



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

Heading:  
 45/2013/0072  
 38 Crescent Road  
 Rhyl

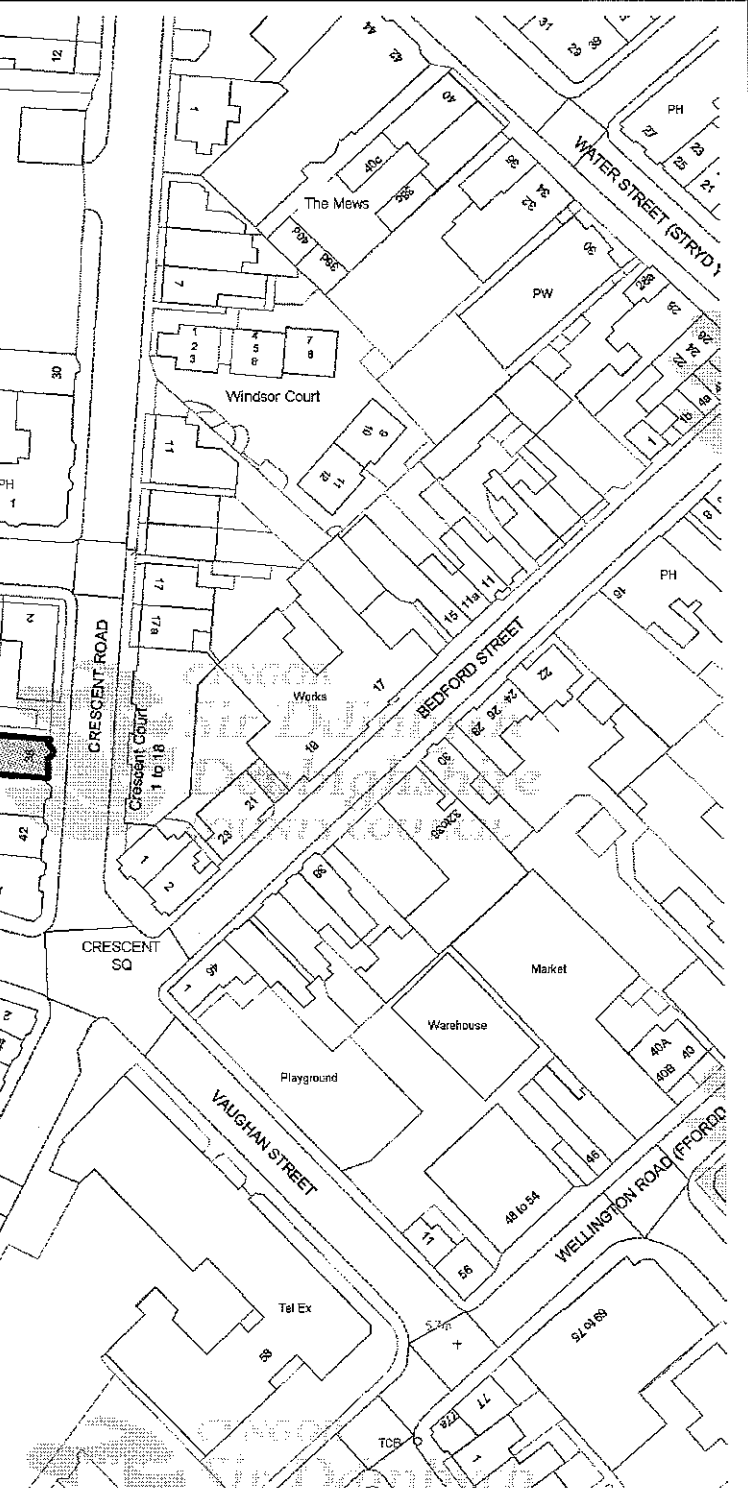
5

 Application Site



Date 11/7/2013      Scale 1/1250  
 Centre = 300543 E 381312 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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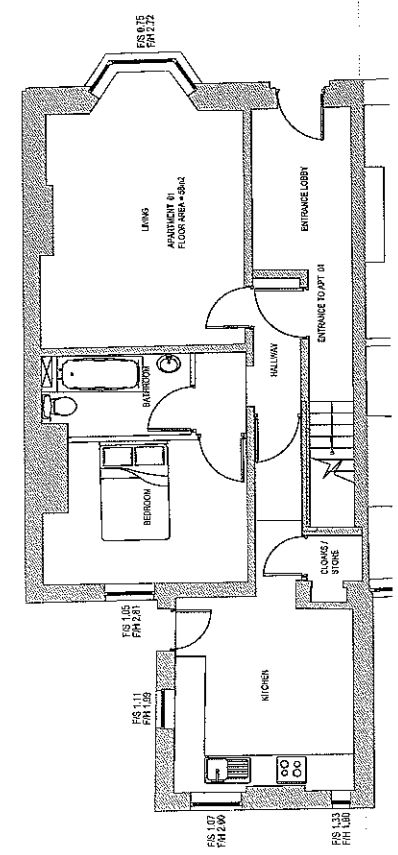
