



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

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Tel: 01824 706800 Fax: 01824 706709

Heading:

16/2012/1597  
Plas Canol, Llanrhydd,  
Ruthin



Application Site

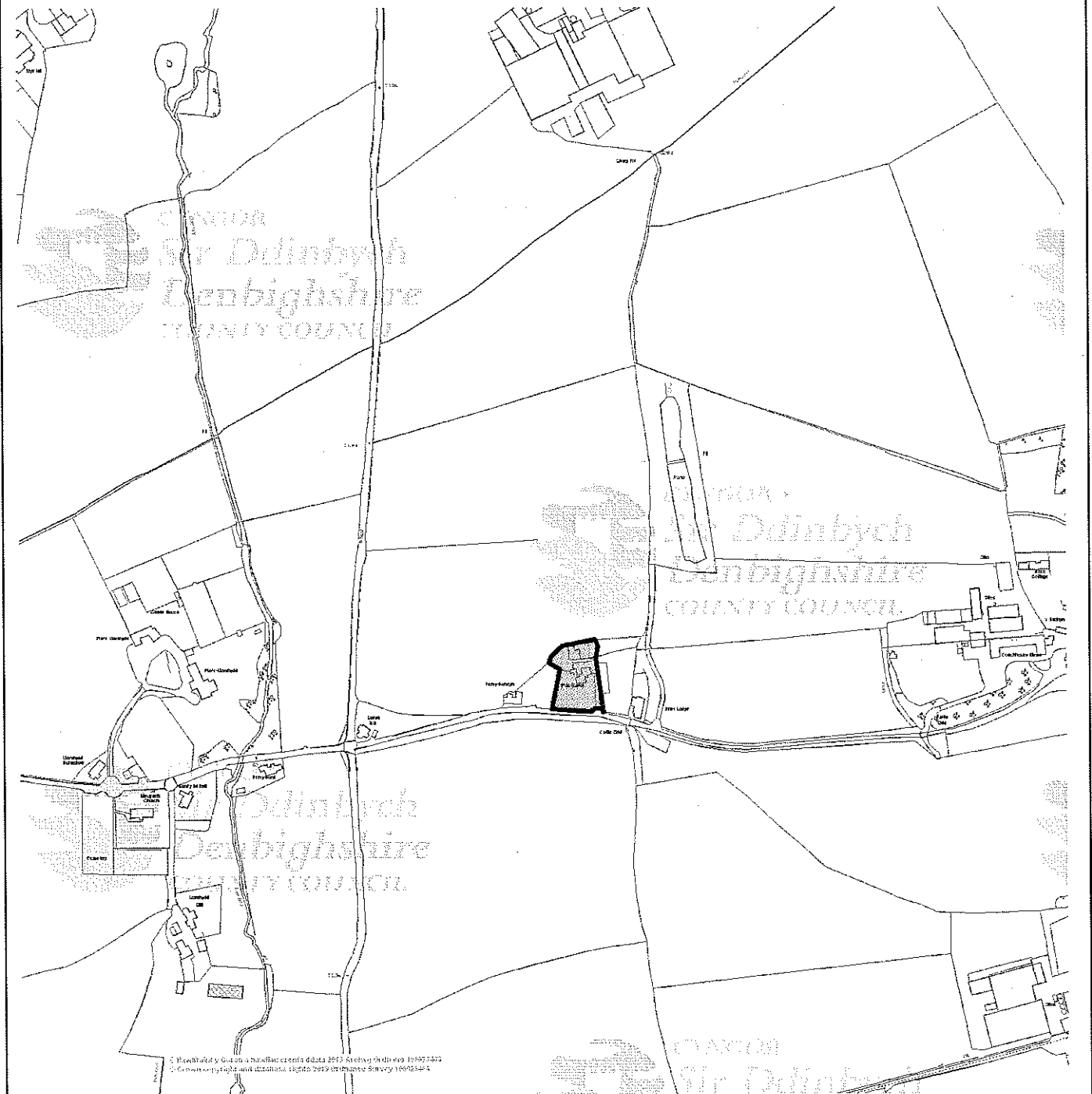


Date 6/2/2013

Scale 1/5000

Centre = 314363 E 357998 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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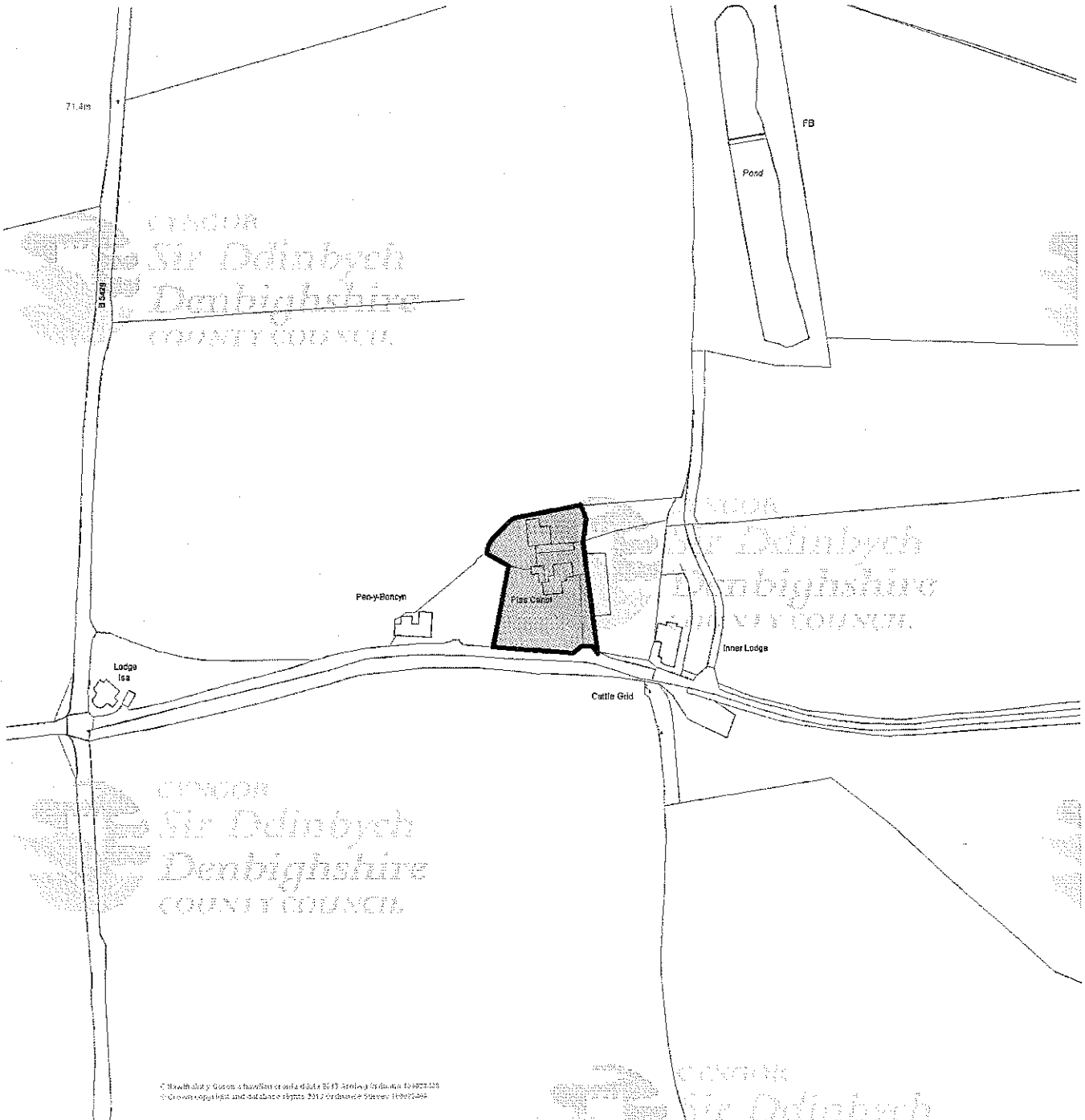
Application Site



