



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Tel: 01824 706800 Fax: 01824 706709

Heading:

30/2012/1413
 14 Ffordd Pen y Coed
 Trefnant

7



Application Site

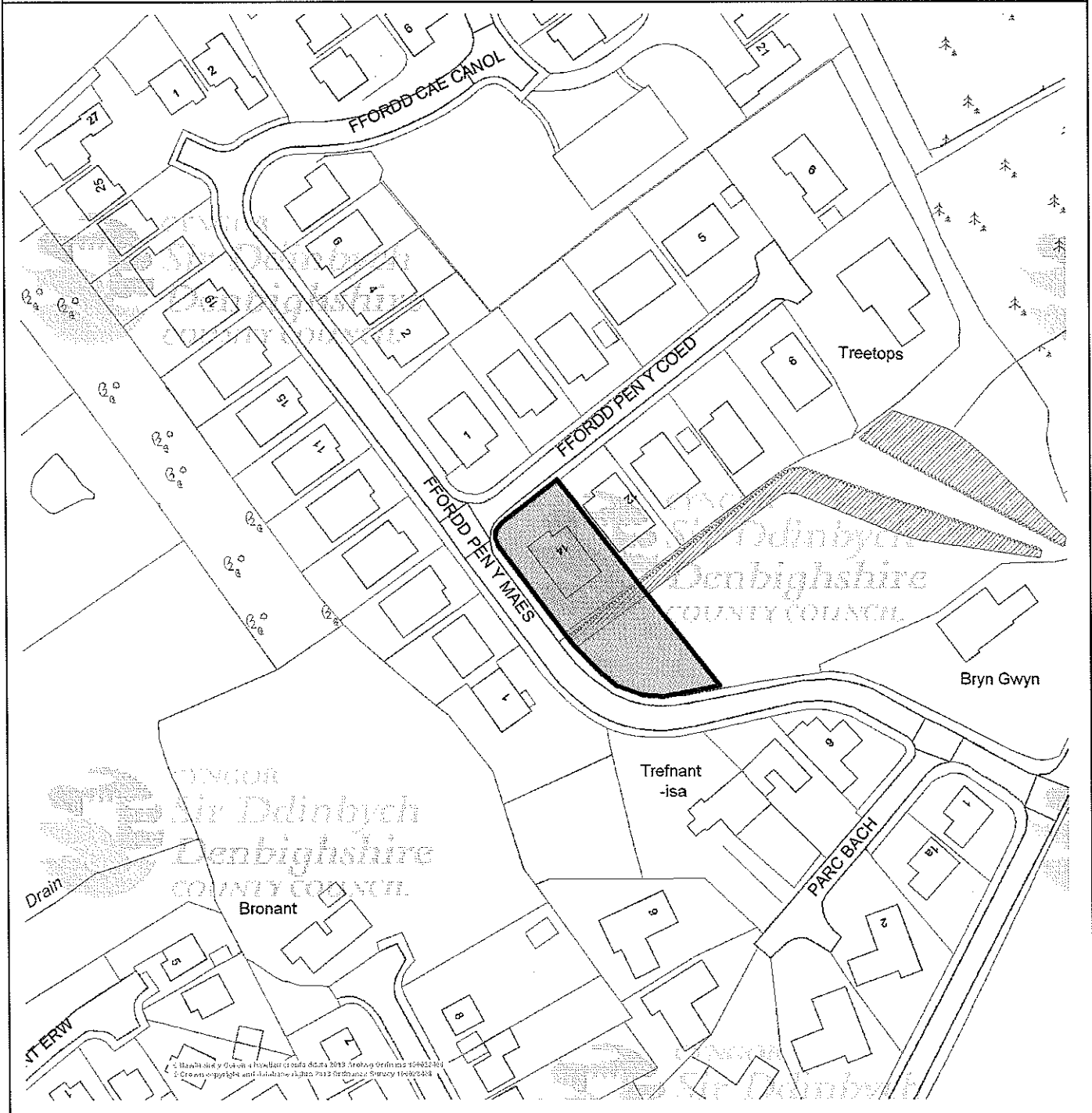


Date 7/2/2013

Scale 1/1250

Centre = 305234 E 370908 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 7/2/2013

