



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Heading:

16/2013/0189
 Llanbedr Hall
 Llanbedr DC

4

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

Tel: 01824 706800 Fax: 01824 706709



Application Site

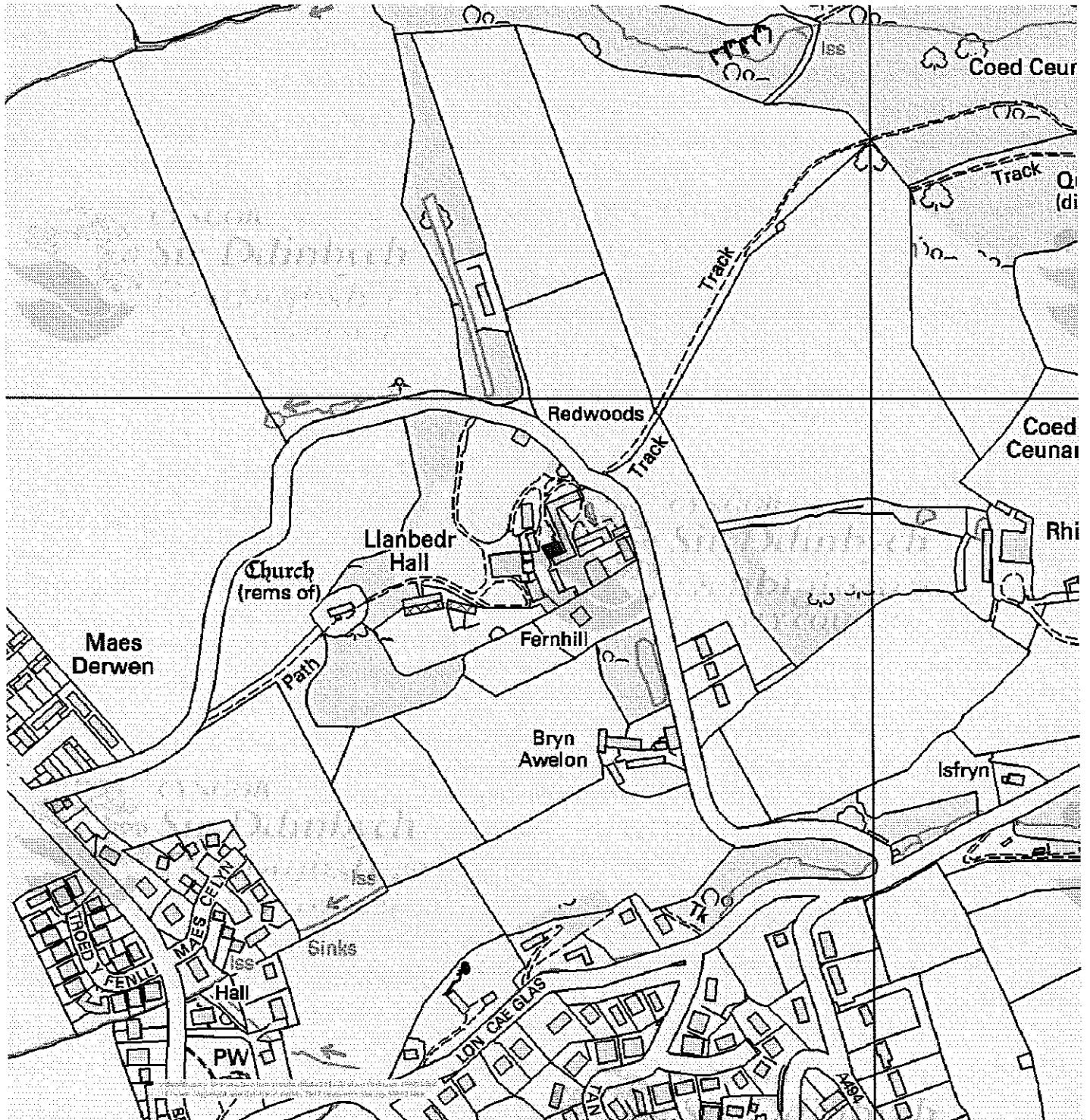


Date 3/4/2013

Scale 1/5000

Centre = 314711 E 359857 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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Atgynhyrchir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Eî 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

Rev	Date	Detail	Initial
B	07/13	Boundary Amends	D.J.E.
A	07/13	Boundary Amends	D.J.E.

