



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Heading:

03/2013/0122
Springbank
Birch Hill Llangollen

1

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



Application Site

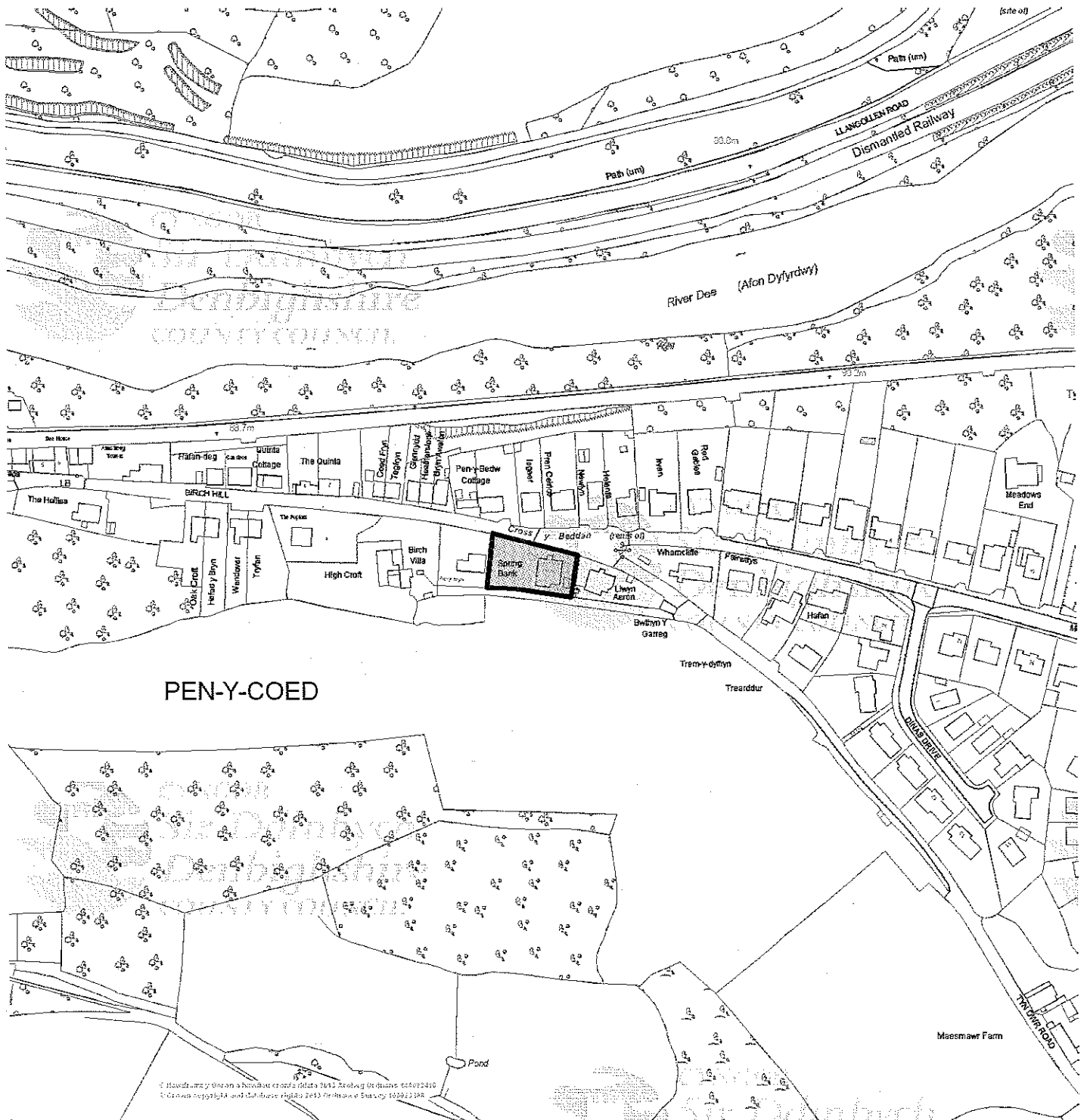


Date 3/4/2013

Scale 1/2500

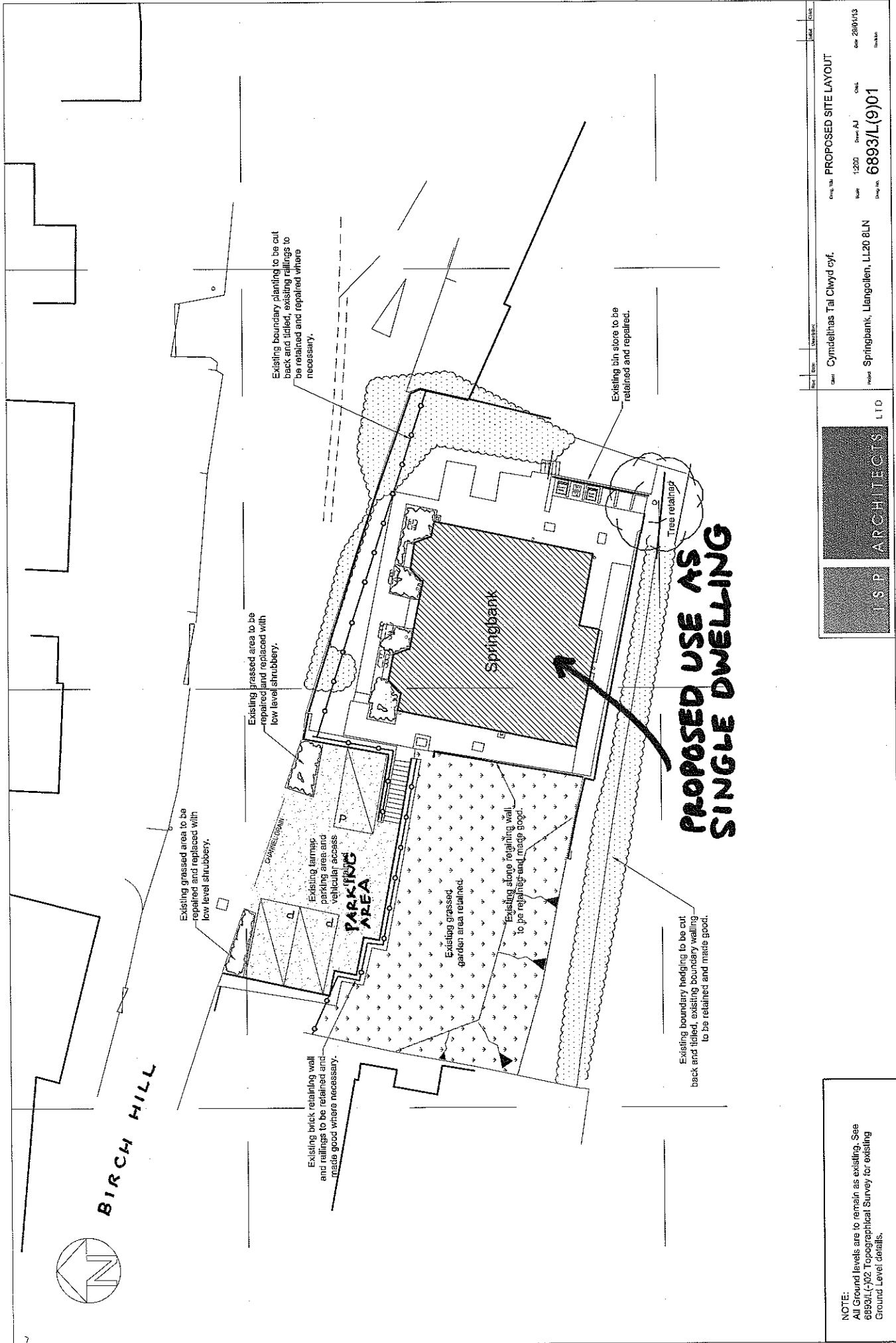
Centre = 322475 E 341890 N

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.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.
Atgynhyrchir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