Scale 1/2500

Centre = 305234 E 370908 N

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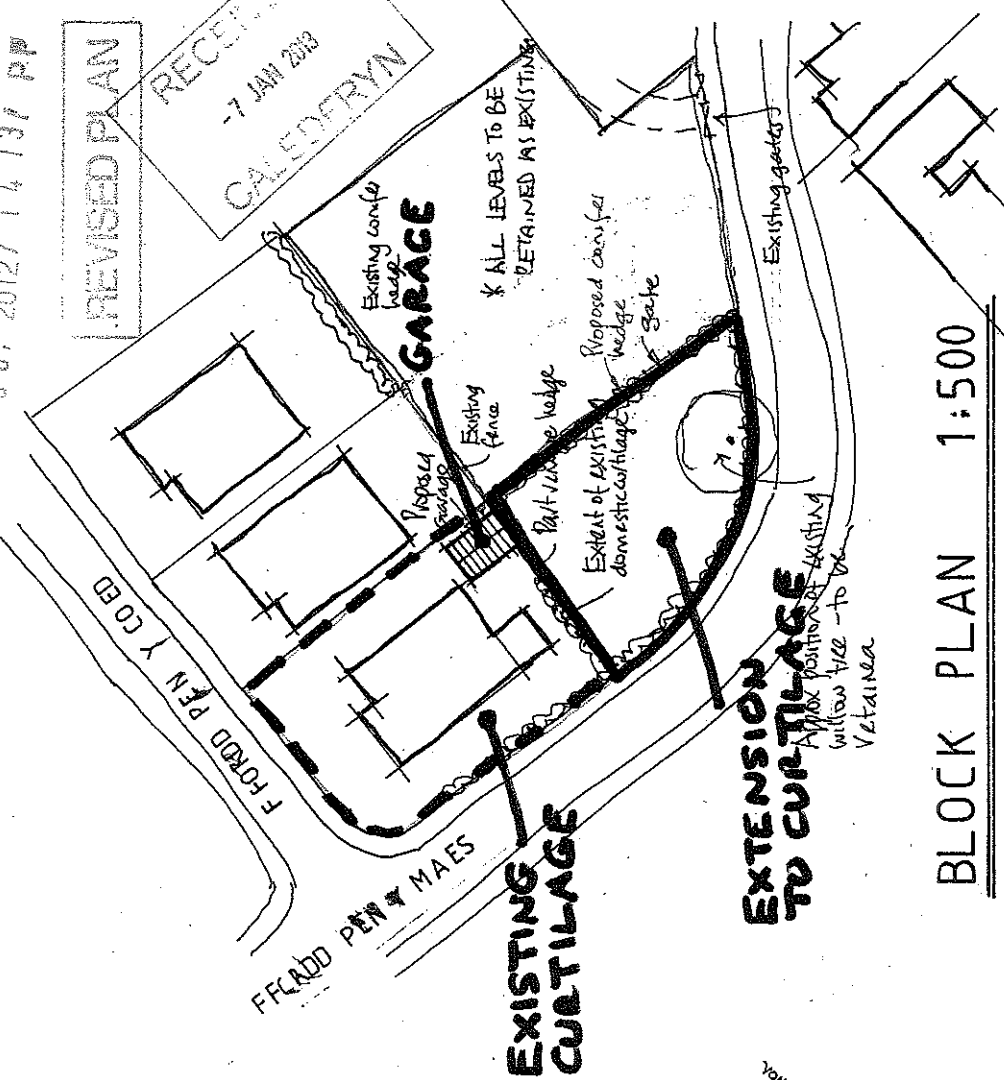
30/2012/14131 pp