Project:
Proposed Alterations at
Llanbedr Hall,
Ruthin,
LL15 1UU.

Title:
Proposed Site &
Location Plan

Scale: (A3)
1:500 &
1:1250

Drawn By:
D.J.Edwards

Date:
Oct 2012

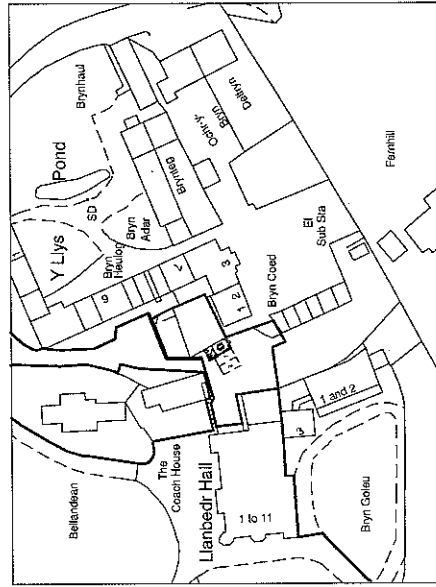
Drawing No:
CO40/005

Sheet:
1 of 1

blueprint
architectural services

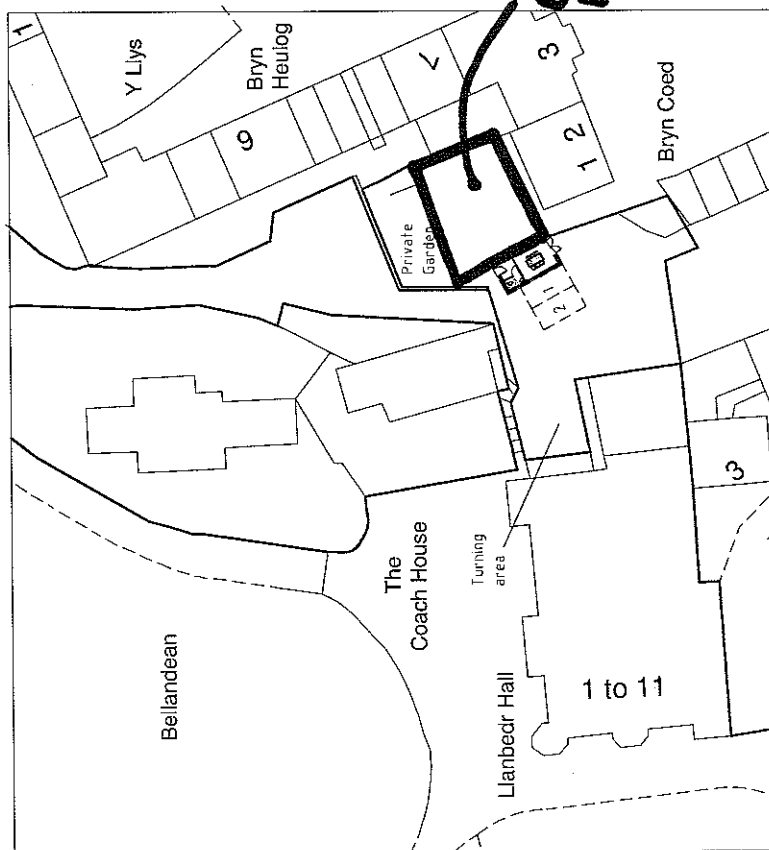
LABC
partner

Redwither Business Centre,
Redwither Business Park,
Wrexham, LL13 9XR
Tel: 01978 956500
www.blueprintarchitectural.com



