



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

Heading:

03/2013/0140

Haulwen

Abbey Road, Llangollen

2

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

Tel: 01824 706800 Fax: 01824 706709



Application Site

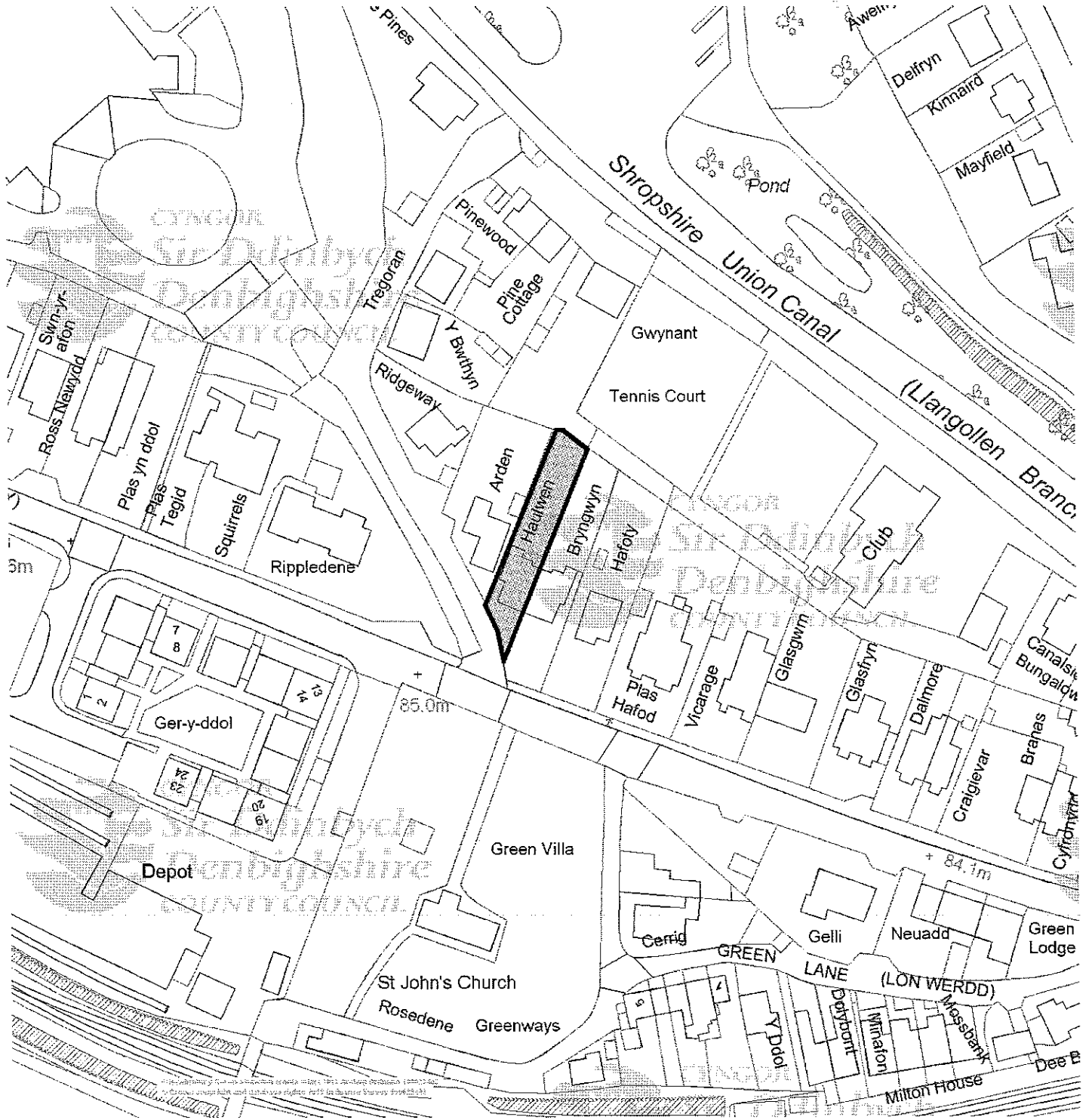


Date 5/6/2013

Scale 1/1250

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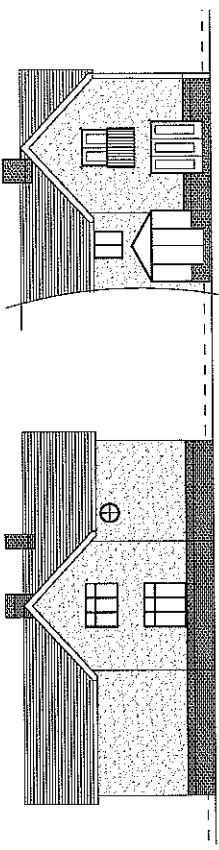
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