SITE PLAN

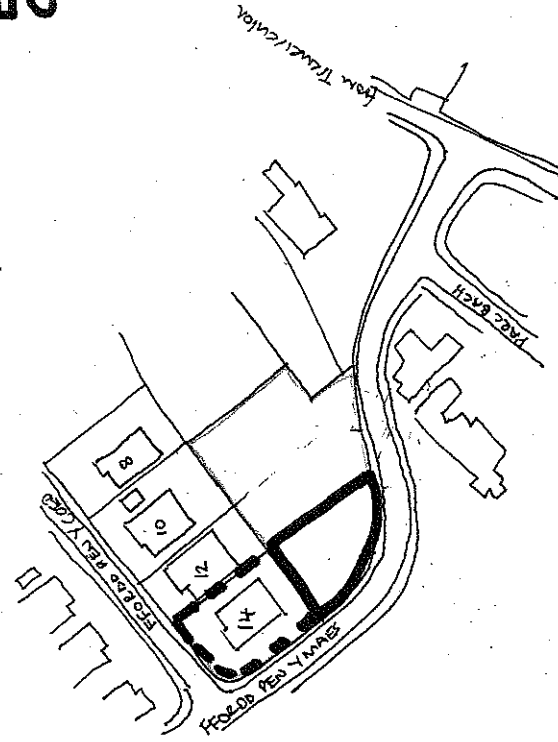
AMENDED DEC 2012

REVISED PLAN

RECEIVED
-7 JAN 2013
CALDERFERN



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

UDP SETTLEMENT BOUNDARY

Trefnant

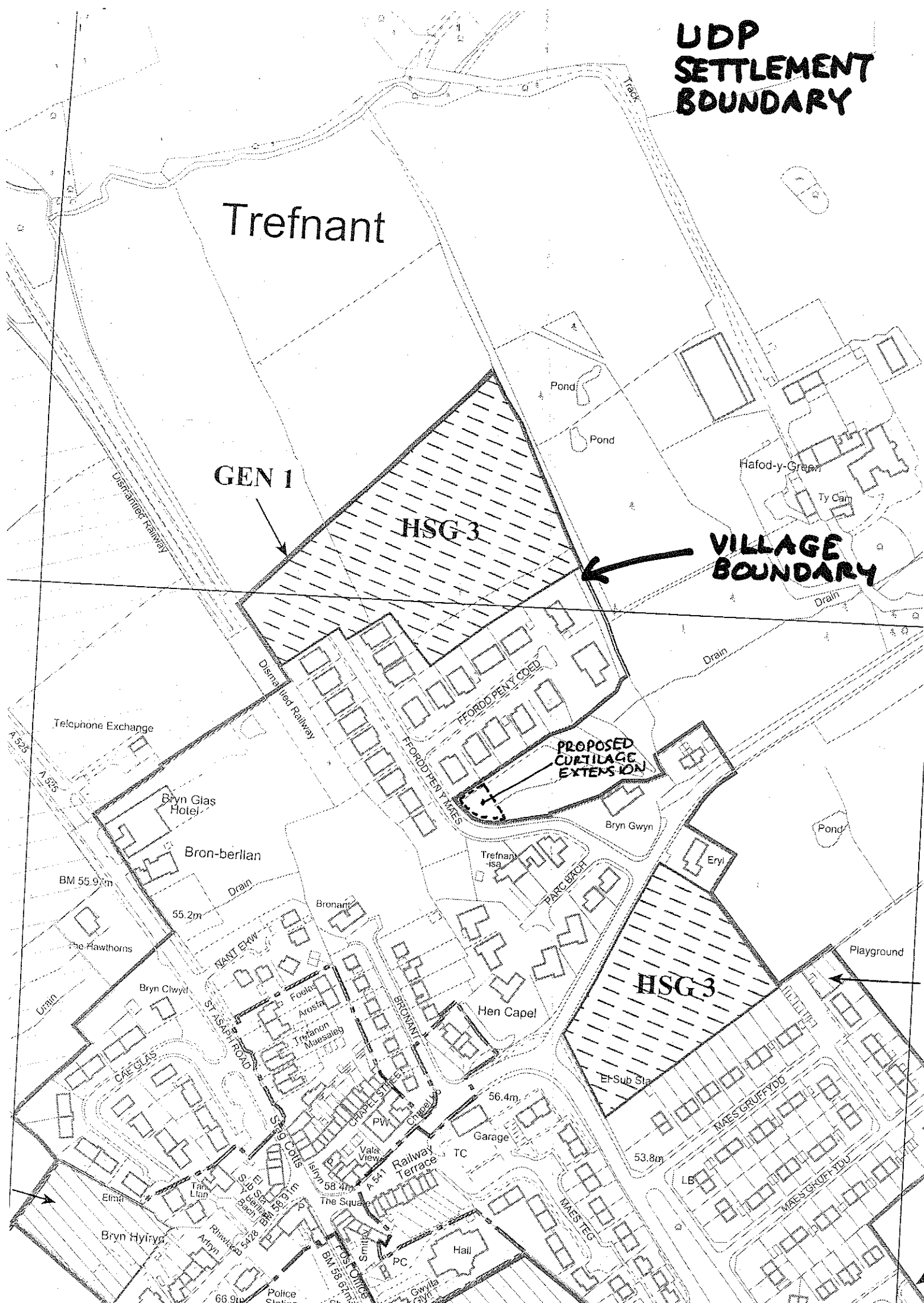
GEN 1

HSG 3

VILLAGE BOUNDARY

PROPOSED CURTILAGE EXTENSION

HSG 3



Disfranter Railway

Disfranted Railway

Ffordd Pen-y-Coed

PARC BACH

MAES GRUFFYDD

MAES GRUFFYDD

Bryn Glas Hotel

Bryn Gwyn

Bron-berllan

Trefnant-isa

BM 55.9m

55.2m

The Hawthorns

Bryn Chwyd

Bronant

Hen Capel

MAES GRUFFYDD

Foelias

Arosia

Trefnant Maesaleg

CAE GLAS

ST ASAPH ROAD

MAES GRUFFYDD

CHRYSTL ST

BROWNANT

Garage

56.4m

ELMA

Tair Llyn

Sub Sta

Isafon

Valle View

58.4m

TC

Bryn Hyfryn

Rhwylod

54.2m

PC

Hall

53.8m

MAES GRUFFYDD

Police Station

66.9m

Shelter

BM 55.6m

Gwylfa Glyn

53.6m

MAES GRUFFYDD