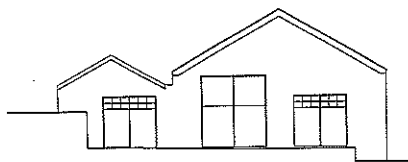
Location Plan 1:1250

GARAGE BUILDING

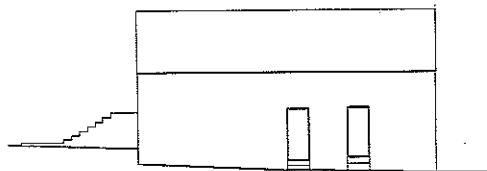


Site Plan 1:500

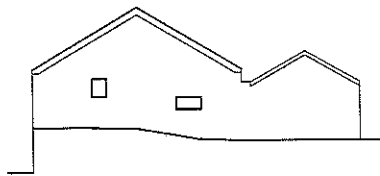
EXISTING ELEVATIONS



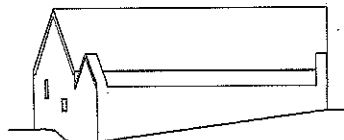
Front Elevation



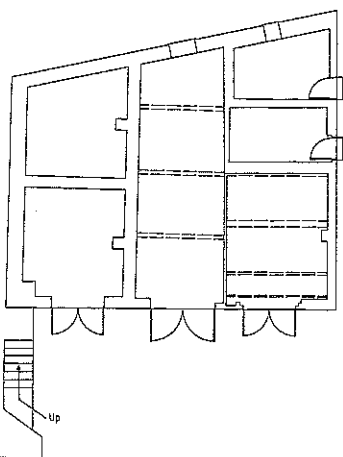
Side Elevation




Rear Elevation



Side Elevation

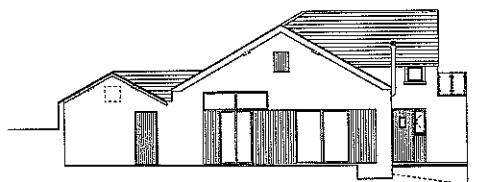


Ground Floor Plan

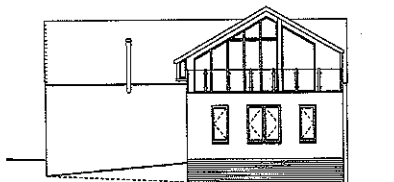
Rev	Date	Detail	Initial
Project: Proposed Alterations to, Llanbedr Hall, Ruthin, LL15 1UU			
Title: Existing		Scale: (A2) 1:100	
Drawn By: J A Ritchie-Jones		Date: August 2012	
Drawing No: C040/001		Sheet: 1 of 1	
blueprint architectural services			
 Redwither Business Centre, Redwither Business Park, Wrexham, LL13 9XR Tel: 01978 356500 www.blueprintarchitectural.com			

PROPOSED ELEVATION & FLOOR PLAN

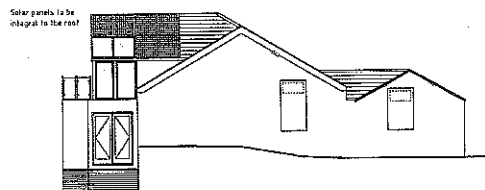
CURRENT APPLICATION



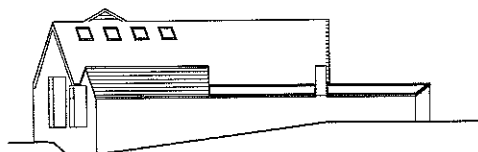
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

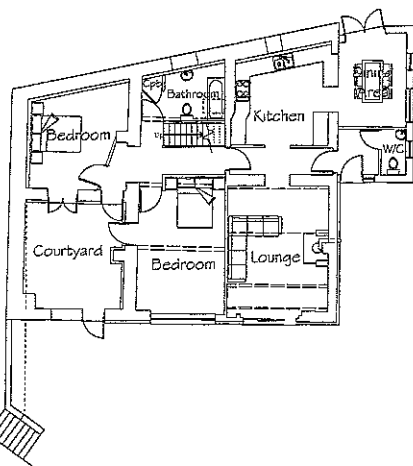
External Facing Materials
External walls are to comprise sand and cement render to Local Authority approval.