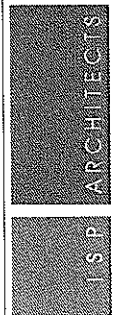
SITE PLAN



PROPOSED USE AS SINGLE DWELLING

NOTE:
All Ground levels are to remain as existing. See 6893/L(9)02 Topographical Survey for existing Ground Level details.

0 10 20 50mm NATURAL SCALE

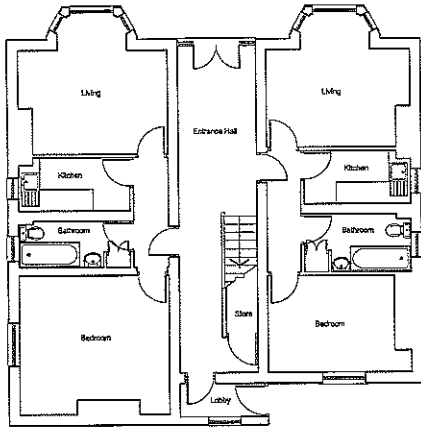


Cymdeithas Tai Chwyd cyf.
Springbank, Llangoollen, LL20 8LN

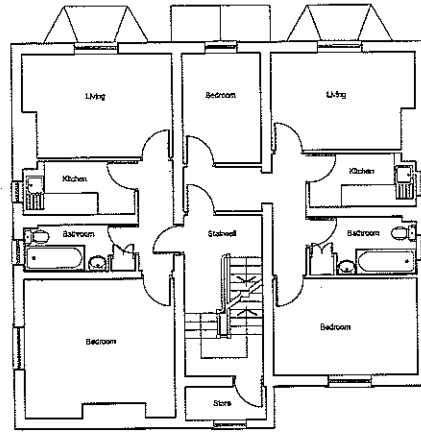
PROPOSED SITE LAYOUT
Date: 1/2007
Drawn: AJ
Checked: 6893/L(9)01
Scale: 1:200
Date: 28/09/13