53.6m

Pond

Pond

Pond

Hafod-y-Grwp

Ty Cwm

Drain

Drain

Pond

Playground

Ridge tiles to match

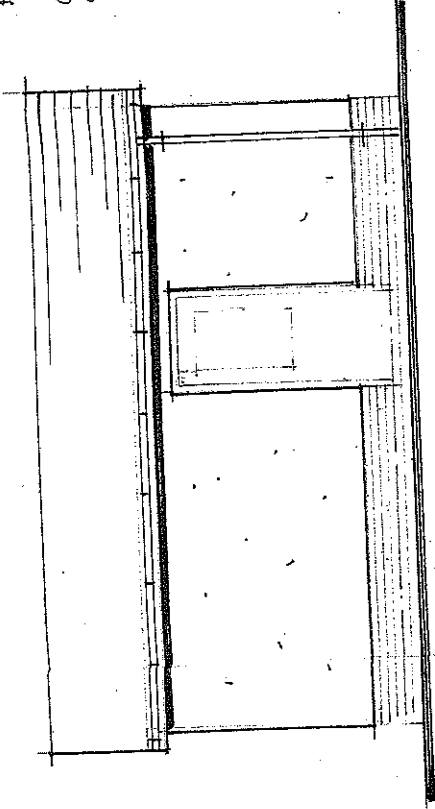
Conc. tiles to match existing dwelling

Walls rendered to match existing dwelling

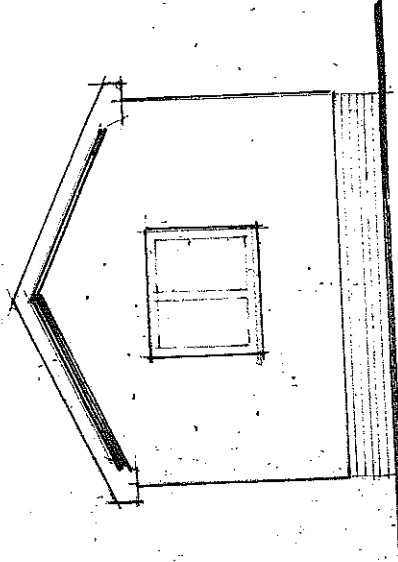
Facing brick purlin to match existing dwelling.

RECEIVED
31 OCT 2012
CALEDFRYN RECEPTION

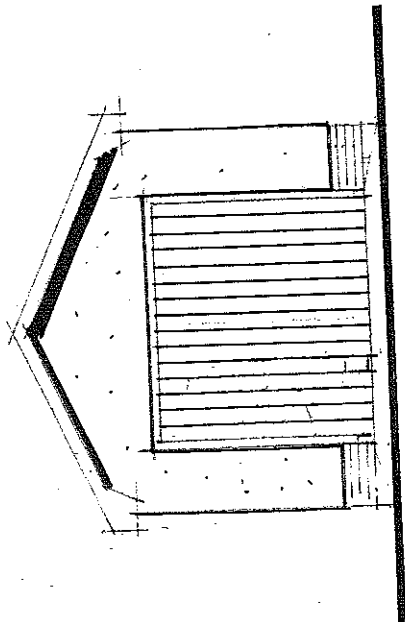
GARAGE DETAIL



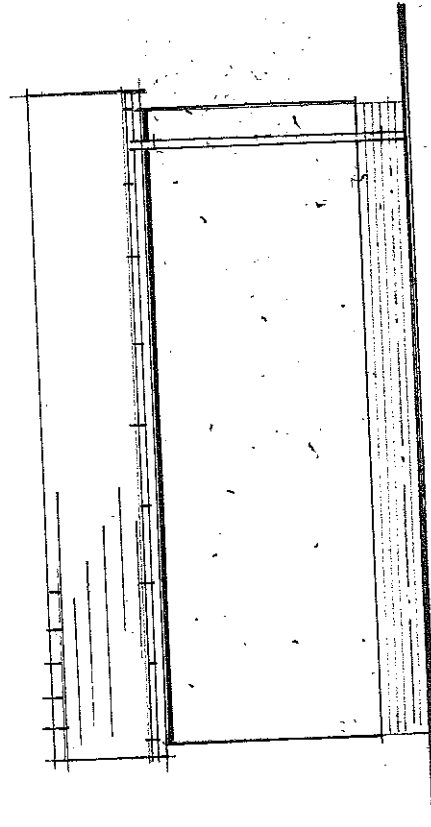
side



rear



front



side

ELEVATIONS 1:50

DXR

ITEM NO: 7
WARD NO: Trefnant
APPLICATION NO: 30/2012/1413/ PF
PROPOSAL: Erection of a single domestic garage and extension to residential curtilage
LOCATION: 14 Ffordd Pen Y Coed Trefnant Denbigh
APPLICANT: Mr John Jones
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 - Community Council objection

CONSULTATION RESPONSES:

TREFNANT COMMUNITY COUNCIL

'The Members do not agree that the residential curtilage should be extended. There is no good reason to do this and the main drain runs under the land'

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
BIODIVERSITY OFFICER**

No objection. Request a note to applicant advising of requirements in relation to protection of Great Crested Newts.

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 25/12/2012

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the extension of the existing residential curtilage of the dwelling and the erection of a detached single garage.
- 1.1.2 The extension to the curtilage would amount to 480m². The proposed garage would be 5.7m in length, 3.5m in width and 3.5m in height. The existing plot, including the dwelling, is some 580 m² in extent, with the garden area measuring approximately 410m².