Roofing Materials
Roof coverings are to match existing building.

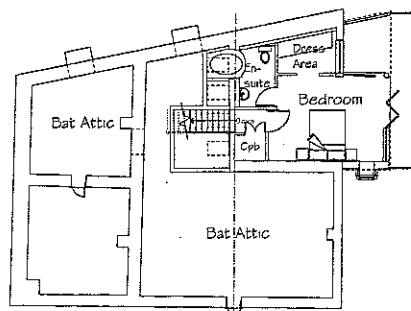
All windows are to comprise a sealed double glazed unit set in good quality timber frames constructed to local authority approval. Downpipe and subroom windows are to be fitted with unobscured glass.

All fences and softfite are to match existing building.


Rainwater to be collected in guttering and downpipes to match existing, runwater to discharge to main sewer as per existing downwater dispersal.



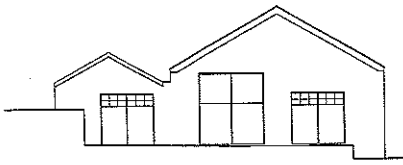
Ground Floor Plan



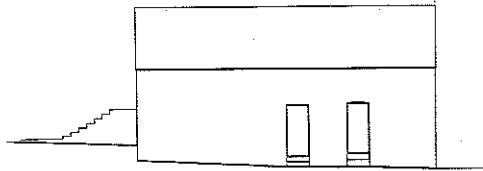
First Floor Plan

Rev	Date	Detail	Initial
Project: Proposed Alterations at Llanbedr Hall, Ruthin, LL15 1UU.			
Title: Planning		Scale: (A2) 1:100	
Drawn By: S M Eltham		Date: Aug 2012	
Drawing No: C040/004		Sheet: 1 of 1	
blueprint architectural services			
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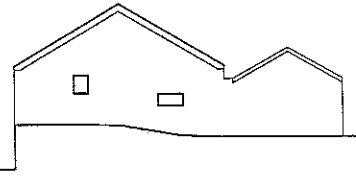
EXISTING ELEVATIONS



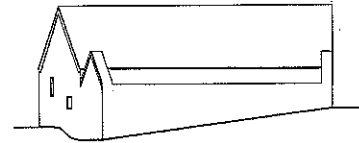
Front Elevation



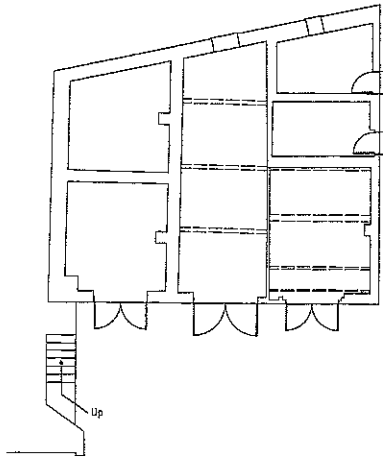
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

Rev	Date	Detail	Initial

Project: Proposed Alterations to, Llanbedr Hall, Ruthin LL15 1UU

Title: Existing Scale: (A2) 1:100

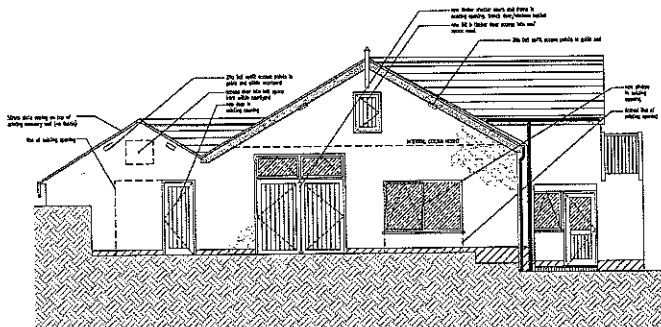
Drawn By: J A Ritchie-Jones Date: August 2012