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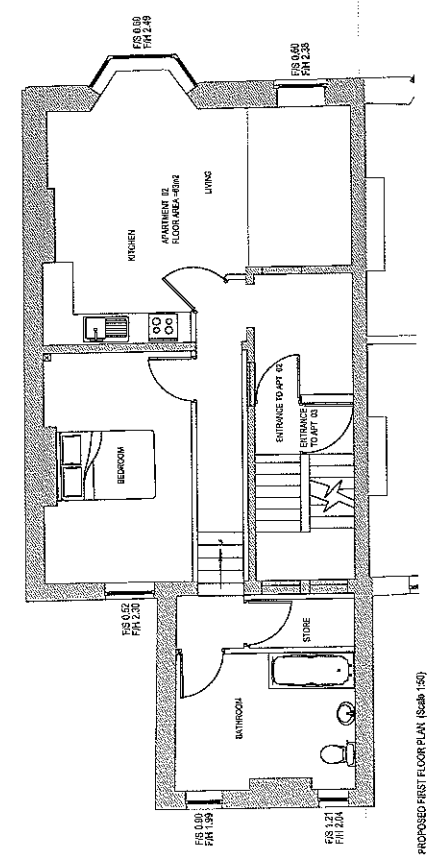
# FLOOR AND SITE PLAN

CONTRACT NO: P01

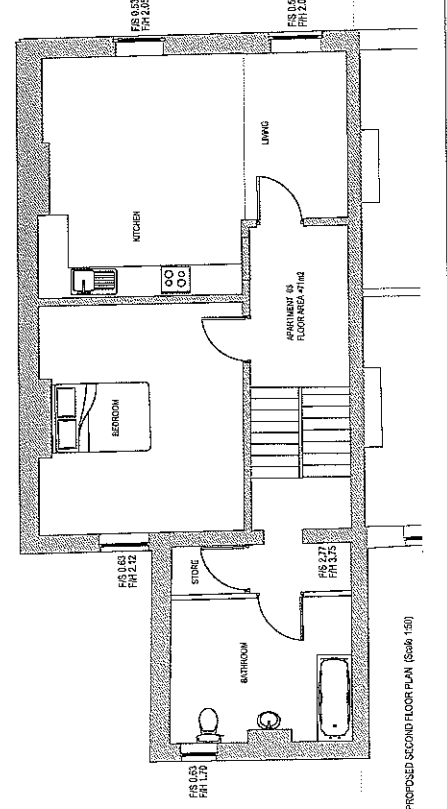
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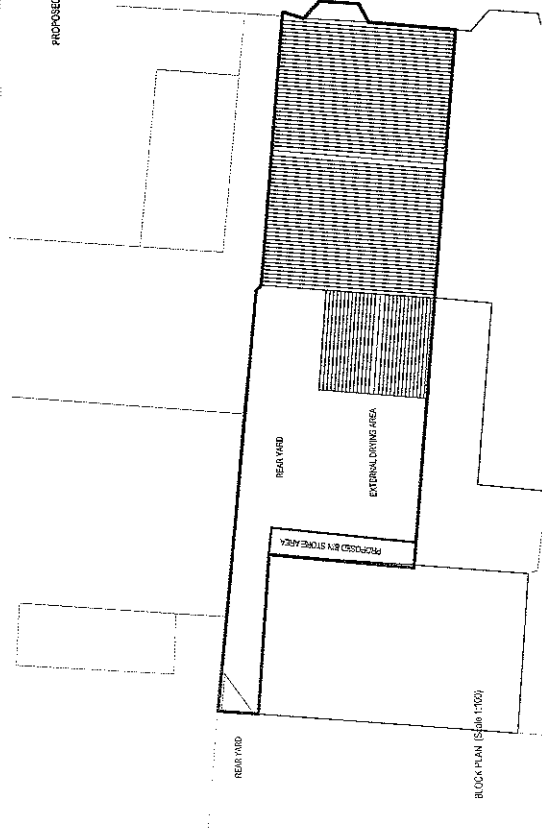
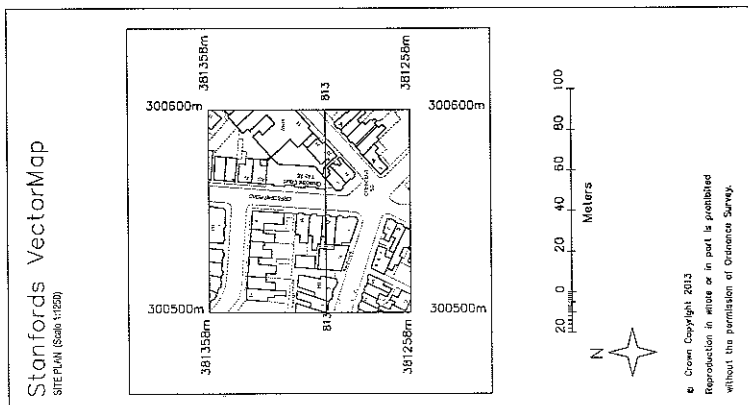
PROPOSED GROUND FLOOR PLAN (Scale 1:50)