1.1.3 The proposed extension to the garden currently forms part of a small paddock.

1.2 Description of site and surroundings

1.2.1 The property is a detached residential bungalow located in a residential area to the east of the village of Trefnant. The rear boundary of the existing garden runs along the existing development boundary.

1.3 Relevant planning constraints/considerations

1.3.1 The existing property and garden area lie within the development boundary and the proposed extension to curtilage lies outside of the development boundary as defined by the Denbighshire Unitary Development Plan.

1.4 Relevant planning history

1.4.1 Planning permission for an attached garage was granted permission in August 2011.

1.5 Developments/changes since the original submission

1.5.1 The proposed extension to the curtilage has been reduced in size following negotiation, by approximately 50%

1.6 Other relevant background information

1.6.1 None

2. DETAILS OF PLANNING HISTORY:

30/2011/0812/PF - Erection of attached garage extension at side of dwelling and construction of new chimney stack - GRANTED 09 August 2011

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

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:

4.2.1 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, the tests are reviewed below.

4.2.2 Visual and landscape impact

The general requirement to assess the landscape and visual impact of development 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 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 stated that they do not consider that the residential curtilage should be extended as there is no justification to do so. The proposed addition to the residential curtilage amounts to approximately 480m² and the existing garden area of the dwelling amounts to approximately 410m². The increase in garden area is approximately 117%. The proposed garage would be located in the rear corner of the existing garden area.

In relation to the garage, it is considered that the scale, design and materials are acceptable having regard to the relationship with nearby dwellings. 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 garage ensures that the garage has a subservient relationship to the main house and is therefore compliant with the requirements of SPG 24.

In relation to the extension to the residential curtilage, it is noted that the proposal exceeds what is defined as 'limited' by Policy HSG 16. However, in Officers' opinion, despite the scale of the proposed extension it is considered that the impact on the wider landscape would be negligible. This is on the basis of existing land uses and development in the locality and the proximity to the development boundary. It is noted that although the site falls outside of the development boundary as defined by the Unitary Development Plan, the existing dwelling and garden area lie within the development boundary and the north west and south west boundaries of the extended garden area adjoin the development boundary. The area appears as part of the village and not the open countryside. It is considered that the impact of the extended curtilage area would be minimised by the proposed landscaping scheme. It is proposed that the implementation of 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. With respect to the Community Councils concerns, there is no policy requirement to justify an extension to a residential curtilage, and this would not constitute a reasonable ground to refuse permission.

4.2.3 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 do

to the scale and nature of the development. The proposal is therefore considered acceptable in relation to impact on residential amenity.

4.2.4 Other matters raised

The Community Council have stated that the main drain runs below the proposed extended curtilage area. This is duly noted. However, it is respectfully suggested that this would not be a material planning consideration in relation to the extension of residential curtilage as no significant groundworks would be proposed.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The development is not considered likely to have any unacceptable impacts that would justify refusal and is therefore recommended for grant, as it is not contrary to policy.

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. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting following the bringing into use of the extended curtilage. 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.
3. 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 interests of landscape visual amenity.
3. In the interest of landscape and visual amenity.

NOTES TO APPLICANT:

Ecological Advice - Great Crested Newts

You are advised that the grass on site is currently short and not particularly attractive to great crested newts. However, it is still possible that they use the site on occasion. Therefore prior to any groundworks, the ground should be checked for great crested newts, particularly if the grass has been allowed to grow. If any great crested newts are found, then work should stop and a licensed ecologist or the Countryside Council for Wales should be contacted for advice. Great crested newts are protected under the Wildlife and Countryside Act 1981 and Conservation of Habitats and Species Regulations (as amended) 2010.

If a pond is dug, it is recommended that it is not stocked with fish, as fish eat great crested newt eggs.

Consideration should be given to planting a native broad-leaved hedge instead of conifer. This would be beneficial to newts and other wildlife.