Drawing No: CO40/001 Sheet: | of |

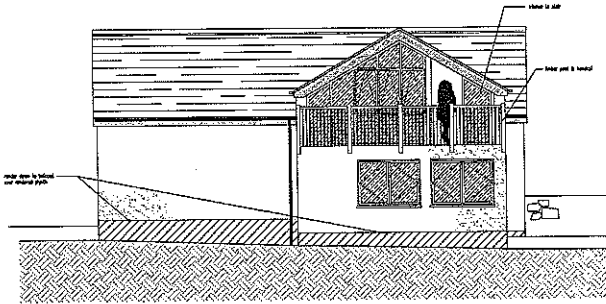
blueprint
architectural services

LABC Redwither Business Centre, Redwither Business Park, Wrexham LL13 8XR Tel: 01976 355600 www.blueprintarchitectural.com

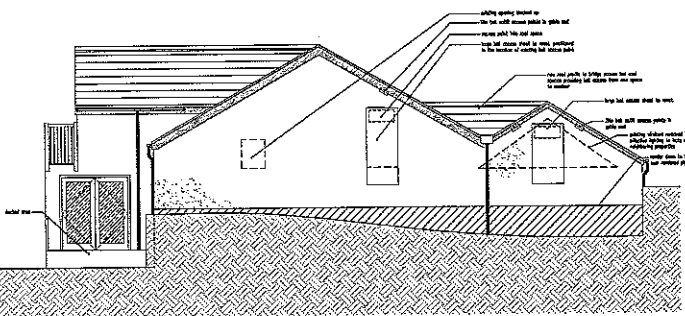
2011 PERMISSION ELEVATIONS



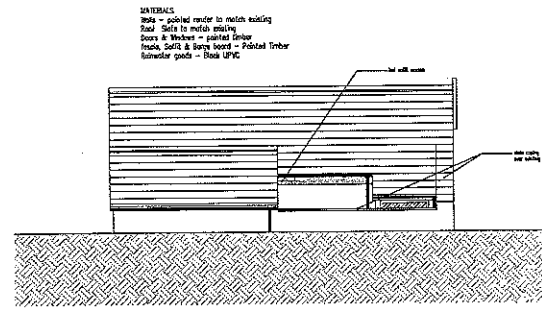
⊙ NORTH ELEVATION 1:50



⊙ WEST ELEVATION 1:50



⊙ SOUTH ELEVATION 1:50



⊙ EAST ELEVATION 1:50

PROJECT: GARAGES AT LLANBEDR HALL
DRAWING TITLE: ELEVATIONS AS PROPOSED
SCALE: 1:50 @ A1
DATE: MAY 11
DRAWN: ACH
CHECKED: AJR
DRG NO: C199/PL05
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note: proposals are derived from donald install associates drgs 7000 & 7001 garages existing elevations and ground floor plan

www.creuarhitecture.com



ITEM NO: 4
WARD NO: Llanbedr Dyffryn Clwyd / Llangynhafal
APPLICATION NO: 16/2013/0189/ PF
PROPOSAL: Conversion of former garages into a single dwelling

LOCATION: Llanbedr Hall Llanbedr Dyffryn Clwyd Ruthin
APPLICANT: Mr Rod Cox
CONSTRAINTS: AONB
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 – 4 or more objections received
- Member request for referral to Committee

CONSULTATION RESPONSES:

COMMUNITY COUNCIL

"No comments or objections."

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

JOINT ADVISORY COMMITTEE

"There are few differences between this scheme and the previously approved application for conversion of these buildings and, provided the local planning authority is satisfied that the building is structurally sound and capable of conversion, the JAC has no observations to make on the principle of conversion to residential use. It is noted that the previous scheme maintained the existing ridge height for the proposed extension which, in the JAC's view, is preferable to the current proposal to raise the roof height provided the floor/ceiling levels can accommodate this. The proposed roof lights should be conservation style units, and the JAC support all measures necessary to provide appropriate mitigation for the presence of protected species on the site."

