gardens of the neighbours.

The proposal is therefore considered to comply with test iii) of Policy HSG 12 and advice within the SPG.

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

The proposal is not considered to be an over development of the site, the

property's amenity space is not affected by the proposal and would remain as existing after the development is implemented, for the enjoyment of occupiers of the dwelling.

The proposal is therefore considered to comply with test iv) of Policy HSG 12 and advice within the SPG.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered to comply with planning policy and, it is recommended that planning 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.
2. The side and front glazing panels on the balcony hereby approved shall be obscurely glazed at all times and retained at all times.

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 interests of residential amenity.

**NOTES TO APPLICANT:**

None