



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Heading:

48/2013/0303
Plas yn Roe
Glascoed Road, St Asaph

7

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



Application Site



Date 11/7/2013

Scale 1/2500

Centre = 303298 E 373890 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.

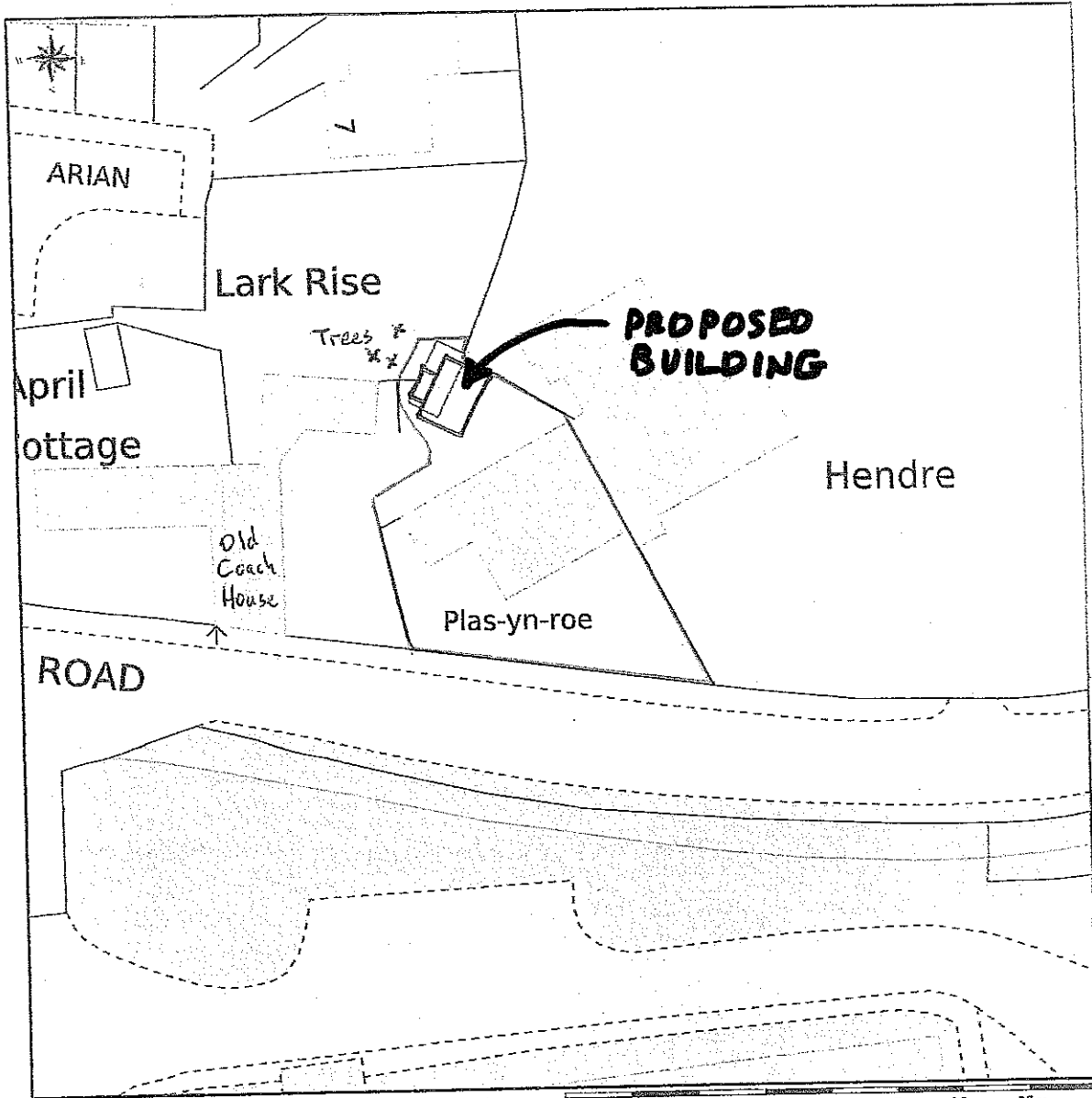


This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.
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.

