

Heading:

03/2012/1342  
88, Pengwern  
Llangollen

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

 Application Site



Date 11/7/2013  
Centre = 321932 E 341308 N

Scale 1/2673

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.

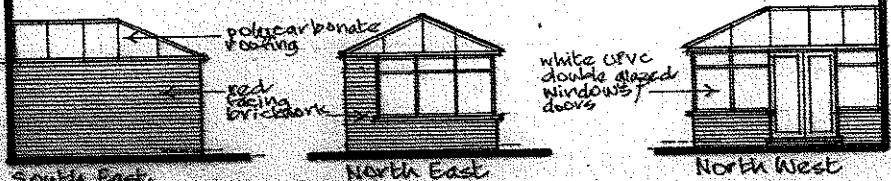
Tel: 01824 706800 Fax: 01824 706709



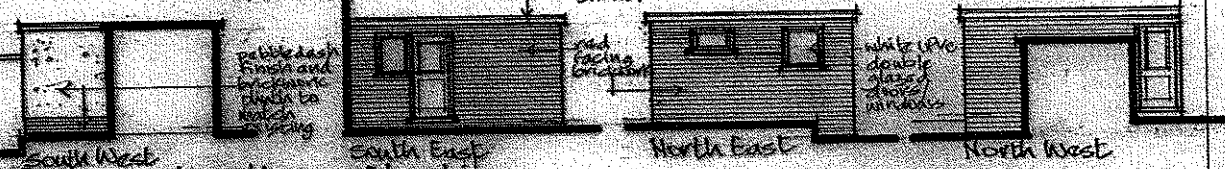
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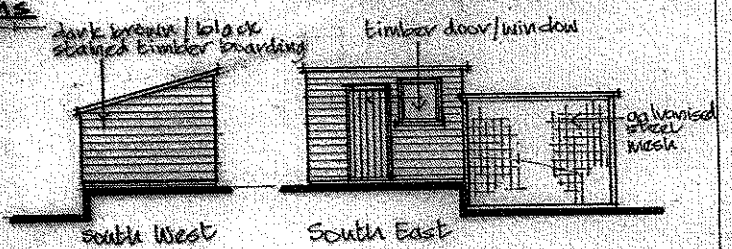
# ELEVATION & FLOOR PLANS