DWR CYMRU / WELSH WATER

Standard comments relating to water discharge.

COUNTRYSIDE COUNCIL FOR WALES

Does not object to the proposal.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Transport and Infrastructure - Highways Officer
Comments awaited.

Principal Building Control Officer

Considers that the structural report submitted is an accurate reflection of the condition of the buildings and the scheme can be implemented without demolition or reconstruction in excess of that shown on the plans.

Senior Biodiversity Officer – No objection

Satisfied that the alteration to the design for the garage conversion is minimal and will not have a significant effect on the overall favourable conservation status of bats.
Suggest condition be imposed to require a compliance audit scheme for bat mitigation.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Robert McQueen, Cedar Gardens, Llanbedr Hall
Kerry James, on behalf of Mr McQueen
Daniel Marsh, Bryn Heulog
Theresa Burling, 4 Bryn Coed
David and Hilary Livesey, 3 Bryn Coed
Stuart Brown, 37 Mwrog Street, Ruthin
Peter Jones, The Smithy, Prior Street, Ruthin
I Phillips, The Coach House
Margaret Devine, 15 Maes Meugan, Ruthin

Summary of planning based representations in objection:

Access/highways

Infringement of access.

Design/visual impact

Increased massing (height)/larger extension than previous/impact on AONB and locality.

Residential amenity

Loss of privacy/light.

EXPIRY DATE OF APPLICATION: 0/04/2013

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 to convert existing vacant garages standing within the heart of the Llanbedr Hall complex into a single dwelling containing three bedrooms, lounge, kitchen, dining area, two bathrooms and a courtyard.
- 1.1.2 The accommodation would be provided primarily on the ground floor, with one of the bedrooms and an en-suite bathroom within the roof space.
- 1.1.3 Whilst the essence of the scheme is for the conversion of the existing buildings, a two-storey extension is proposed to create the entrance area as well as the upper floor bedroom with a balcony. The extension would project out by 2.8 metres with a width of 6.0 metres and ridge height of 6.8 metres.

- 1.1.4 The application follows the grant of permission on 28 September 2011 for a similar scheme and seeks to revise the approved plans as follows:
- (1) Increase in height of the extension by 0.8 metres to allow for adequate head room;
 - (2) Addition of glazed screen to the side of the balcony facing south and part of the roof over the extension being fitted with solar panels;
 - (3) Insertion of four roof lights into the eastern facing roof slope;
 - (4) Insertion of additional ground floor window facing west and a first floor window facing north;
 - (5) Provision of two parking spaces adjacent to the extension rather than to the opposite side of the courtyard as previously permitted.

1.2 Description of site and surroundings

1.2.1 The former garages are located to the east of Llanbedr Hall amongst a complicated layout of dwellings within the estate.

1.2.2 Access to the site is achieved via the northern entrance to the Hall site which leads to an existing tarmac driveway serving the existing properties. These relationships can be seen from the plans at the front of the report.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located in the open countryside outside of the settlement boundary of Llanbedr and is within the AONB.

1.4 Relevant planning history

1.4.1 The planning permission granted in 2011 for the conversion of the garages remains extant and is a material consideration in the consideration of the application.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 The application has been referred to Committee at the request of Councillor Huw Williams.

2. DETAILS OF PLANNING HISTORY:

2.1 16/2011/0691/PF – Conversion and extension of the former garages into one dwelling with a designated bat roost in the roof void: Granted by the Planning Committee on 28 September 2011.

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 3 – Development Outside Development Boundaries

Policy GEN 6 – Development Control Requirements

Policy HSG 9 – Residential Conversion of Rural Buildings to Dwellings

Policy ENV 6 –Species Protection

Policy TRA 9 – Parking and Servicing Provision

3.2 Supplementary Planning Guidance

SPG 16 – Conversion of Rural Buildings

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 Design detailing
- 4.1.3 Residential amenity
- 4.1.4 Highways/access
- 4.1.5 Ecological impact

4.2 In relation to the main planning considerations:

4.2.1 Principle/changes

Policy GEN 3 relates to development outside development boundaries and states that residential development will not be permitted apart from some exceptions, the most relevant being the conversion and re-use of vacant rural buildings. Policy HSG 9 of the UDP relates specifically to the residential conversion of rural buildings to dwellings. This policy allows for the conversion where the building is structurally sound and capable of conversion without major or complete reconstruction.