PROPOSED FIRST FLOOR PLAN (Scale 1:50)



PROPOSED SECOND FLOOR PLAN (Scale 1:50)



- MATERIALS**
1. EXISTING CONCRETE ROOF TILES
  2. EXISTING LUPAC SPAN WATER GOODS
  3. EXISTING SPA RENDER FINISH
  4. EXISTING UPVC WINDOWS & DOORS
  5. EXISTING ACUPUP RENDER FINISH

NO.	REV.	DESCRIPTION	DATE

PROJECT NO: P01

CLIENT: J P ARCHITECTS

PROJECT: 50 CRESCENT ROAD, RIVINGTON

DATE: 10/01/2013

SCALE: 1:100

PROJECT NO: P01

DATE: 10/01/2013

SCALE: 1:100

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DATE: 10/01/2013

SCALE: 1:100

**J P ARCHITECTS**

100 CRESCENT ROAD, RIVINGTON

011 853 3889

011 853 3889

011 853 3889

**ITEM NO:** 5

**WARD NO:** Rhyl West  
**WARD MEMBERS** Councillors Ian Armstrong/ Joan Butterfield

**APPLICATION NO:** 45/2013/0072/ PF

**PROPOSAL:** Conversion of dwelling to form 3 no. 1 bedroomed self contained apartments

**LOCATION:** 38 Crescent Road Rhyl

**APPLICANT:** Pennaf

**CONSTRAINTS:** C1 Flood Zone  
Town Heritage Area  
Conservation Area

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - Yes

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

- Recommendation to grant – Town Council objection

**CONSULTATION RESPONSES:**

**RHYL TOWN COUNCIL**

"The proposed subdivision of no. 38 Crescent Road into 3 No. 1 bedroom self contained dwellings, would result in an unacceptable intensification of residential use within an area already containing a high concentration of individual substandard accommodation. The proposed subdivision would unacceptable effect the amenity standards of future occupiers contrary to the provisions of policy HSG 13 of the adopted Unitary Development Plan, and the aims of the Rhyl Going Forward Strategy".

**NATURAL RESOURCES WALES (ENVIRONMENT AGENCY)**

No objection

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES**

**CONSERVATION OFFICER**

No objection

**HEAD OF HIGHWAYS AND INFRASTRUCTURE**

No objection

**ECONOMIC & BUSINESS DEVELOPMENT MANAGER**

No objection. Whilst overall would seek to reduce the number of one bedroom flats, accept there is a need for this type of accommodation. Units need to meet space standards, but given the mix of housing being proposed in the area, consider the application is acceptable.

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 28/03/13

**REASONS FOR DELAY IN DECISION:**

- 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 application seeks planning permission for the sub-division of no. 38 Crescent Road in Rhyl to form flats. The existing use of the property is a single dwelling.
- 1.1.2 The application proposes the formation of 3 no. 1 bed self contained flats. It is proposed to have one flat on each floor of the three storey property.
- 1.1.3 The units would be accessed from the front of the property off Crescent Road. The rear of the site which includes an external bin store and clothes drying area would be accessed off a back alley which runs from the rear of the properties on Abbey Street.
- 1.1.4 There would be minor alterations proposed to facilitate the conversion. No external alterations are proposed (see the plans at the front of the report).