Date 6/2/2013  
Centre = 314392 E 357893 N

Scale 1/2500

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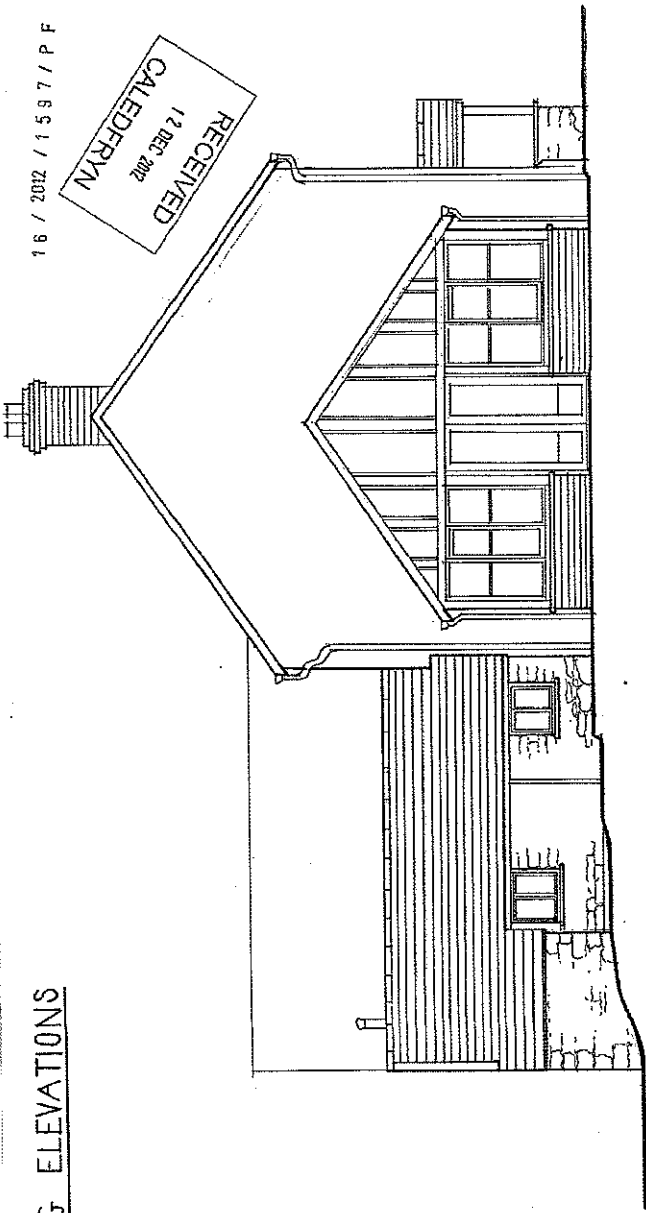
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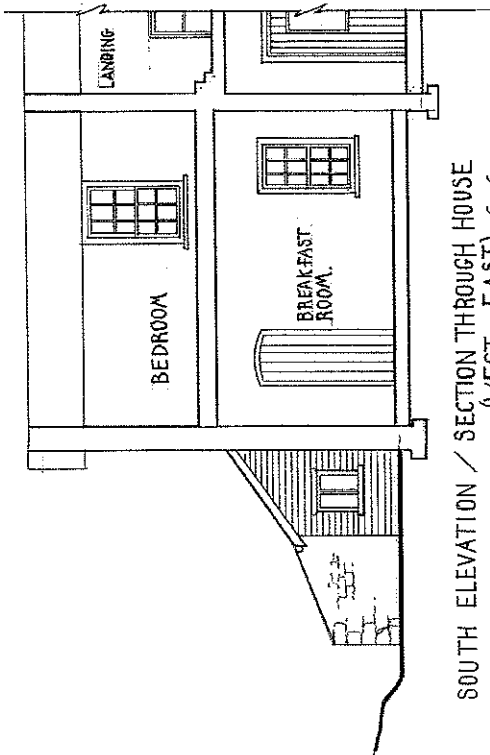
EXISTING ELEVATIONS