SITE PLAN

Ref: JH/Plan 2

Plas yn Roe R : 2010 / 0000 / P 2



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Block Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. © Crown copyright, All rights reserved 2013. Licence number 0100031673

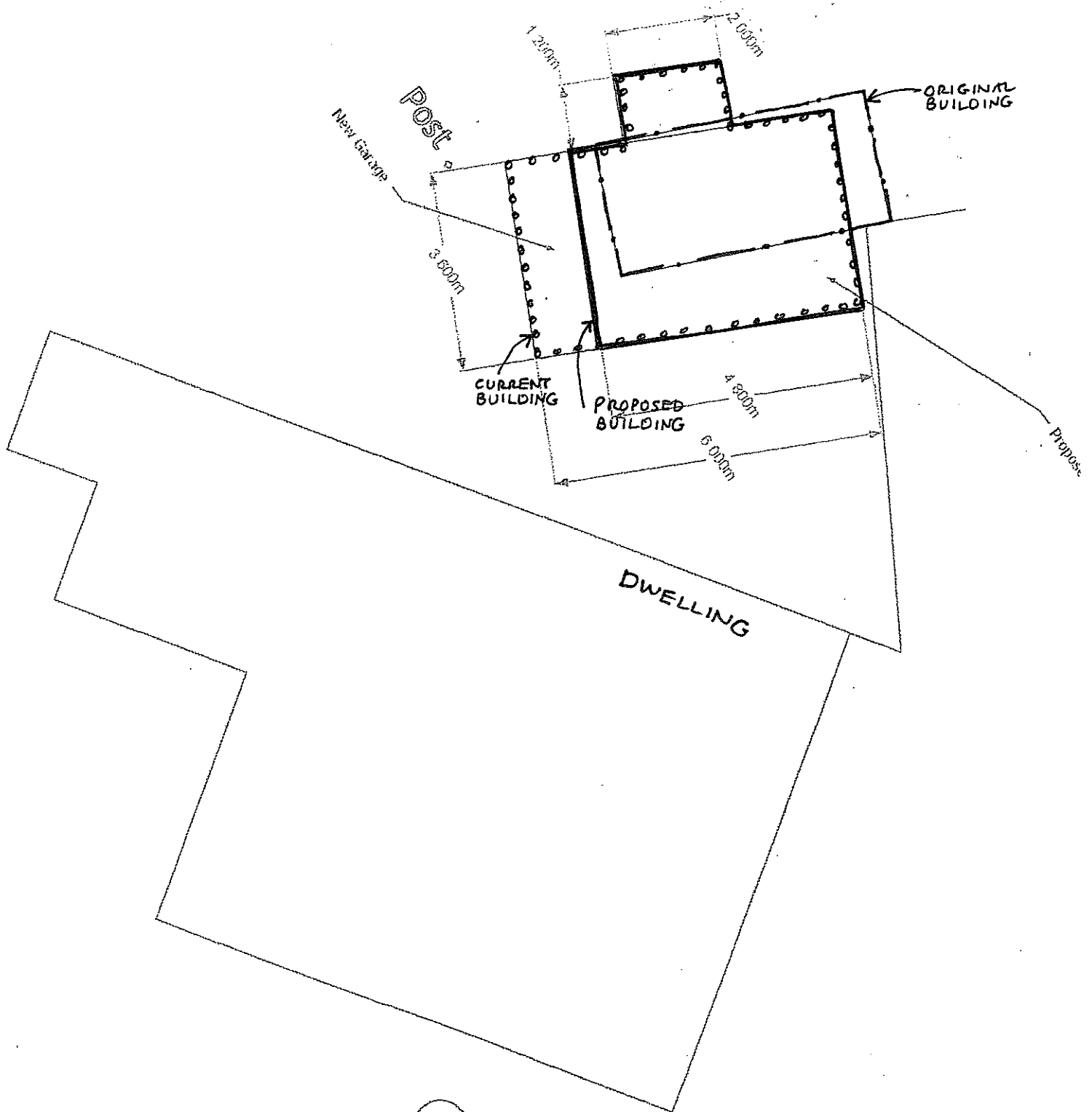
Scale: 1:500, paper size: A4



plans ahead by onup:te

