



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:

18/2013/0023
 Bryn Egwallt
 Llandyrnog

5



Application Site

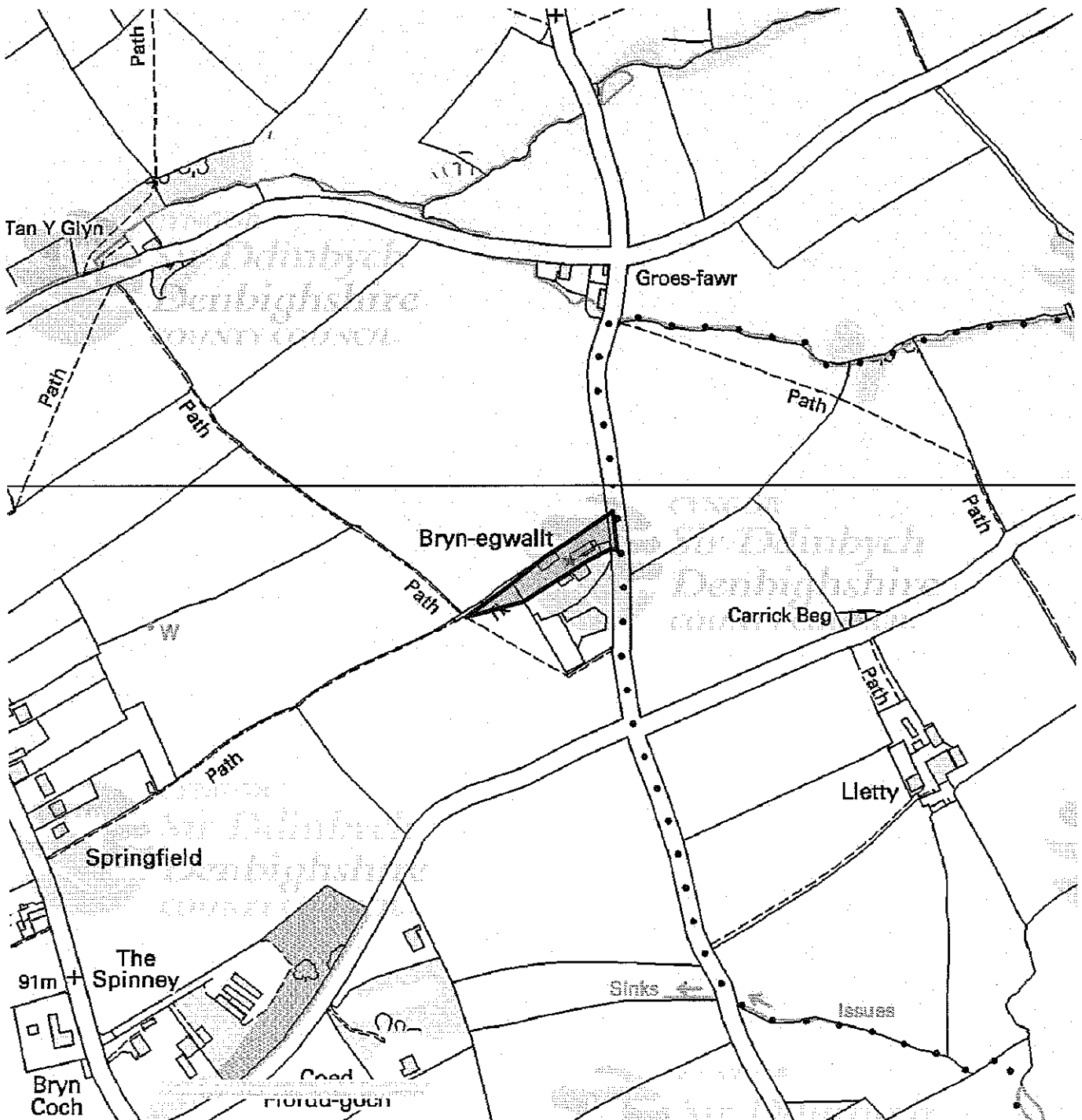


Date 6/3/2013

Scale 1/5000

Centre = 312528 E 364931 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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PROPOSED PLAN & ELEVATIONS

18 / 203 / 0023 / P.F.