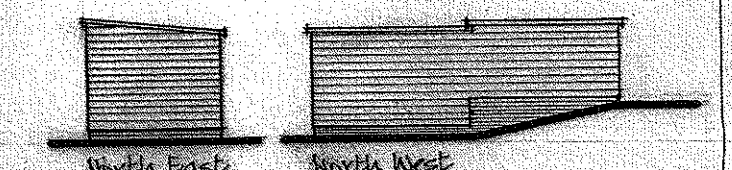
South East Conservatory Elevations



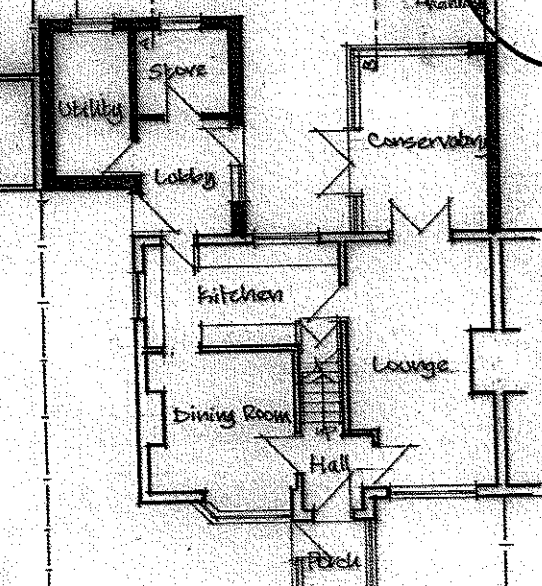
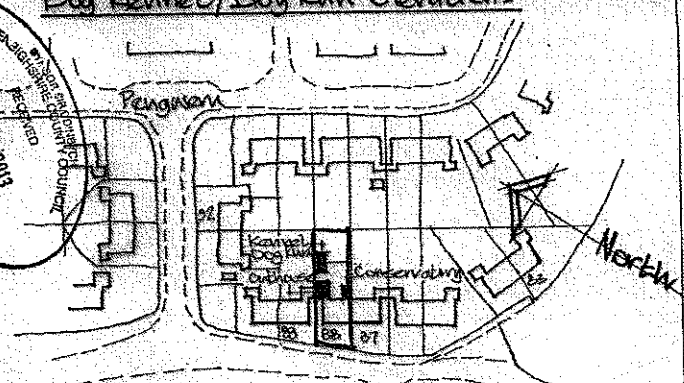
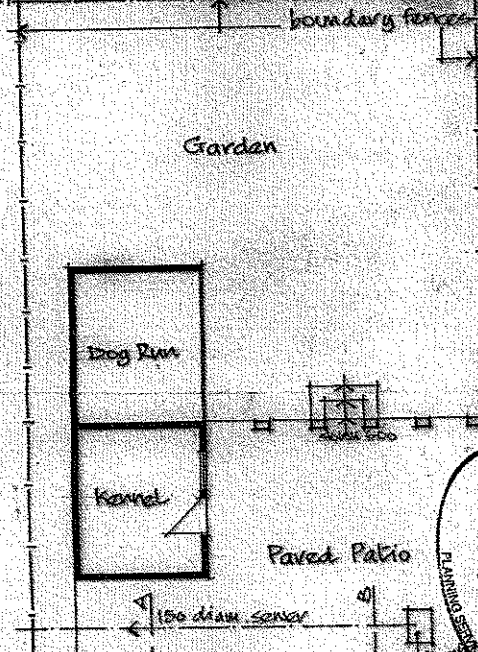
South West Replacement Outhouse Elevations



South West South East Dog Kennel/Dog Run Elevations



North East North West Dog Kennel/Dog Run Elevations



Ground Floor Plan/Part Site Plan

1:1250 Block/Location Plan  
 Amendment 'A' 29/10/12  
 Pitched roof to outhouse omitted & flat roof indicated.  
 Amendment 'B' Jan 2013  
 Height of Dog Kennel reduced.  
 Amendment 'C' Jan 2013  
 Sensor & manhole indicated.

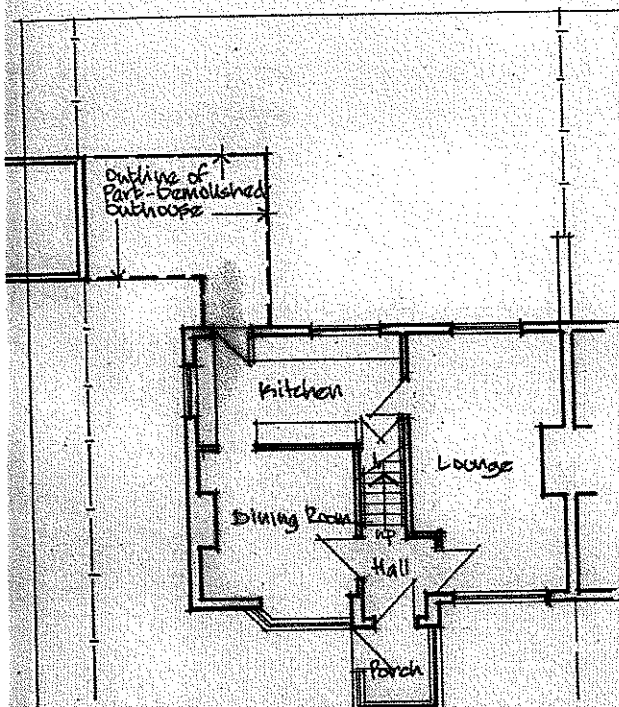
**Proposed Replacement Outhouse, Conservatory & Dog Kennel/Dog Run AC No. 88, Pennyman Llangollen.**  
 For Miss C. Pugh & Mr L. Claybrook  
**General Arrangement Drawing**

Scale:- 1:100	<b>PLANNED</b> 01/02/2012 11:34:21 AM John D. Miles RIBA Chartered Architect Castell Llangollen, Rhwyl, Llangollen, LL20 7JH Telephone: 01978-861071
Date:- September, 2012.	
Dwg. No:- 2151/1/C	