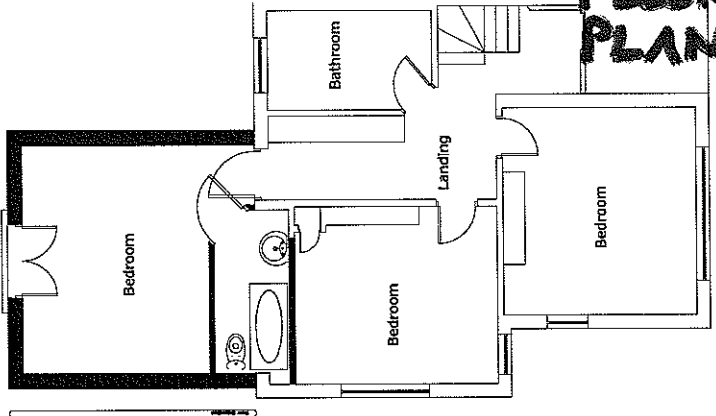
# ELEVATION & FLOOR PLANS



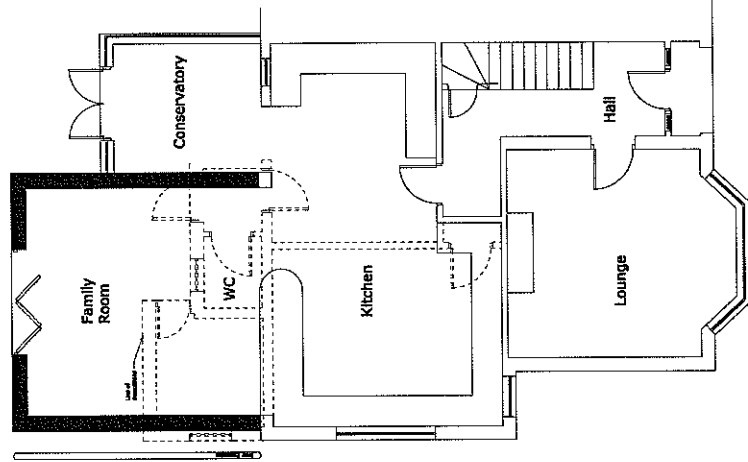
**EXTENSION**  
**Elevation A**  
Scale 1:100