16 / 2012 / 1597 / P F

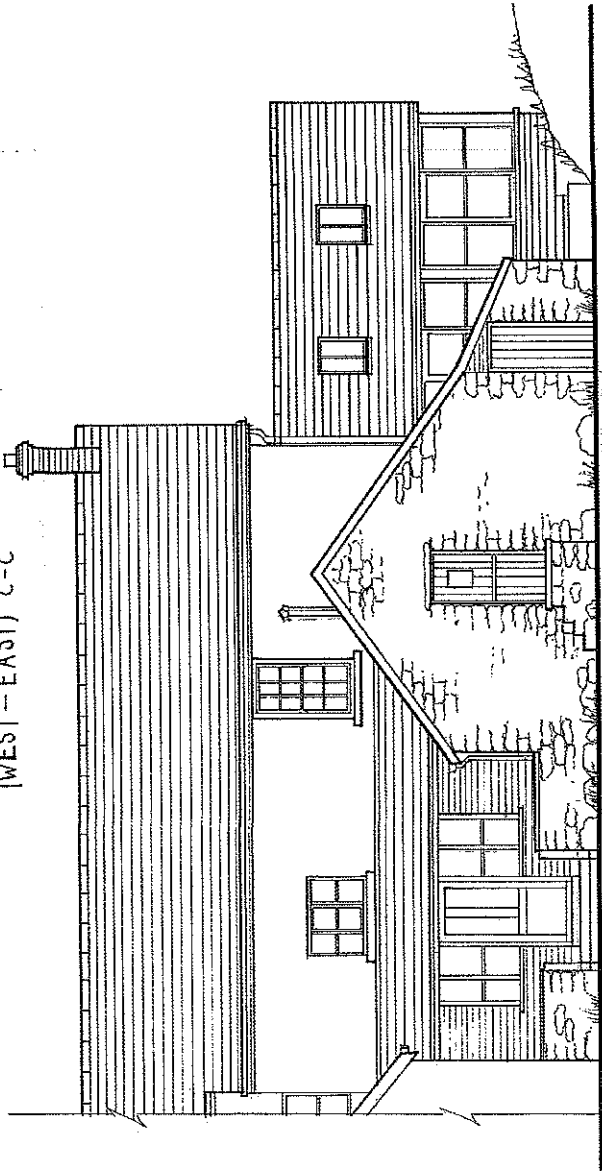
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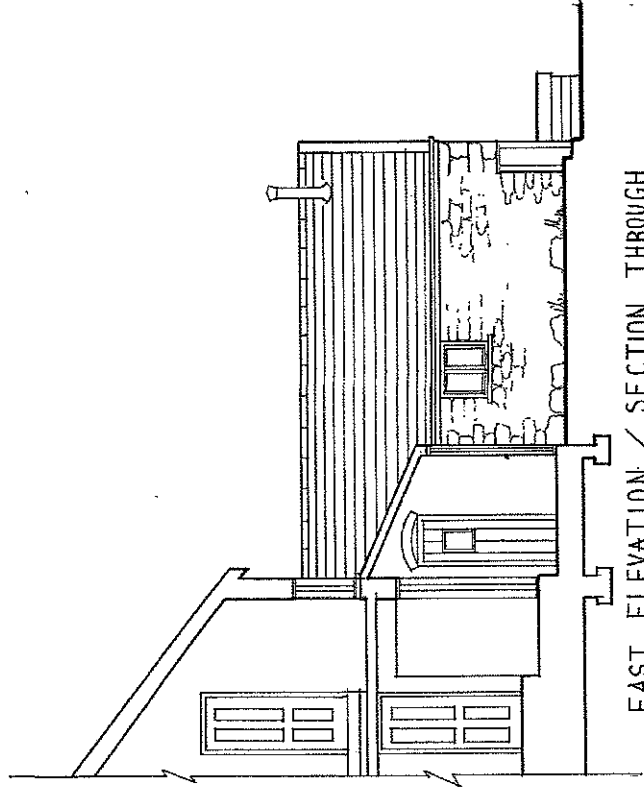
WEST ELEVATION