RECEIVED
-3 JAN 2010
CALADORE INCORPORATED

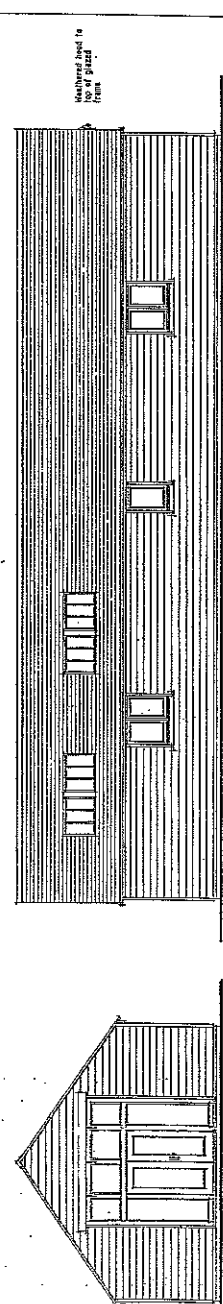
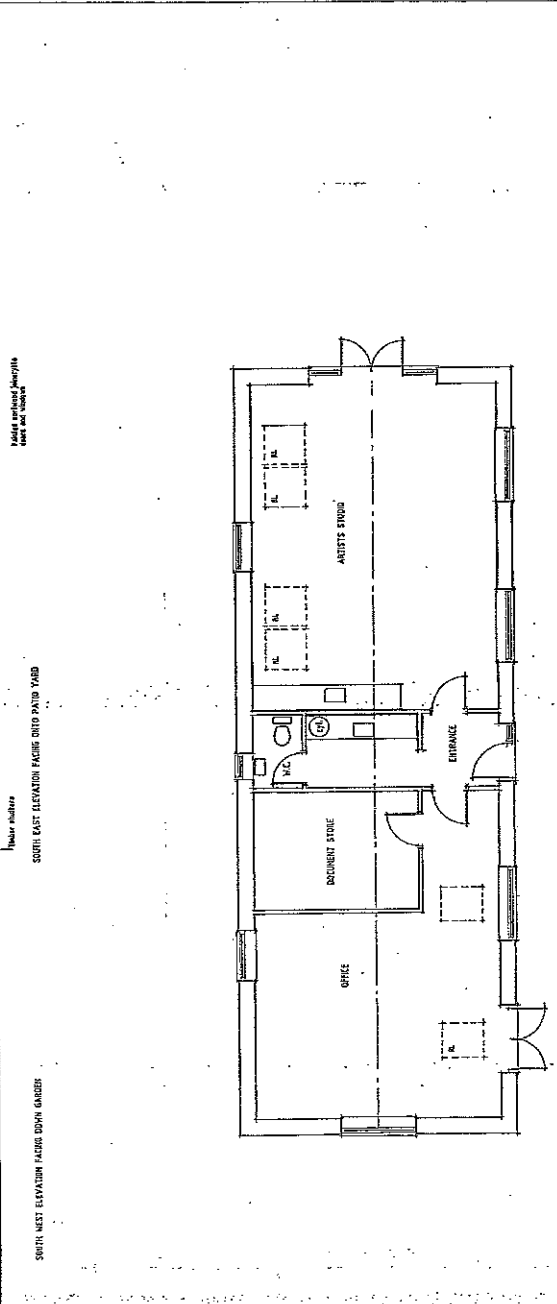
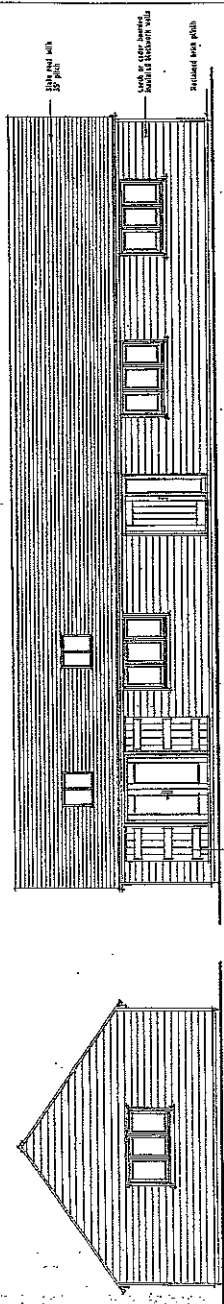
ARCHITECT
Les Rice & Ruth Thomas

PROJECT
PROPOSED OFFICE AT 1010 UNIVERSITY
LANDING, DEBORO, MASSACHUSETTS

18 / 203 / 0023 / P.F.

COMPIGMENTS RESERVED
DO NOT SCALE FROM PRINT
ALL DIMENSIONS TO BE CHECKED ON SITE

USDS / NCF



NORTH EAST ELEVATION FACING INSIDE

NORTH WEST ELEVATION FACING BOUNDARY TO ADJACENT FIELD

EOC

ITEM NO: 5
WARD NO: Llandyrnog
APPLICATION NO: 18/2013/0023/ PF
PROPOSAL: Demolition of redundant Dutch barn and erection of detached single-storey pitched-roof annexe ancillary to the main dwelling
LOCATION: Bryn Egwallt Llandyrnog Denbigh
APPLICANT: Mr L Rice And Ms R Thomas
CONSTRAINTS: Nitrate Vulnerable Zone
Groundwater Vulnerability 1
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 / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

Objection, 'Members are finding it difficult to support this scheme as it stands - they are of the opinion that it is too large and that the overall size/ layout should be reduced to reflect it's intended end use - a residential annexe with use incidental to the main house.