1.2 Description of site and surroundings

- 1.2.1 The 3 storey property is located on the northern end of a terrace of three properties fronting Crescent Road, close to the junction with Crescent Square. The adjacent properties on the terrace comprise self contained flats.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Rhyl, within a designated Conservation Area and West Rhyl Regeneration Area.

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 The application has been delayed by a request for from Natural Resources Wales- Environment Agency for information relating to flood risk. The assessment of this issue is referred to below.

**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 Design
- Policy PSE 1 - North Wales Coast Regeneration Area
- Policy PSE 8 - Development within Town Centres
- Policy BSC 3 - Securing Infrastructure Contributions from Development
- Policy BSC 7 - Houses in Multiple Occupation and Self Contained Flats

### 3.2 Supplementary Planning Guidance

- Supplementary Planning Guidance Note No. 7 Residential Space Standards
- Supplementary Planning Guidance Note No. 27 West Rhyl Regeneration Area

### 3.3 GOVERNMENT POLICY GUIDANCE

- TAN 12 Design
- TAN 15 Development and Flood Risk
- Planning Policy Wales Edition 5

## 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 Impact on visual amenity/character and appearance of Conservation Area
- 4.1.4 Highways safety
- 4.1.5 Floodrisk

### In relation to the main planning considerations:

#### 4.1.6 Principle

The site is located within the development boundary of Rhyl where new residential development will, in principle, be supported provided that it meets the criteria of other policies in the Local Development Plan and material planning considerations. Policy PSE 1 relates specifically to the North Wales Coast Strategic Regeneration Area. The policy seeks to compliment the various regeneration initiatives in the area, and in relation to housing development advises that in this area the Council will support proposals which provide new family accommodation. Policy BSC 7 is the detailed policy relating to Houses in Multiple Occupation & Self Contained Flats. The policy states that the sub-division of existing premises to self contained flats will be permitted provided that all the following criteria are met: i) the property is suitable for conversion to the number and type of flats proposed without unacceptably affecting the character, appearance and amenity standards of the locality (including cumulative effects of such proposals); and ii) the proposal conforms to the Council's approved space and amenity standards.

SPG Note No. 7 relates to 'Residential Space Standards'. This Note is one of a series of Supplementary Planning Guidance Notes (SPGs), amplifying the development plan policies and other issues with the aim of improving the design and quality in new developments. In parts of Denbighshire there has been a significant increase in the number of large houses which have been subdivided into flats, bedsits and other forms of multiple occupation. As a result there is a serious oversupply of low quality single person accommodation in parts of the County which has contributed towards social and economic problems and adversely affected the existing residential character. SPG Note No. 27 relates to the 'West Rhyl Regeneration Area'. This SPG was produced specifically to address the decline of Rhyl, where there is a concentration of poor quality multi-occupancy housing, an imbalanced tenure profile and perceptions of the area that deter private sector investment. The SPG sets out objectives which aim to ensure the long term sustainability of West Rhyl. The most relevant objectives of the SPG

are objective (c) and (d) both of which advise that the Council will encourage a more balanced range of housing tenures. Also relevant is Chapter 6 which contains the planning policy requirements of the SPG and sets out some exceptions that apply to new residential development in Rhyl. The change was made owing to development viability issues in West Rhyl, and is intended to be a fiscal tool in order to help attract private investment into the area. It waives the need for provision of or financial contribution to open space provision and affordable housing provision or contributions normally required for new residential development.

Chapter 9 of Planning Policy Wales (PPW) sets out Welsh Government's objectives in relation to housing. PPW encourages higher densities on easily accessible sites, where appropriate, but highlights the importance of good design to ensure a high quality environment. The need for 'barrier free housing' is also highlighted and the use of Lifetime Homes Standards is advocated.

Chapter 5 of Technical Advice Note 12: Design highlights the importance of good design in relation to quality of life and also the importance of inclusive design.