SOUTH ELEVATION / SECTION THROUGH HOUSE  
(WEST - EAST) C-C



NORTH ELEVATION



EAST ELEVATION / SECTION THROUGH  
HOUSE (SOUTH - NORTH)  
B-B

**EXISTING ELEVATIONS**

PLAN CANOL, LLANRHYDD  
EXISTING ELEVATIONS  
SCALE 1:50  
JOHN THOMPSON DESIGN  
20 NOVEMBER 2012

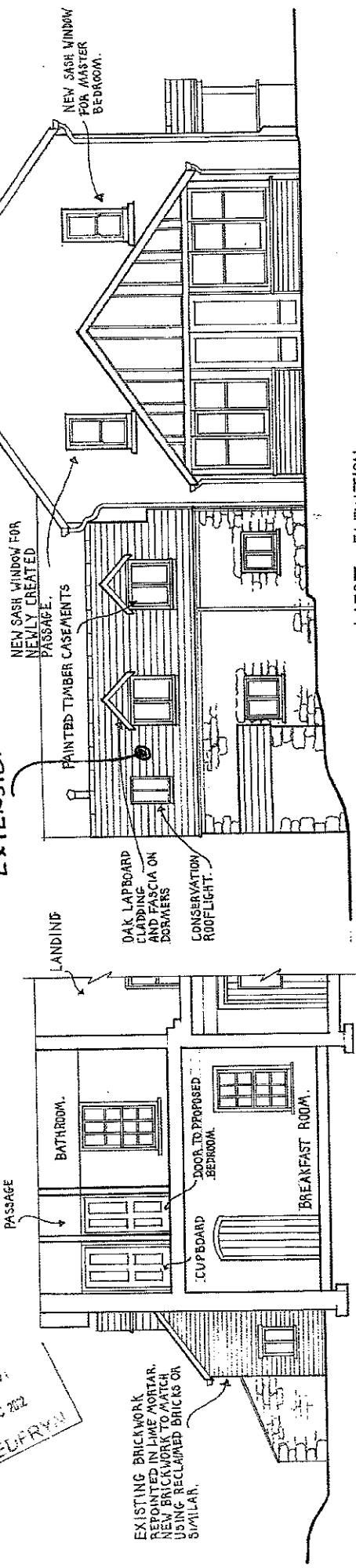
# PROPOSED ELEVATIONS

16 / 2012 / 1597 / P F

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CALEDFRYN

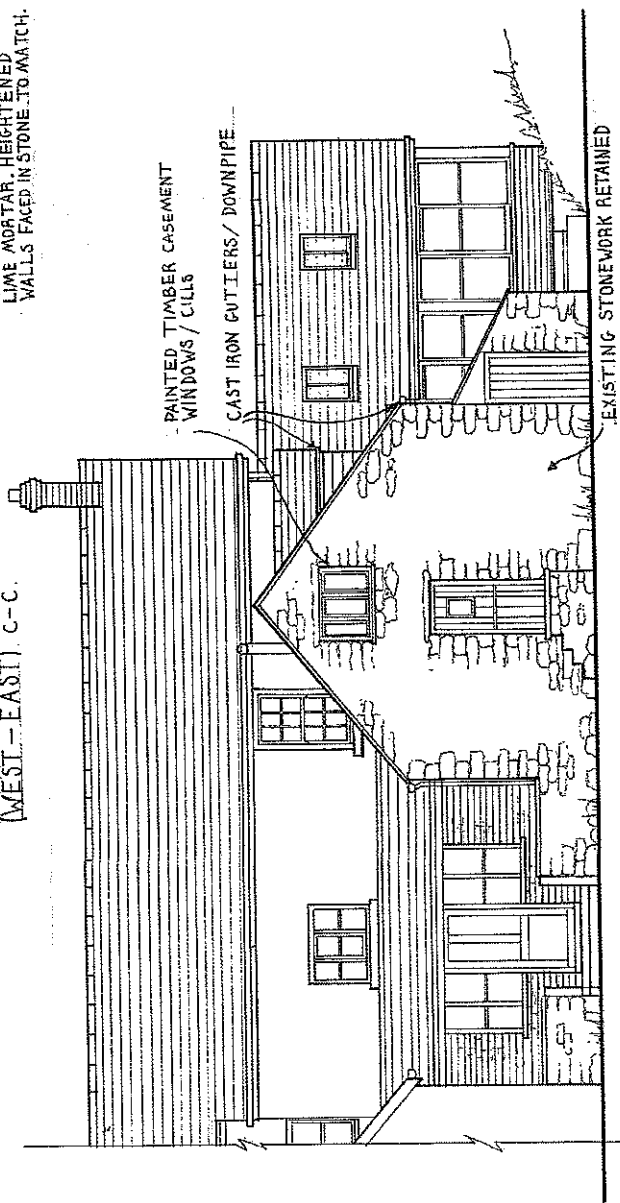
## PROPOSED ELEVATIONS

### FIRST FLOOR EXTENSION



SOUTH ELEVATION / SECTION THROUGH HOUSE (WEST - EAST) C-C.