ORIGINAL DRAWING SIZE 420 x 297 (A3)

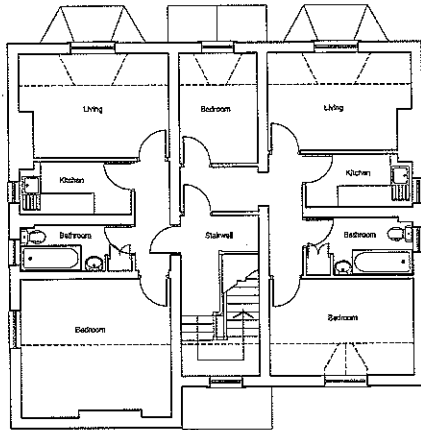
FLOOR PLANS



Ground Floor



First Floor



Second Floor

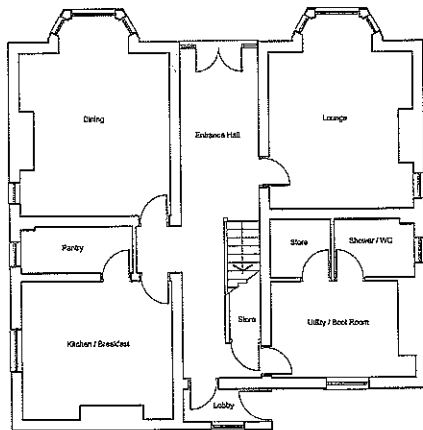
AS EXISTING



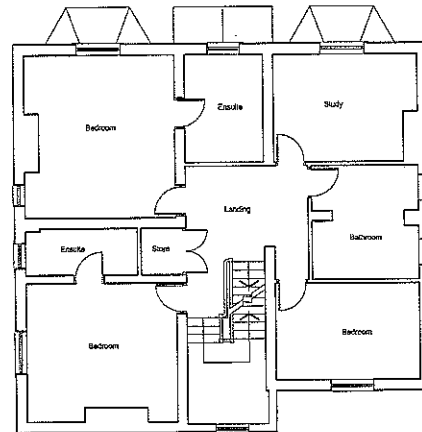
Cymdeithas Tal Chwyd Cyf	EXISTING FLOOR PLANS
Springbank, Llangothen LL20 8LN	1:100 Date: CE Date: 14/2 Date: 20/01/13
	6893/L(-)03

0 10 20 50mm NATURAL SCALE

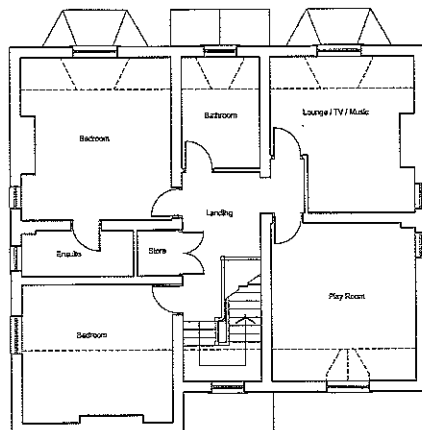
ORIGINAL DRAWING SIZE 420 x 297 (A3)



Ground Floor



First Floor



Second Floor

AS PROPOSED



Cymdeithas Tal Chwyd Cyf	PROPOSED FLOOR PLANS
Springbank, Llangothen LL20 8LN	1:100 Date: CE Date: 14/2 Date: 20/01/13
	6893/L(2)Sk01

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 420 x 297 (A3)

ITEM NO: 1
WARD NO: Llangollen
APPLICATION NO: 03/2013/0122/ PF
PROPOSAL: Conversion of existing 6 flats into 1 single dwelling and associated works
LOCATION: Springbank Birch Hill Llangollen
APPLICANT: Mr Bryn Davies, Cymdeithas Tai Clwyd cyf.
CONSTRAINTS: World Heritage Site Buffer
AONB
PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

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

- Member request for referral to Committee

CONSULTATION RESPONSES:

LLANGOLLEN TOWN COUNCIL:
"Members agreed to support the application"

CADW:
Whilst the proposed development will have no impact on the setting of the canal itself, it will, in Cadw's opinion have a potential minor positive impact on this area of the essential setting of the world heritage site.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Transport and Infrastructure
- Highways Officer:
No objection subject to the inclusion of a condition relating to parking and turning areas.