If the County Council were mindful of considering granting then there should also be a condition to the effect that its use would be strictly residential and not for commercial purposes - this would require a change of use in it's own right'.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 05/03/2013

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the erection of a detached 'annex' building on land alongside the dwelling Bryn Egwallt, Llandyrnog.
- 1.1.2 To facilitate the development, an existing Dutch barn would be demolished and removed.
- 1.1.3 The annex building would be sited within the footprint of the detached barn, although it would be slightly smaller. The building would measure 18.8 metres by 6.8 metres; it would have an overall height of 5 metres.
- 1.1.4 The floor plans indicate it would comprise of an office, studio, document store and WC. It would be finished in timber cladding with a slate roof.

1.2 Description of site and surroundings

- 1.2.1 The detached dwelling is located to the south of Llandyrnog village, off a minor road which runs south to Llangynhafal.
- 1.2.2 The original farmhouse is located to the east of the existing Dutch barn and is a long building, owing to the incorporation of some outhouses into the accommodation. The dwelling is a brick and rendered structure with a slate roof. There is one dwelling immediately south of the site.

1.3 Relevant planning constraints/considerations

- 1.3.1 This site is located in the open countryside outside of any development boundary.

1.4 Relevant planning history

- 1.4.1 There has been a planning permission in 2006 for a holiday unit on the site, however this permission was not implemented.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 The Agent has advised that the development is to facilitate the Applicants occupations, to enable them to work from home. Space is required for both of their businesses; office accommodation and document storage one partner and an art studio for the other. The annex could be constructed under permitted development rights if the overall height was less than 4 metres, however the roof of the proposal has been designed to reflect that of the original dwelling, requiring the 5 metre overall height.

2. DETAILS OF PLANNING HISTORY:

- 2.1 18/2006/0905 Conversion of part of dwelling to holiday accommodation. Granted under delegate powers in 18/10/2006.

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 6 Development Control Requirements
 - Policy HSG 12 Extensions to Dwellings
 - Policy EMP 9 Working from Home
- 3.2 Supplementary Planning Guidance
 - SPG No. 1 Extensions to Dwellings

3.3 GOVERNMENT GUIDANCE

Planning Policy Wales Edition 5 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 Detailed design and impact on visual amenity
- 4.1.3 Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy HSG 12 relates specifically to extensions to dwellings and recognises householders have the right to alter and extend their dwellings providing they meet the 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 permits ancillary buildings (including annex accommodation), however the main consideration when it comes to ancillary buildings is that they should be subordinate and subsidiary to the original dwellings. Policy EMP 9 relates to working from home, and permits proposals to use part of a dwelling or its curtilage or an ancillary building for business purposes subject to compliance with criteria relating to; the main residential use remaining primary, the character and appearance of the building and its curtilage being retained, the proposal involving no operation of noisy machinery, and not resulting in significant impacts on adjacent occupiers residential amenity and no significant impact on the local highway network.

It is the opinion of Officers that the proposal meets the relevant tests of principle in planning policy EMP 9, owing to the scale and nature of the development and the proposed use. The annex is proposed to accommodate an office and artists studio for the applicants only. There would be no overall change of use of the site, no noisy activity and no visiting members of the public. A condition is suggested to ensure the use is maintained as described.

A further assessment of localised impacts is set out in the following sections:

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. Section 3 of Supplementary Planning Guidance Note No. 24 relates to outbuildings and garages and states outbuildings should be smaller in scale and subservient to the house.

The proposed annex extension would be single storey, and its footprint would be subordinate to the original dwelling.

The proposal is therefore considered to comply with test i) of policy HSG 12 and advice of 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 proposal would be a simple timber clad structure, not dissimilar to an agricultural building. It would replace a larger Dutch barn. Whilst the materials of the dwelling are brick and slate roof, the cladding and slate roof on the annex are considered acceptable for an ancillary building.

The proposal is therefore considered to comply with test ii) of HSG 12.

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.

Neighbours are unlikely to be affected significantly by the proposal, as it would be no closer to the boundary than the existing Dutch barn.

The proposal is not likely to impact adversely upon the character/amenity of the locality, and complies with test iii) of HSG 12.

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

As above this structure replaces an existing building, therefore not impacting on the usable space around the dwelling. The dwelling would have over 70 sq metres of private amenity space in the rear garden with additional space to the front (albeit more open). This meets 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 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.

4.2.3 Other matters

With respect to the comments of the Community Council it is considered that the scale of the annex is reasonable and reflects the needs of the Applicants. As mentioned above the 5 metre overall height is to reflect the angle and pitch of the existing dwelling. To address concerns over the use, a condition is suggested to ensure the use of the annex would remain ancillary to the use of the dwelling Bryn Egwalt.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposal is considered under the relevant planning policies and is therefore recommended for grant of planning permission.

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 annex shall be for purposes ancillary to the dwelling Bryn Egwalt only and shall not be used for any independent trade or business.

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. Planning policy permits the development for ancillary purposes only, to control the use of the interests of residential amenity and highway safety.

NOTES TO APPLICANT:

None