WEST ELEVATION



NORTH ELEVATION

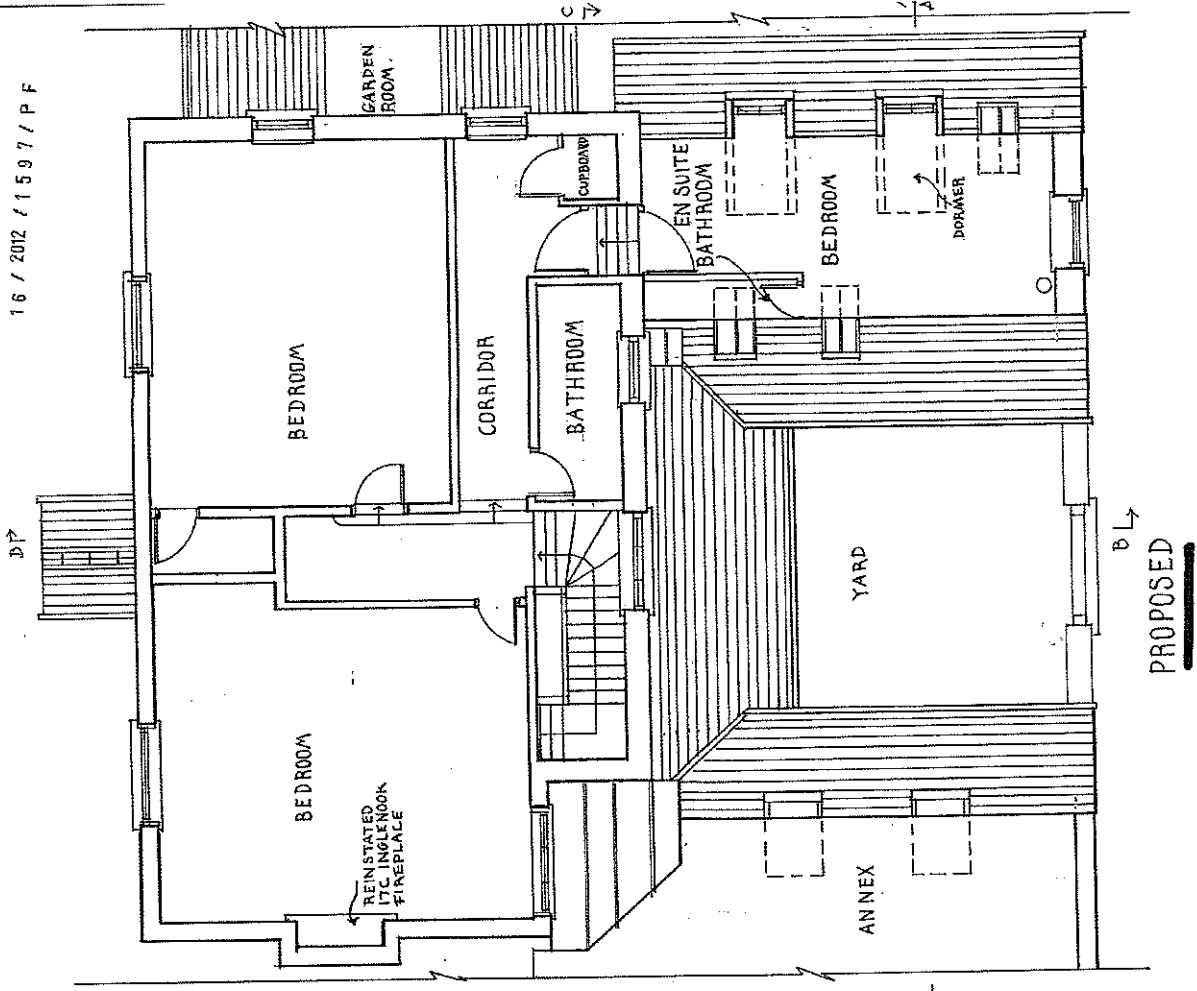
EAST ELEVATION / SECTION THROUGH HOUSE (SOUTH - NORTH) B-B

PLAS CANOL, LLANRHYDD  
PROPOSED ELEVATIONS.  
SCALE 1:50  
JOHN THOMPSON BSc (Hons)

