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Heading:
43/2013/0203
55 Pendre Avenue
Prestatyn

4

 Application Site



Date 11/7/2013 Scale 1/1250
Centre = 307230 E 382409 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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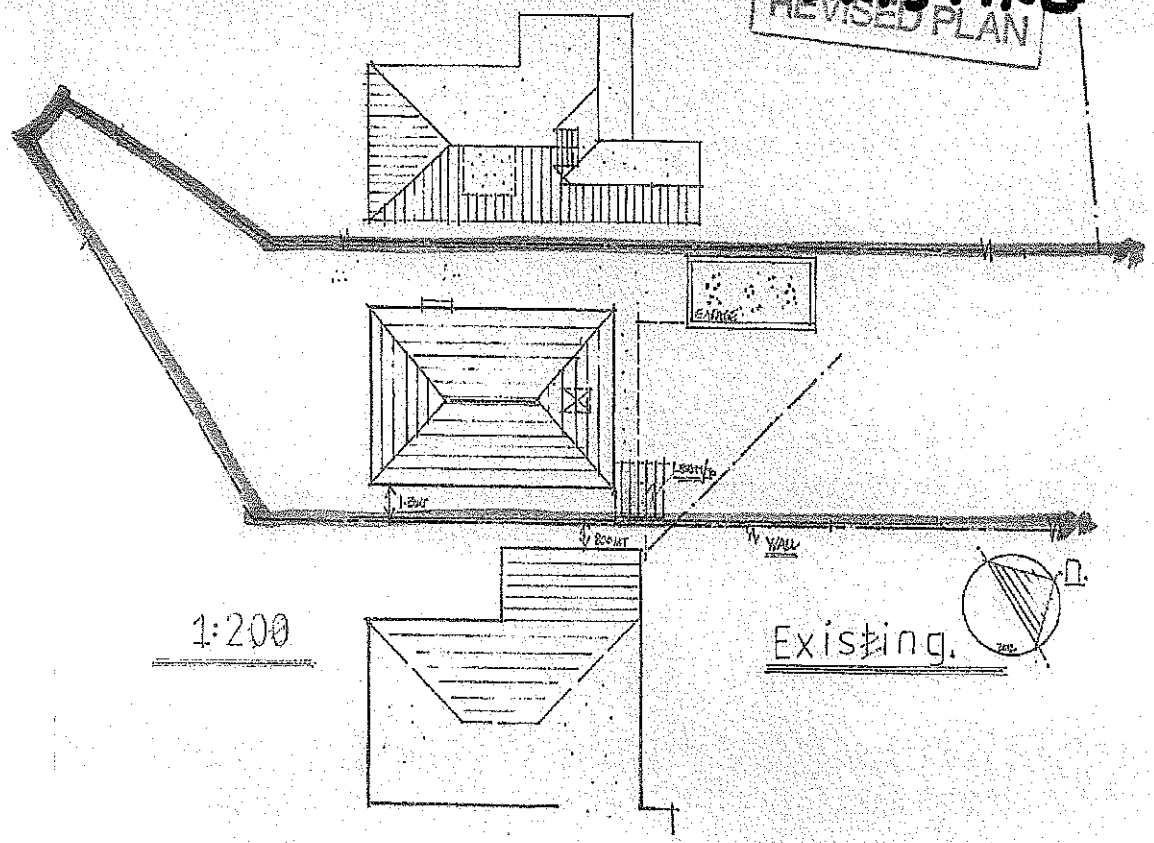
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SITE PLANS

4.3 / 2013 / 0203 / P.F

EXISTING
REVISED PLAN



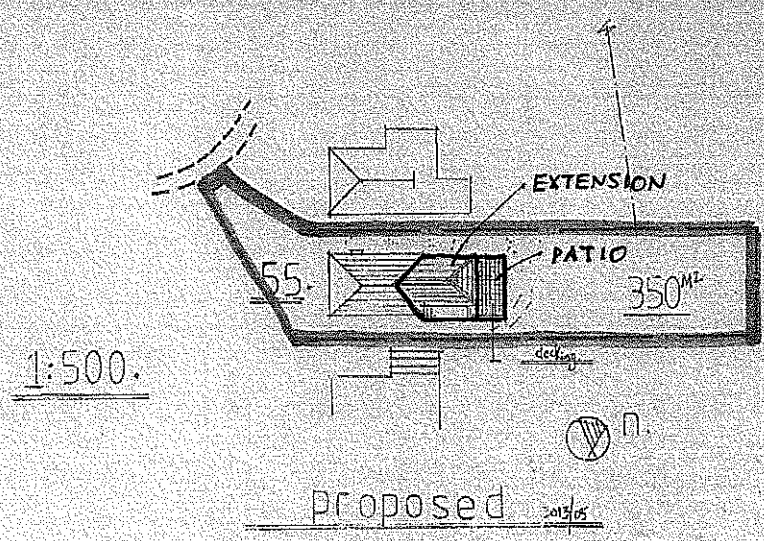
1:200

Existing.