The Rhyl Going Forward Strategy aims to tackle housing problems and seek to prevent further poor quality accommodation within certain areas of Rhyl. West Rhyl has been assessed in terms of deprivation and is one of the 5 most deprived wards as set out in the Welsh Indices of Multiple Deprivation. The WAG survey highlighted the acute problems associated with high concentration of poor quality and small units of flat accommodation in West Rhyl.

In considering the issue of the principle of a change of use, Officers have taken into account the above planning policies and guidance. Whilst the proposal does raise issues it is suggested the relevant policies and guidance do not preclude the change of use to one bedroom flats in the area, particularly where the relevant floor space standards are met as these space standards have been set to define 'quality accommodation'. The application is therefore considered acceptable in principle, and the detailed impacts of this application to convert the dwelling into 3 flats are considered below.

#### 4.1.7 Impact on residential amenity

Policy RD1 sets specific tests to be applied to amenity impacts. Policy BSC 7 and SPG 7 also require amenity issues to be considered for proposals to subdivide properties in to self contained flats.

Flat 1 is shown to be a 1 bed unit located on the ground floor. The accommodation would measure 58 sq m in floor area and provide 1 bedroom, living room, kitchen, a bathroom and small store/cloak room. Flat 2 is shown to be a 1 bed unit located on the first floor. The accommodation would measure 63sq m in floor area and provide 1 bedroom, living room opening to kitchen and a bathroom and small store. Flat 3 is shown to be a 1 bed unit located on the second floor. The accommodation would measure 71sq m in floor area and provide 1 bedroom, living room opening to kitchen and a bathroom and small store. To the rear it is proposed to provide a bin store area and external drying area.

For 1 bed units, SPG 7 requires a minimum floorspace of 50 sq m, which the proposal exceeds. The minimum space standards given for living rooms and bedrooms are also exceeded. The plans indicate the provision of amenity space to the rear, and the level of amenity afforded is considered acceptable. It is considered that a suitable level of amenity would be afforded to future occupiers of the flats and therefore the proposal complies with Policy RD1,

BSC 7 and SPG 7.

- 4.1.8 Impact on visual amenity/character and appearance of Conservation Area  
Policy RD1 contains general considerations to be given to the visual impacts of new developments. Chapter 6 of Planning Policy Wales advises that development should preserve or enhance the character and appearance of Conservation Areas.

The proposal involves minor alterations to the internal arrangements of the building, and no external alterations are proposed.

There would be no adverse impact on visual amenity or on the character and appearance of the Conservation Area as a result of the proposed change of use to three flats, therefore it is not considered that the proposal conflicts with Policies RD1 and PPW.

- 4.1.9 Highways safety  
Policy RD1 requires consideration of access and highway safety issues.

There is no parking for the dwelling as existing and no parking for the proposed flats. Restricted on street parking is available on Crescent Road. The site is located within a town centre within walking distance to local shops and facilities and is located on a main bus route. The Head of Highways has raised no objection to the limited parking proposed.

It is not considered that the proposal conflicts with the highways considerations of Policy RD1.

- 4.1.10 Floodrisk  
TAN 15 is the Welsh Assembly's planning guidance note relating to flood risk. The aim of TAN 15 is to direct new development away from those areas which are at high risk of flooding, and to only permit development in high risk areas which can be justified on the basis of the tests outlined in the TAN.

The site is located within a C1 flood zone, described as "areas of the floodplain which are developed and served by significant infrastructure, including flood defences." As a result of the location of the site in this area, a limited FCA was requested by the EA Wales, (now part of Natural Resources Wales. The submitted FCA outlined the potential flood risks at the site and set out series of flood resilient and resistant measures to provide a means of reducing the potential impacts of flooding. NWR considered the FCA and advised that it raised no objection to the development, given its limited scale.

Having regard to the advice of the Environment Agency/ NWR in relation to flooding issues, it is considered that the proposal complies with policy TAN 15 in terms of flood risk.

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

- 5.1 In conclusion the proposal is considered acceptable under the relevant policies and is therefore recommended for grant.

**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. None of the flats hereby permitted shall be occupied until provision has been made within the site for the bin stores and drying area, in accordance with the details approved by

the Local Planning Authority.

3. The development shall be carried out strictly in accordance with the Flood Consequences Assessment submitted to Natural Resources Wales on the 1st May 2013.

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 ensure the units are serviced by adequate storage and drying facilities in the interests of visual and residential amenity.
3. In the interest of reducing the potential impacts of flooding.

**NOTES TO APPLICANT:**

None