**EXTENSION**  
**Elevation C**  
Scale 1:100

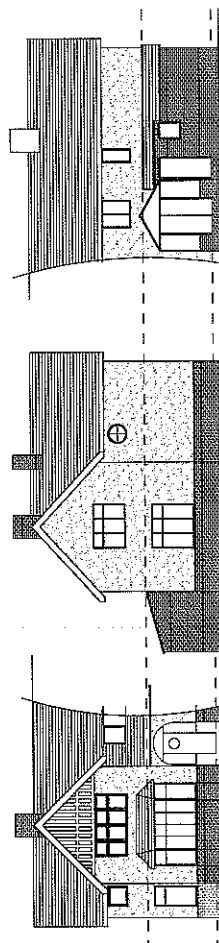
**PROPOSED**



**First Floor Plan**  
Scale 1:50



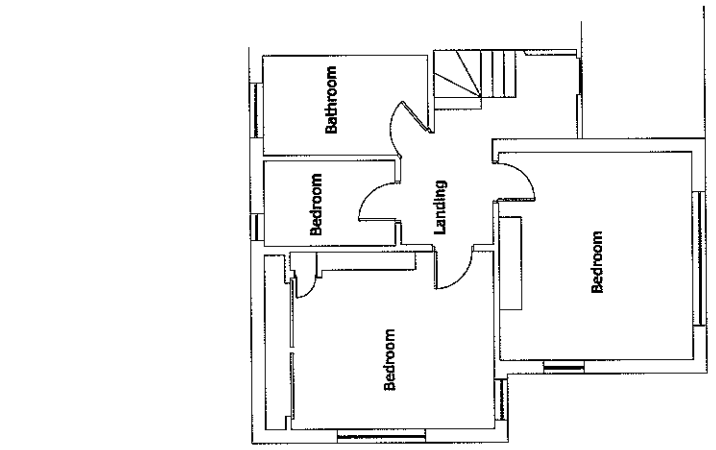
**Ground Floor Plan**  
Scale 1:50



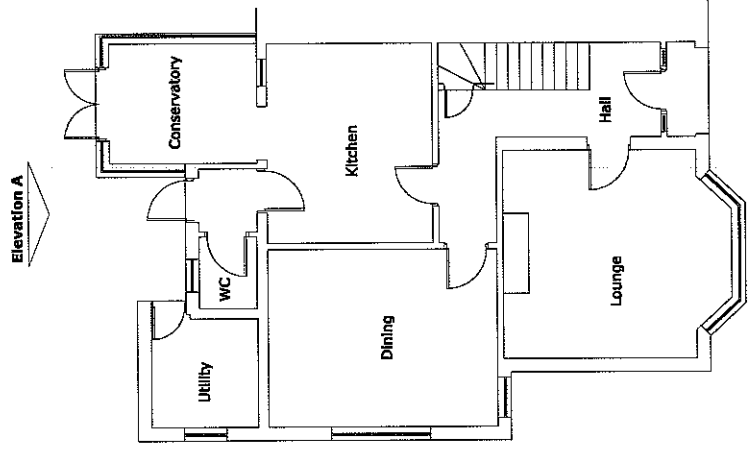
**Elevation A**  
Scale 1:100

**Elevation C**  
Scale 1:100

**EXISTING**



**First Floor Plan**  
Scale 1:50



**Ground Floor Plan**  
Scale 1:50

<b>PROJECT</b>		Drawing No.	
Haulwen Abbey Road Llangollen		0712-PL02	
Drawing Title		Plans and Elevations	
Client	Mr & Mrs G.A.I.	Date	July 12
Drawing Number	0712-PL02	Revision	-
Scale	As shown @ A1	Drawn/Checked	COM/MS/ABW