# ELEVATIONS

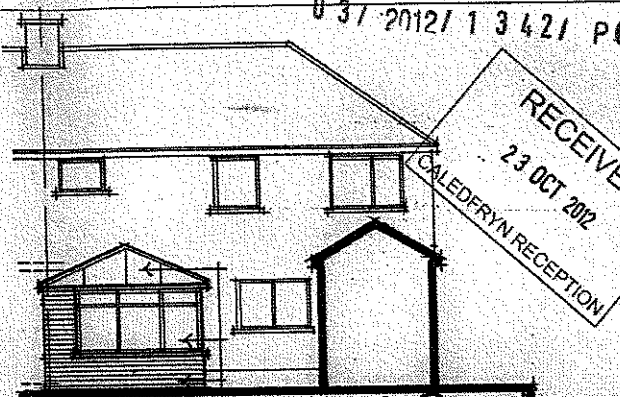
03/2012/13421 PC

RECEIVED  
23 OCT 2012  
CALEDFRYN RECEPTION

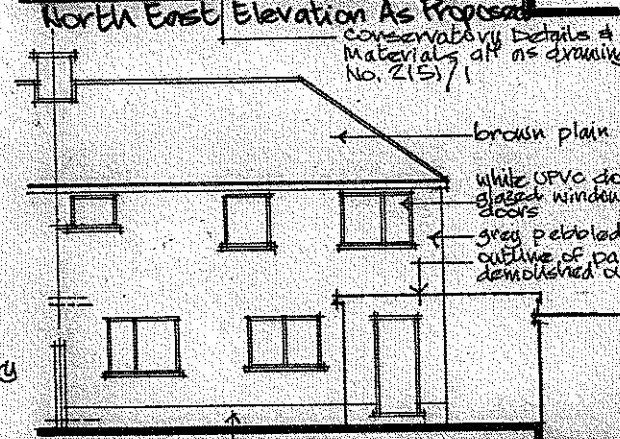


Ground Floor Plan As Existing

Proposed Replacement outhouse, Conservatory & Dog Kennel / Dog Run At No. 88, Pengusarn, Llangollen, For Miss C. Pugh & Mr L. Claybrook.  
 Note: This drawing to be read in conjunction with drawing No. 2151/1  
 Drawing No. 2151/2. Scale: - 1:100  
 John R. Miles RIBA, Chartered Architect, Llangollen.



conservatory details & materials off ns drawing No. 2151/1



brown plain tiles

white UPVC double glazed windows/doors

grey pebbledash outline of part demolished outhouse

red brown facing brickwork planter

**ITEM NO:** 1

**WARD NO:** Llangollen  
**WARD MEMBER(S):** Councillors Stuart Davies, Rhys Hughes  
**APPLICATION NO:** 03/2012/1342/ PC

**PROPOSAL:** Retention of an attached replacement outhouse, erection of a conservatory to rear and erection of a dog kennel/run

**LOCATION:** 88 Pengwern Llangollen

**APPLICANT:** Miss Christine Pugh And Mr Lester Claybrook

**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 – Town / Community Council objection

**CONSULTATION RESPONSES:**

**LLANGOLLEN TOWN COUNCIL:**

In response to initial consultation:

"Members supported the application for the replacement of the outhouse, erection of a conservatory to rear of the property but object to the shed as it is too tall, being sited on a raised patio area and is therefore visually intrusive. As a consequence the development does not respect the site and surroundings in terms of siting, layout, scale and form of the building; and is therefore contrary to Policy GEN 6"

A response to the revised consultation is still awaited.

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

**JOINT ADVISORY COMMITTEE**

No objections

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mrs C E Williams, 90 Pengwern, Llangollen

Ms J Pearson, 89 Pengwern, Llangollen LL20 8AU

D. Pearson, 89, Pengwern, Llangollen

Summary of planning based representations in objection:

- Detrimental impact on character of the area.
- Detrimental impact on residential amenity by virtue of the height of the shed.