PROPOSED

4.3 / 2013 / 0203 / P.F

PROPOSED
REVISED PLAN

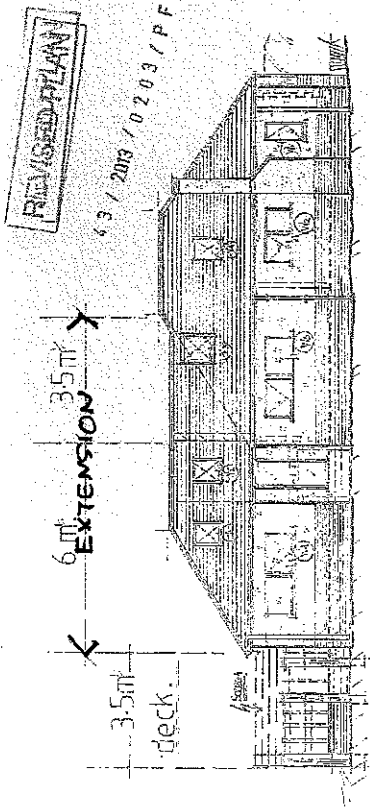


1:500.

proposed

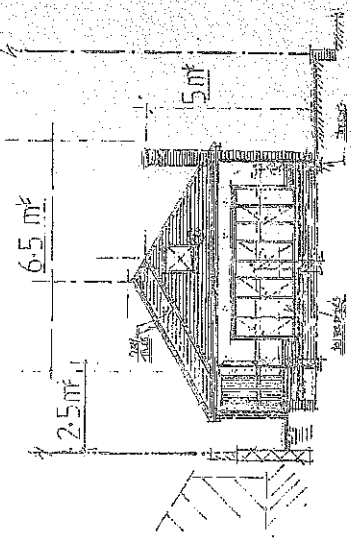
2013/05

PROPOSED ELEVATIONS



(B)

Proposed 1:100.

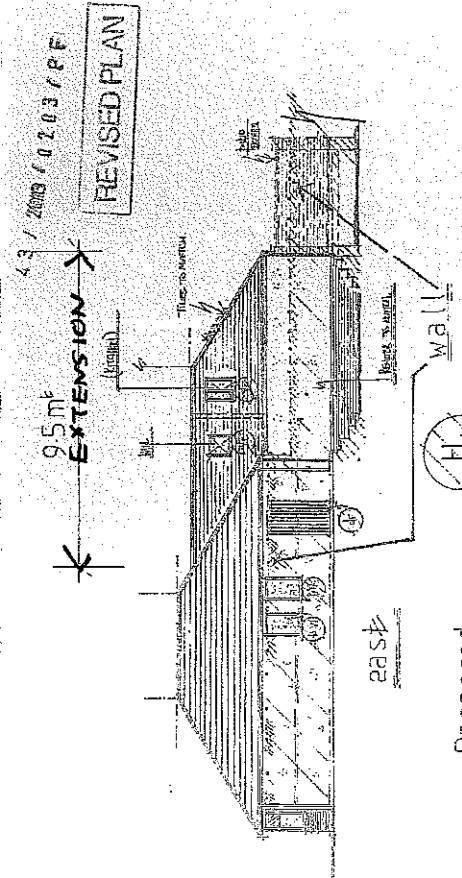


n. east.

(Y)

Proposed.

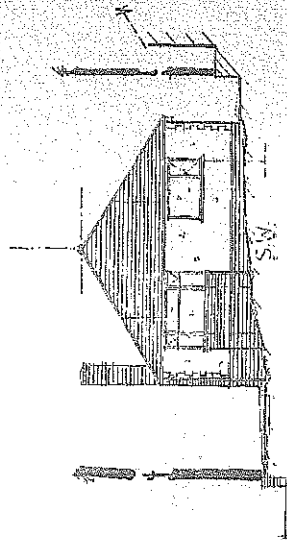
1:100.



(H)

Proposed.

1:100.



(F)

Proposed.