**ENLARGED  
LOCATION  
PLAN**

**Arden**

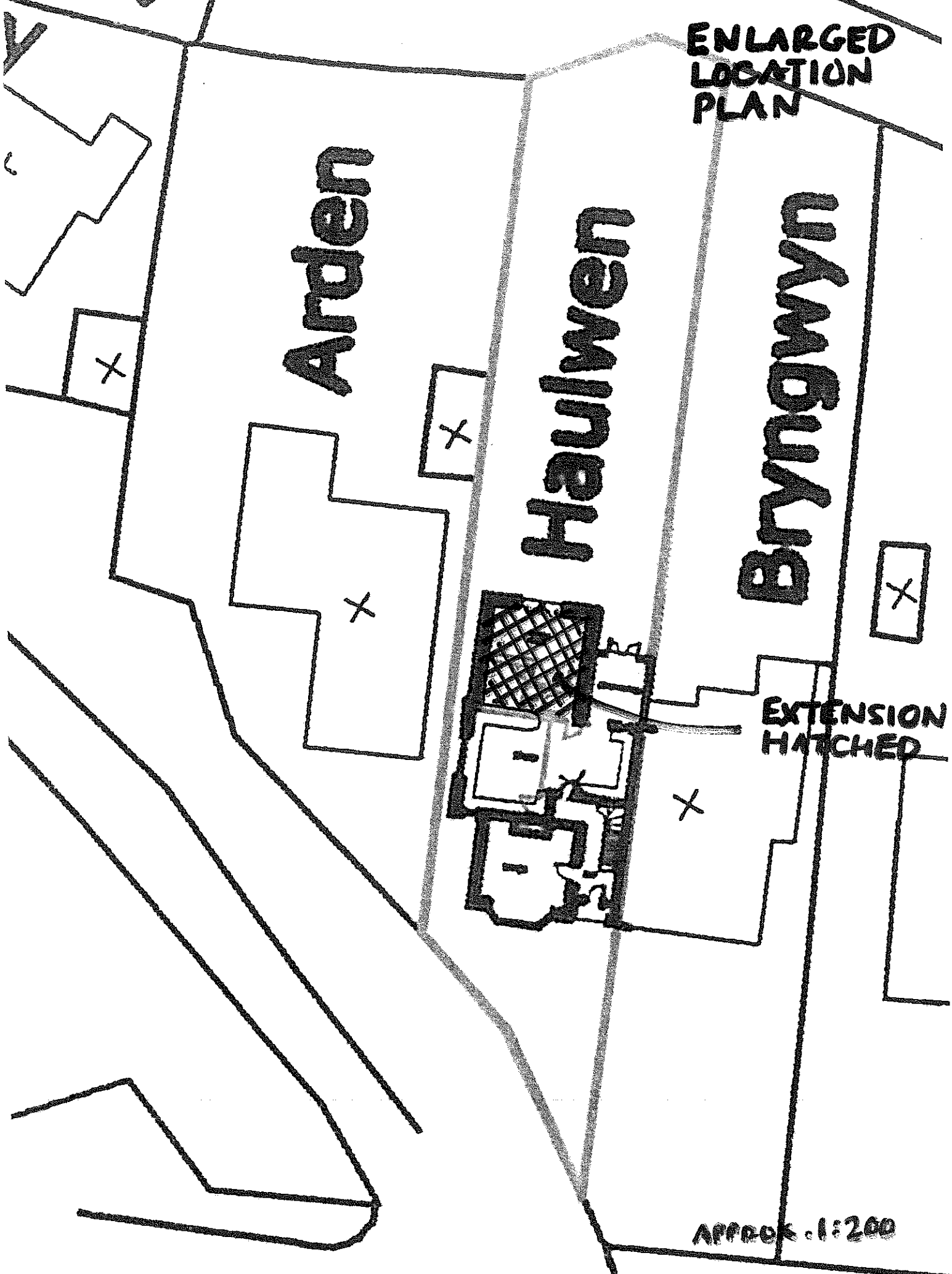
**Haulwen**

**Bryngwyn**

**EXTENSION  
HATCHED**

APPROX. 1:200

**+ ABBEY ROAD**



**ITEM NO:** 2

**WARD NO:** Llangollen

**APPLICATION NO:** 03/2013/0140/ PF

**PROPOSAL:** Erection of a two storey extension to rear of dwelling

**LOCATION:** Haulwen Abbey Road Llangollen

**APPLICANT:** Mr Joseph Gibbons

**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 COMMUNITY COUNCIL:**  
"Members agreed to support the application"

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY**

**JOINT ADVISORY COMMITTEE:**  
"The JAC has no observations to make on this application."

**CADW:**

The proposed development will not affect the character of this area of the World Heritage Site buffer zone, nor will it affect any sense of arrival to the world heritage site, being hidden from the street by the house itself. It will therefore have no significant adverse impact on the essential setting of the world heritage site.

**LLANGOLLEN CIVIC SOCIETY:**

Opposes the application on the basis that it would be detrimental to the adjacent properties by way of loss of light, and being overbearing.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
Conservation Architect:**

No objection, it will not adversely affect the character of the conservation area, views from the World Heritage Site, or affect the character of the buffer zone.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mrs. J. V. Lunt, & V. Crane, Arden, Abbey Road, Llangollen

Summary of planning based representations in objection:

- Detrimental impact on residential amenity by virtue of loss of light and an overbearing form of development.

**EXPIRY DATE OF APPLICATION:**

**REASONS FOR DELAY IN DECISION (where applicable):**

- timing of receipt of representations
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 Permission is sought for a two storey, pitched roof extension to the rear of the dwelling Haulwen, Abbey Road, Llangollen. The extension would replace an existing single storey extension.
- 1.1.2 The extension would measure 4.7 metres by 5 metres and would be 7.4m to the ridge. It would be constructed of materials to match the existing buildings – brick and slate. The plans at the front of the report show the basic detailing.

1.2 Description of site and surroundings

- 1.2.1 The site is located within the development boundary of Llangollen and is accessed via a narrow track from the main road.
- 1.2.2 The area is predominantly residential, although to the north of the site is the Llangollen International Eisteddfod Site.
- 1.2.3 The track to the front of the site provides vehicular access to the dwellings in this area, as well as pedestrian access to the Eisteddfod site.
- 1.2.4 The dwelling proposed to be extended is a two storey building forming one half of a pair of semi detached dwellings.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the World Heritage Site Buffer Zone, and the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

- 2.1 None

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

### 3.1 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN adopted 4<sup>th</sup> June 2013

- Policy RD 1 – Sustainable Development and Good Standard of Design
- Policy RD 3 – Extensions and Alterations to Dwellings
- Policy VOE 1 – Key Areas of Importance
- Policy VOE 2 – Area of Outstanding Natural Beauty
- Policy VOE 3 – Pontcysllite Aqueduct and Canal World Heritage Site

### 3.2 Supplementary Planning Guidance

- SPG 1 – Extensions to Dwellings
- SPG 7 – Residential Space Standards
- SPG 24 – Householder Development Design Guide

### 3.3 GOVERNMENT POLICY / GUIDANCE

- Planning Policy Wales Edition 5 November 2012
- Technical Advice Note 12 – Design (2009)

## 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 neighbours

### 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 LDP policies, subject to consideration of detailing and impacts.

Policy RD 3 relates specifically to extensions to dwellings and permits extensions subject to the acceptability of scale and form; design and materials; and the impact upon character, appearance, and amenity standards of the existing dwelling; and whether the proposal represents overdevelopment of the site. Policy RD 1 contains a wide range of general development control amenity considerations geared at ensuring a high standard of development with minimal impacts.