# FLOOR PLANS

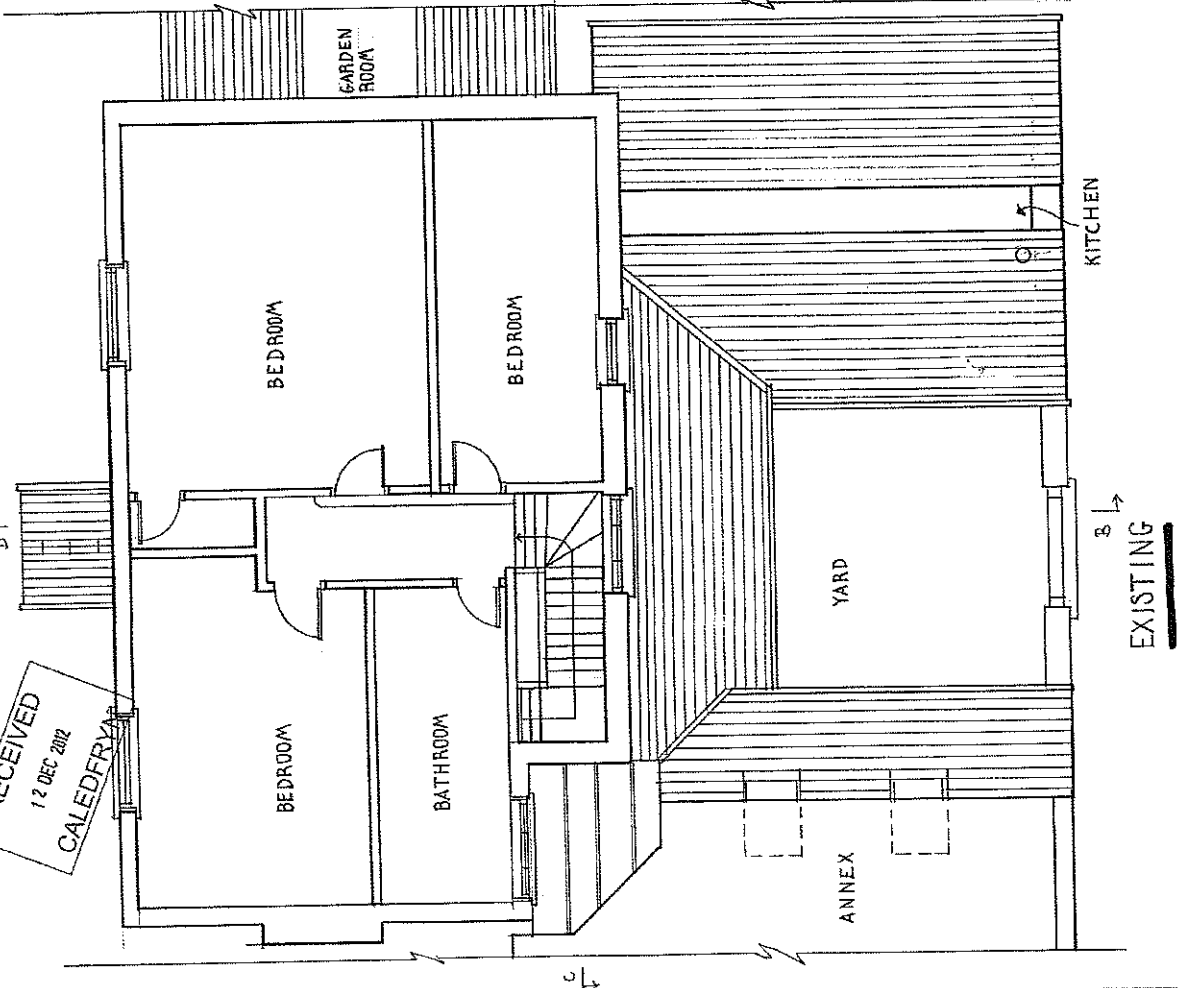
PLAS CANOL LLANRHYDD  
 FLOOR PLANS  
 SCALE 1:50  
 JOHN THOMPSON BSc(tec)  
 20 NOVEMBER 2012.

16 / 2012 / 1597 / P / F



## FLOOR PLANS

RECEIVED  
 12 DEC 2012  
 CALEDFRY



EOC

**ITEM NO:** 4  
**WARD NO:** Llanbedr Dyffryn Clwyd / Llangynhafal  
**APPLICATION NO:** 16/2012/1597/ PF  
**PROPOSAL:** Raising height of existing kitchen roof at rear of dwelling to create additional accommodation at first floor level with dormer windows to side elevation  
**LOCATION:** Plas Canol Llanrhydd Ruthin  
**APPLICANT:** Mr T & Mrs M Thompson  
**CONSTRAINTS:** Groundwater Vulnerability 2  
AONB  
**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 Member of Staff of Service (Consultant Tree Officer)

**CONSULTATION RESPONSES:**

LLANBEDR DYFFRYN CLWYD COMMUNITY COUNCIL- "No objection".