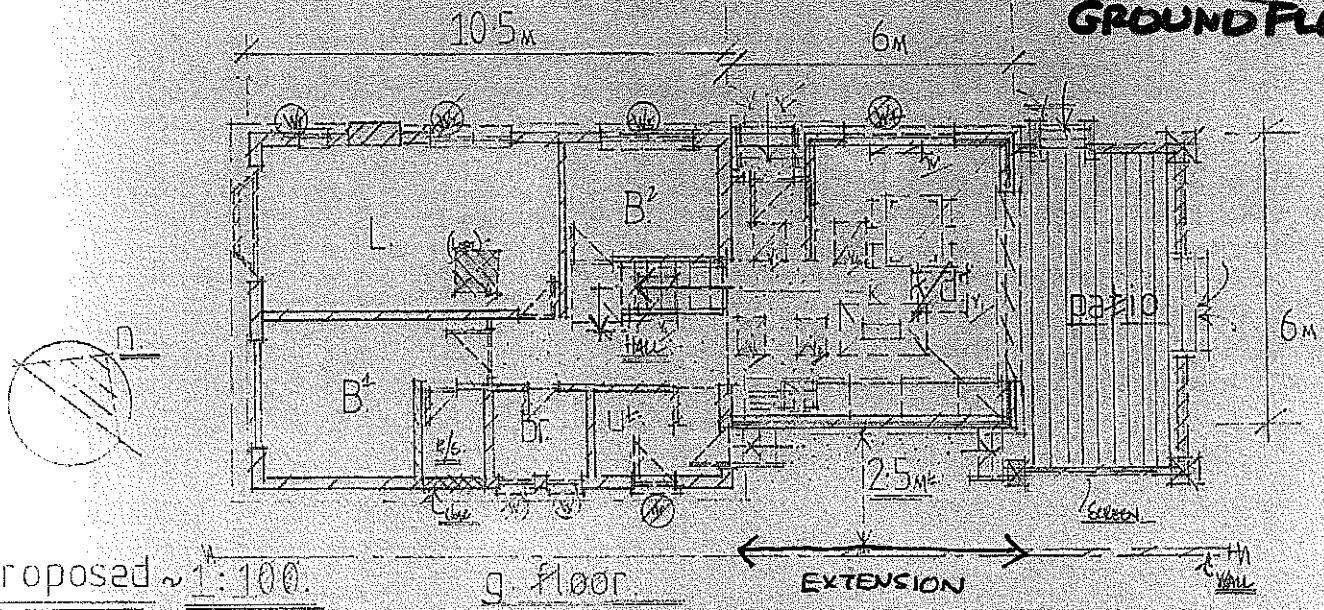
1:100.

PROPOSED FLOOR PLANS

43 / 2013 / 0203 / P/F

REVISED PLAN

GROUND FLOOR



Proposed ~ 1:100.

g. floor

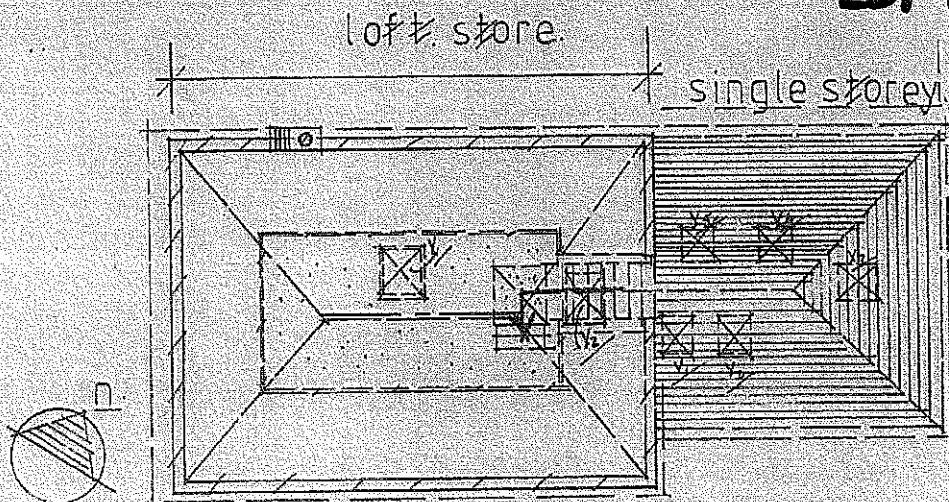
EXTENSION

LEVEL

43 / 2013 / 0203 / P/F

REVISED PLAN

LOFT AREA



loft store.

single storey

loft

1:100.