**EXPIRY DATE OF APPLICATION: 17/12/12**

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

- timing of receipt of representations
- delay in receipt of key consultation response(s)
- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 Retrospective permission is sought for the retention of a single storey flat roof utility room to the side of the dwelling, a conservatory at the rear measuring 3 metres by 4 metres, and a timber shed/dog kennel measuring 3 metres by 7 metres. The layout of the site and the design of the proposals can be seen in the plans at the front of this report.

1.2 Description of site and surroundings

- 1.2.1 The site is located within a residential estate in the southern part of Llangollen.
- 1.2.2 The surrounding area is characterised by dwellings built approximately in the 1940's and are typically semi detached, two storey units, linked by single storey outbuildings.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Llangollen development boundary, and designated 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 Following the initial round of consultation and in response to comments received the applicant has submitted plans which show a reduced height for the proposed shed/dog kennel, and a flat roof for the utility room.

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 UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)  
Policy RD 1 – Sustainable development and good standard design  
Policy RD 3 – Extensions and alterations to dwellings

- 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 current 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; the impact upon character, appearance, and amenity standards of the dwelling and its immediate locality; 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.

SPG 24 offers basic advice on the principles to be adopted when designing domestic extensions and related developments. 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 alterations have extended an existing outhouse by 1.5m to the rear and 1.5m to the side. A conservatory measuring 3 metres by 4 metres has also been added to the rear of the dwelling. There is also a timber shed/dog kennel measuring 3 metres by 7 metres, with a height of 2.2metres along the boundary.

Taking into account the size of the existing dwelling, including the single storey elements, it is considered, with respect to the comments of the Town Council, that the extension would be subordinate to the original dwelling. The form of the extension is not dissimilar to the original dwelling by utilising a flat roof design. 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 and advice within the supplementary planning guidance.

*Design, Scale Massing, Materials* – Test ii) of Policy RD 3 requires extensions to dwellings to be sympathetic to the original dwelling in terms of design and materials. Policy RD 1 requires proposals for development to not detrimentally affect the character and appearance of the surrounding area.

The design and materials proposed would not impact negatively upon the character/appearance of the dwelling. The design is in keeping with the

character of the area through the utilisation of a flat roof for the utility section, and the remainder of the proposal being located to the rear of the dwelling.

The proposal is therefore considered to comply with test ii) of Policy RD 3, Policy RD 1 and advice within supplementary planning guidance.

*Amenity of dwelling and neighbours* - Test iii) of Policy RD 3 seeks to ensure that proposals to extend dwellings do not harm the amenity of the dwelling by way of overdevelopment of the site, whilst Policy RD 1 seeks to protect the amenity of neighbouring residents. Supplementary Planning Guidance Note 7 advises that there should be a minimum of 40 square metres of private garden area for dwellings.

The remaining amount of private garden area is in excess of 90 square metres. The flat roof utility section is adjacent to the flat roof utility section of number 89 Pengwern, and the boundary elevation of the conservatory is a solid wall approximately 2.2 metres in height. The rear elevation of the kennel/shed is 1 metre from the boundary with 89 Pengwern and its rear eaves would be approximately 2.2 metres above the neighbouring garden level.

In relation to the dog kennel/shed element, it is considered that the height nearest the boundary is not dissimilar to what would be permitted development for a fence. Given this fact, the height of the structure and the distance to the boundary, it is not considered that the dog kennel/shed would have an unacceptable impact upon the amenity of the neighbours. The use of the dog kennel/shed is also unlikely to be at a level that would be unreasonable within a domestic setting; i.e. it is reasonable for the owner of a dwelling to keep dogs in their rear garden, and the size of the kennel/shed does not suggest that the level of use would be more akin to that of a commercial level. With regard to the conservatory and utility room elements, their locations and design are such that there would not be a loss of privacy nor overbearing impact upon the neighbours. Given that SPG 7 requires a minimum of 40 square metres of garden area for each dwelling, and the remaining amount for 88 Pengwern would exceed 90 square metres, the proposal does not represent an overdevelopment of the site. The proposal is therefore considered to comply with test iii) of Policy RD 3, Policy RD 1 and advice within supplementary planning guidance.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered to comply with planning policy and with respect to the comments of the Town Council and neighbours it is recommended that planning permission be granted.

**RECOMMENDATION: - GRANT** - subject to the following conditions:-

None

**NOTES TO APPLICANT: None**