**RESPONSE TO PUBLICITY:**

In objection:

Representation received from:

Mr & Mrs G Revell, Pen Y Boncyn, Llanrhydd, Ruthin.

Summary of planning based representations in objection:

Residential Amenity, proposal would impact on amenity of adjacent occupiers by overlooking.

**EXPIRY DATE OF APPLICATION: 05/02/12**

**REASONS FOR DELAY IN DECISION:** None applicable.

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 The application proposes alterations and extensions to Plas Canol in Llanrhydd, Ruthin. The proposals would comprise of:

- Raising the height of the kitchen roof at the rear of the dwelling to create first floor accommodation. The overall height of the resulting extension would be 4.5 metres. The extension would comprise a first floor bedroom

with en suite bathroom, with a floorspace of approximately 15.08 metres squared.

- The installation of 2 no. dormer windows and 2 no. conservation roof lights on the western side of the new roof plane.
- The installation of 2 no. sash windows in the western elevation of the existing dwelling to provide natural light to the new hallway required to access the proposed bedroom.

1.1.2 The extensions would be finished in materials to match the existing dwelling, i.e. faced in stone with a 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 Plas Canol is located in the open countryside in Llanrhydd, which is between Llanbedr DC and Graigfechan. The dwelling is located on the northern side of a track which runs off the B5429 to serve Bathafarn Farm and outbuildings.

1.2.2 Plas Canol is a two storey detached dwelling of 16<sup>th</sup> Century origins.

1.2.3 There is a dwelling to the western side, a detached bungalow and another dwelling to the east.

1.2.4 Plas Canol has a well contained garden area, bounded to the west by a 2 metre high wicker fence and low hedge and to the east by a denser hedge.

#### 1.3 Relevant planning constraints/considerations

1.3.1 The site is located in the open countryside outside any development boundary, and is within the Clwydian Range and Dee Valley AONB.

#### 1.4 Relevant planning history

1.4.1 Planning permission was granted in 2007 for a single storey garden room on the western side of the dwelling.

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

1.5.1 None.

#### 1.6 Other relevant background information

1.6.1 As noted the application is reported to Committee as the applicant acts as a Consultant for Denbighshire's Planning and Public Protection Service.

### **2. DETAILS OF PLANNING HISTORY:**

2.1 16/2007/0653 Erection of porch extension to front of dwelling. Granted 16/07/2007

### **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 3 Development outside 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.

Policy ENV 2 relates specifically to development within the AONB and states that development should not detract from the character and appearance of the AONB.

The assessment of the detailed impacts of the proposed extension 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 extensions to dwellings to be subordinate in scale and form to the original dwelling.

The application comprises of the addition of an additional storey to an outrigger the rear of the dwelling. The overall height would be less than the existing dwelling. The floorspace of the extension would some 15.08 metres squared which is clearly subordinate to the original dwelling.

Considering the size and scale of the proposal it is 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 extension would be to the rear of the dwelling and as above would be subordinate to the main (front section) of the house. There are dormer windows on the eastern roof plane. The materials and their use in the design of the proposal would reflect the existing character and materials of the dwelling.

The proposal is therefore considered to comply with test ii) of HSG 12 and would not conflict with the aims and objectives of AONB protection policy ENV 2.

*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 extension would be to the rear of the dwelling. The dormer windows are proposed on the western side, the sash windows on the existing dwelling would also be on the western side. The side garden is approximately 18 metres in depth and is bounded by a fence and some hedging. The dwelling to the west, Pen Y Boncyn, is set slightly forward of Plas Canol and there is a further 20 metres to the side of that dwelling.

Neighbours are unlikely to be affected by this proposal owing to the distance between the elevations (which would be over 30 metres) and the boundary treatments with fencing and some trees. Furthermore as the dwelling to the west is set slightly forward of Plas Canol there is unlikely to be direct overlooking. The proposal includes 2 no. windows to be inserted in the side elevation of the existing dwelling, which would be permitted development. Whilst it is noted that the neighbouring occupiers have raised concerns of overlooking, it is not considered that the impact would be so harmful to warrant refusal of permission for reasons outlined. It is the opinion of Officers that the proposal complies with test ii) of policy HGS 12.

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

As mentioned above, the rear extension is over an existing rear outrigger and the dwelling has a significant amount of private amenity space on all sides. This exceeds 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 proposal is considered acceptable under the relevant policies, HSG 12 and ENV 2, 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.

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