DXR

ITEM NO: 4
WARD NO: Prestatyn East
WARD MEMBERS Councillors Julian Thompson Hill / Peter Evans
APPLICATION NO: 43/2013/0203/ PF
PROPOSAL: Erection of a single storey extension to rear of dwelling
LOCATION: 55 Pendre Avenue Prestatyn
APPLICANT: Mrs Tina Gray
CONSTRAINTS:
PUBLICITY Site Notice - No
UNDERTAKEN: 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:

PRESTATYN TOWN COUNCIL

“Objections. Local residents had raised concerns about development and adverse impact upon visual amenity”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mrs. M. Adams, 57 Pendre Avenue, Prestatyn

Mrs. B. Gee, 15, Linden Drive, Prestatyn

Mr. & Mrs. P. Jones, Woodlands, 57A, Pendre Avenue, Prestatyn

Summary of planning based representations in objection:

Impact on amenity - Loss of light, overbearing impact, Loss of privacy

Visual impact - Out of scale with locality

EXPIRY DATE OF APPLICATION: 11/04/2013

REASONS FOR DELAY IN DECISION:

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of a single storey extension to the rear of the existing property. The extension would project to the rear of the property by

6m and would have a hipped roof. The extension would be set down from the height of the existing dwelling. (see plans at front of report)

- 1.1.2 An area of raised decking is proposed to the rear of the of the extension. The decking would be approximately 0.5m above ground level. A 3m screen is proposed to the side/east of the decking.

1.2 Description of site and surroundings

- 1.2.1 The existing property is a detached residential bungalow located in a residential area of Prestatyn.

- 1.2.2 The site slopes down from east to west with the neighbouring property at no. 57 being set at a higher level and the property at no. 53 being set at a lower level. There is an existing single storey extension to the rear of no. 53. The site also slopes down from front to rear.

1.3 Relevant planning constraints/considerations

- 1.3.1 The property is within the development boundary of Prestatyn as defined by the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 Following negotiations the proposals have been altered to remove proposed first floor accommodation and associated dormers. The proposed extension has also been set in from the boundary with no. 57, reduced in height and the proposed roof has been amended from a gabled roof to a hipped structure. (see plans at front of report)

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 4th June 2013)

- Policy RD 1 - Sustainable Development and Good Standard of 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 - Household Development Design Guide

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 Residential Amenity
- 4.1.3 Visual Amenity

- 4.2 In relation to the main planning considerations:

- 4.2.1 Principle
The principle of extensions to existing dwellings is acceptable in principle subject to consideration of detailing and impacts. Policy RD3 sets out tests to

ensure the proposals have an acceptable impact on the amenity and appearance of the host dwelling. Policy RD1 contains tests requiring development not to have an unacceptable impact on the amenity and appearance of the locality.

4.2.2 Impact on Residential Amenity

Test vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself. Test iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site, to ensure that sufficient external amenity space is retained. SPG 1 states that the depth of rear extensions should not project beyond a 45 degree line as drawn from the midpoint of the cill of a principal window on the adjoining property. SPG 1 also advises that any extension more than 4m in depth on a detached dwelling should be within a 45 degree angle from the 4m dimension on the boundary. SPG 1 also advises that the height to the ridge of a single storey extension should not exceed 4m above existing ground level unless it can be demonstrated that amenity standards can be preserved. In relation to private external amenity space, SPG 1 requires that 40m² or 75% is retained.

The proposed extension would project to the rear by 6m and would have a hipped roof. The proposed rear extension complies with the maximum depth requirements outlined above. The maximum height of the ridge of the extension would be approximately 5m.

It is noted that the height of the extension exceeds the suggested 4m maximum. However, having regard to the topography of the site, the existing rear extension to no. 53 and the elevated position of no. 57, that there would not be an unacceptable impact on residential amenity by virtue of the overall height of the extension. Having regard to the above and the compliance with other supplementary guidance, it is considered that the proposals would not have an unacceptable impact on residential amenity.

4.2.3 Visual Amenity

Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made. Criteria ii) of Policy RD 3 requires that proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

The proposed extension is located to the rear of the property and not be visible from most public viewpoints. The extension would be set down in height from the ridge of the existing dwelling and would have a hipped roof that reflects the current bungalow in terms of design and pitch.

Having regard to the design, scale, massing and materials of the proposed extension, in relation to the character and appearance of the dwelling itself and the locality, it is considered would have an acceptable impact in relation to the requirements of the policies listed above.

5. SUMMARY AND CONCLUSIONS:

5.7 It is considered that the proposals would not have an unacceptable impact in relation to residential or visual amenity and it is therefore recommended 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 - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990

The reason(s) for the condition(s) is(are):-

NOTES TO APPLICANT: None