The assessment of impacts is set out in the following section.

#### 4.2.2 Detailed design and impact on neighbours

*Scale and form* – Test i) of Policy RD 3 requires extensions to be subordinate in scale and form to the original dwelling. The proposed extension would be to the rear of the existing dwelling and would not dominate its appearance. Taking into account the size of the existing dwelling, it is considered that the extension would be subordinate to the original dwelling. The form of the extension is similar to the original dwelling. The proposal is considered appropriate in scale and form in relation to the existing building. The proposal is therefore considered to comply with test i) of Policy RD 3.

*Character and Appearance of Original Dwelling* – Test ii) of Policy RD 3 requires extensions to dwellings to be sympathetic to the character and appearance of the original dwelling in terms of design, scale, massing and materials. Given the overall subordinate form, the design of the roof, general massing and choice of matching materials, it is considered that the proposal would not impact negatively upon the character/appearance of the dwelling. The proposal is therefore considered to comply with test ii) of Policy RD 3.

*Over development - Test iii)* of Policy RD 3 states that proposals should not result in overdevelopment of the site. The site plan illustrates the extent of the extension relative to the plot in which the dwelling lies. The proposed extension would take up an additional 13m<sup>2</sup> of garden area compared to the existing single storey extension. The remaining rear garden area would still exceed 175m<sup>2</sup> (the current minimum requirement for private garden space being 40m<sup>2</sup>). The proposal is not considered to be an over development of the site, with sufficient amenity space remaining after the development is implemented for the enjoyment of occupiers of the dwelling. The proposal is therefore considered to comply with iii) of Policy RD 3.

*Impact on character of the area* – Policies RD 1, VOE 1, VOE 2, and VOE 3 require proposals for development to ensure that the character and appearance of the area surrounding the site is not detrimentally affected. In this instance, specific consideration is given to the Areas of Outstanding Natural Beauty, and The Pontcysllite Aqueduct and Canal World Heritage Site.

The design is considered in keeping with the character of the area and its impact on the appearance of the area is further limited due to it being located away from principle public vantage points. The AONB Committee have been consulted with regard to the proposals visual impact on the AONB and no objections have been raised. Similarly, with regard to the World Heritage Site and Scheduled Ancient Monument, CADW and the Conservation Officer have not raised any objections to the proposal.

The proposal is therefore considered to comply with the general requirements of Policy RD 1. With regard to the responses of AONB Committee, and CADW, it is also considered that the proposal is acceptable in terms of its impact upon the character and appearance of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, and the setting of the Pontcysllite Aqueduct and Canal.

*Amenity of neighbouring dwellings* - Policy RD 1 seeks to ensure that development proposals do not harm the amenity of the area by way of loss of privacy or light to neighbouring dwellings.

Concern has been expressed relating to the impact upon the amenity of occupants in Arden. Arden, which is immediately to the west of the site, has two windows facing onto the part of the site where the extension would be situated. The distance between the extension and windows would be approximately 2metres. The windows that would potentially suffer loss of light serve a bathroom on the first floor, and an entrance lobby/hall on the ground floor; both are currently obscure glazed. There are no windows proposed in the side elevation of the extension facing Arden. The extension would not project beyond the rear elevation of the neighbouring dwelling Arden.

With respect to the concerns of the neighbours relating to loss of light, it is a general planning principle that loss of light may be given greater consideration when the rooms affected are 'principal' rooms, i.e. rooms that are used often and for longer periods of times, and may be considered to be 'living' rooms. In instances where the rooms to be affected are used more for incidental purposes, shorter periods of time and not as what may be considered 'living' rooms, it is not considered that a loss of light would have such a significant impact upon the overall amenity experienced by the occupants as to sustain a refusal. As noted, in this instance the rooms to be affected are an entrance lobby and bathroom. It is not considered that the

loss of light to the entrance lobby, given the nature of the use of the room would result in a significantly harmful impact upon the amenity of the occupants. With regard to the bathroom on the first floor, it is considered that the loss of light would not be so significant as to justify refusing the application; it not being as affected by the proposed development given its higher position. The proposal is therefore considered to comply with Policy RD 1 in terms of its impact upon residential amenity.

**5. SUMMARY AND CONCLUSIONS:**

- 5.1 The proposal complies with planning policy and it is recommended that planning 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 and finishes of the external surfaces of the walls and roof of the building hereby permitted shall be of the same texture, type and colour as those on external walls and the roof of the existing building.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the extension hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

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 maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity

**NOTES TO APPLICANT:**

None