RESPONSE TO PUBLICITY:
None received.

EXPIRY DATE OF APPLICATION: 28/3/13

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 Permission is sought for the conversion of a building currently split into 6 self contained 1 bed flats, to a single dwelling. The change would result in a large family home with 6 bedrooms, a kitchen, dining, study, lounges, playroom and conservatory.

1.1.2 Existing off-road parking provision for 3 vehicles and site layout arrangements would not be altered by the proposal.

1.2 Description of site and surroundings

1.2.1 The site is located within a residential area to the south east of Llangollen. The area is characterised by a mix of dwelling types. Vehicular access is directly off Birch Hill.

1.2.2 The detached 3 storey building stands in an elevated position above Birch Hill, with its parking area at the same lower level as the road. Access to the building from the parking area is via a set of steps. The garden area is set behind the parking area, and is at the same level as the building's ground floor. An existing bin store is located at the side of the building.

1.3 Relevant planning constraints/considerations

1.3.1 None.

1.4 Relevant planning history

1.4.1 The building has been in use as self contained flats for many years, although originally the building would have been used as a single dwelling house. At some point in the past it was subdivided into 3 self contained flats, and in 1983 planning permission was granted to further subdivide the building into 6 self contained flats.

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 The application is reported to Committee at the request of Councillor Stuart Davies to allow consideration of

2. DETAILS OF PLANNING HISTORY:

2.1 Conversion from 3 flats into 6 flats and construction of new accesses (ref: 3/6175).
GRANTED 29th March 1983

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 1 – Development within Development Boundaries

Policy GEN 6 – Development Control Requirements

Policy TRA 6 – Impact of new Development on Traffic Flows

3.2 Supplementary Planning Guidance

SPG 7 – Residential Space Standards

SPG 26 – World Heritage Site

3.3 GOVERNMENT POLICY / 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 Impact on visual amenity and World Heritage Site
- 4.1.3 Residential Amenity
- 4.1.4 Access / Highway issues

4.2 In relation to the main planning considerations:

4.2.1 Principle

The site is located within the development boundary of Llangollen where the general principle of development is considered acceptable in accordance with Policy GEN 1. The principle of the change of use back to a single dwellinghouse is considered acceptable, subject to assessment of the localised impacts.

4.2.2 Impact on visual amenity and World Heritage Site

Policies GEN 6, ENV 2 and SPG 26 contain criteria and guidance which seek to protect the visual amenity of areas, and any natural or historic features of note. Proposals for development/changes of use in areas subject to these policies must demonstrate that there would be no harm to the visual amenity of the area.

In this instance there would be no physical alteration to the building, and the use of the building as a single dwelling is likely to be less intense than the current use of the building as 6 self contained flats. Cadw is of the opinion that the proposal would have a potentially minor positive impact upon the essential setting of the world heritage site.

In terms of the impact upon the character of the world heritage site, and the general visual amenity of the area, the proposal is considered acceptable and in accordance with the requirements of Policies GEN 6, ENV 2 and SPG 26.

4.2.3 Residential Amenity

Policy GEN 6 and SPG 7 seek to ensure that proposals for development provide adequate residential amenity for future occupants and do not harm the amenity of any neighbouring residents.

The building is currently in use as 6 self contained flats. The proposed use of this building as a single dwelling is likely to have less potential for activity and disturbance to neighbouring properties than the current existing use. In terms of floor space requirements it is noted that building is large with room sizes all being in excess of the guidance sizes contained in SPG 7. The garden area is also considerably larger than the minimum requirement.

It is considered that the proposal to change the use of this building to a single dwelling meets the requirements of GEN 6 and SPG 7 in terms of residential amenity standards.

4.2.4 Access / Highway issues

TRA 6 and GEN 6 seek to ensure that new uses do not have an adverse impact upon the safe and free flow of traffic on the highway.

The proposal does not involve any alterations to the existing access and the proposed use is potentially less intense than the current use as 6 flats. The

existing 3 parking spaces would be retained. Supplementary Planning Guidance Note 21 advises that the maximum number of parking spaces required for 6 self contained flats is 9, whilst for a 6 bedroom dwelling the maximum requirement is 4. The Highway Officer has not raised an objection to the proposal.

In terms of parking, the proposed single dwelling would have a lower requirement for parking spaces, and is therefore considered to be an improvement on the existing situation. The access onto the highway is considered acceptable. The proposal complies with planning policies relating to highway safety and parking and is therefore acceptable.

5. SUMMARY AND CONCLUSIONS:

5.1 It is considered that the proposal complies with the relevant adopted planning policies.

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. Facilities shall be retained at all times within the site for the parking and turning of vehicles in accordance with the approved plan.

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. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

NOTES TO APPLICANT:

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.
Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).