In terms of Policy HSG 9 there are a number of other criteria against which a conversion scheme should be assessed. The Policy mentions the need to have regard to any possible business uses for the building before considering a residential conversion. The Local Planning Authority has not sought to apply this part of the Policy as, in many instances, a business use in a particular location can be more harmful to both the building and the surrounding area than a modest residential conversion.

The 2011 consent has already accepted the principle of converting this building to a dwelling, and can still be implemented. This remains a significant material consideration. The key issues to consider in relation to the current scheme are whether the proposals are acceptable in design terms and whether they are likely to result in adverse impacts on the locality.

4.2.2 Design detailing

Policies GEN 6 and HSG 9 require due consideration of the acceptability of the design of new development, and in relation to conversions, whether the detailing respects the character of the building and its locations.

There are local concerns over the detailing, in particular the increased height of the building/extension.

Having regard to the details, the main changes from the approved scheme are in relation to the fenestration and height of the extension. The change in height of the extension is suggested by the agent as being necessary in order to eliminate any steps through the building which were previously incorporated into the design, with the resulting scheme ensuring that the ground floor is now level throughout and no steps are provided. On this basis, the increase in height of the extension by less than a metre is considered to be acceptable. There are not considered to be any wider impacts likely on the AONB or local landscape.

4.2.3 Residential amenity

Policy GEN 6 sets specific tests to be applied to the amenity impacts of such proposals.

The general layout of residential units within the Llanbedr Hall complex is such that the existing levels of residential amenity are governed by shared spaces for parking and buildings in close proximity to each other. The revised detailing of the garage block conversion attempts to minimise impact on existing residential uses by avoiding main windows/roof windows adjacent to

private amenity spaces. The extensions are modest and in Officers' opinion acceptable in terms of impacts on residential amenity.

4.2.4 Highways/access

Policy GEN 6 criteria (vii) permits development where it does not have an unacceptable impact on the local highway network. Policy TRA 9 also sets out criteria for the parking provision within new developments.

The proposal again indicates how vehicles will be able to access the site via the private road to the north-east. Parking for 2 no. cars and a vehicular turning area will be located to the south-east of the garage block, in the same manner as previously proposed and approved. Private legal issues over rights of way, etc., are essentially civil matters outside the control of the local planning authority.

In Officers' opinion the access and parking proposals are acceptable.

4.2.5 Ecological Impact

Policy ENV 6 seeks to ensure that wildlife and biodiversity are not negatively affected as a result of development.

There are no new issues raised as a result of the amendments to the proposed scheme. Suitable condition(s) would need to be imposed on any permission to require implementation of detailed bat mitigation measures.

5. SUMMARY AND CONCLUSIONS:

5.1 As a revision of an existing permission, the changes proposed are adjudged to be relatively minor and it is recommended that 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 materials to be used on the roof of the building shall be blue/grey natural mineral slate of uniform colour and texture.
3. **PRE-COMMENCEMENT CONDITION**
No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment.
4. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years 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.
5. The development shall be carried out in accordance with the Bat Management Proposal by MM Environmental dated Aug 2010 submitted to the Local Planning Authority on 13 February 2013.
6. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no development by the said

Classes shall be carried out without the further granting of planning permission of the Local Planning Authority.

7. Foul and surface water discharges shall be drained separately from the site.

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 visual amenity.
3. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
4. To ensure a satisfactory standard of development, in the interests of visual amenity.
5. In the interests of the protection of the relevant species.
6. In the interests of residential and/or visual amenity.
7. To protect the integrity of the public sewerage system.

NOTES TO APPLICANT:

None