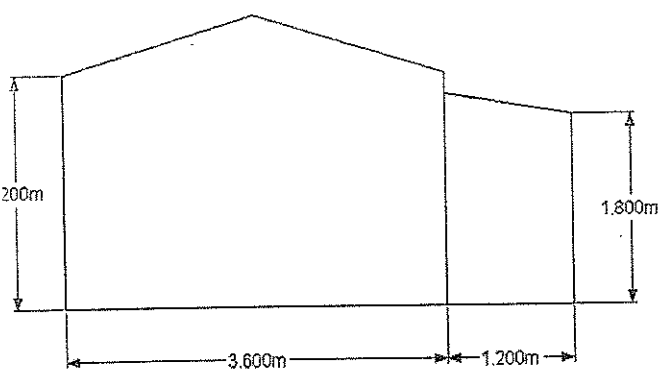
ENLARGED SITE PLAN TO
SHOW EXTENT OF :

- · — · ORIGINAL BUILDING
- · · · · CURRENT BUILDING
- PROPOSED BUILDING

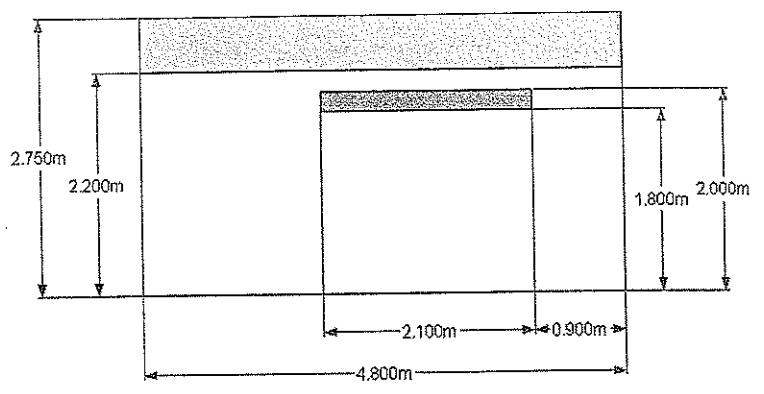


Handwritten scribbles at the bottom of the page.

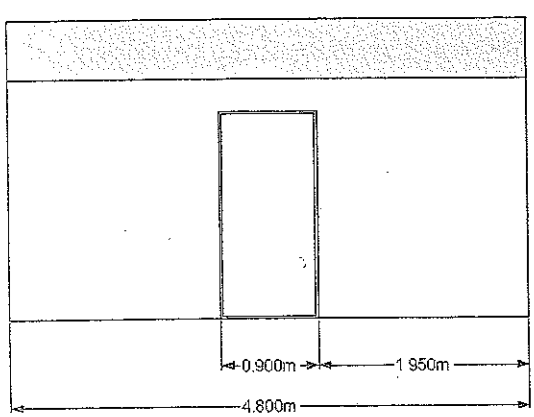
ELEVATION & FLOOR PLANS AS PROPOSED



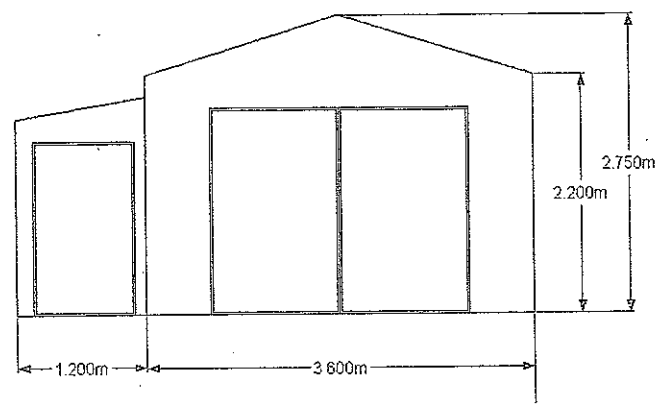
REAR ELEVATION



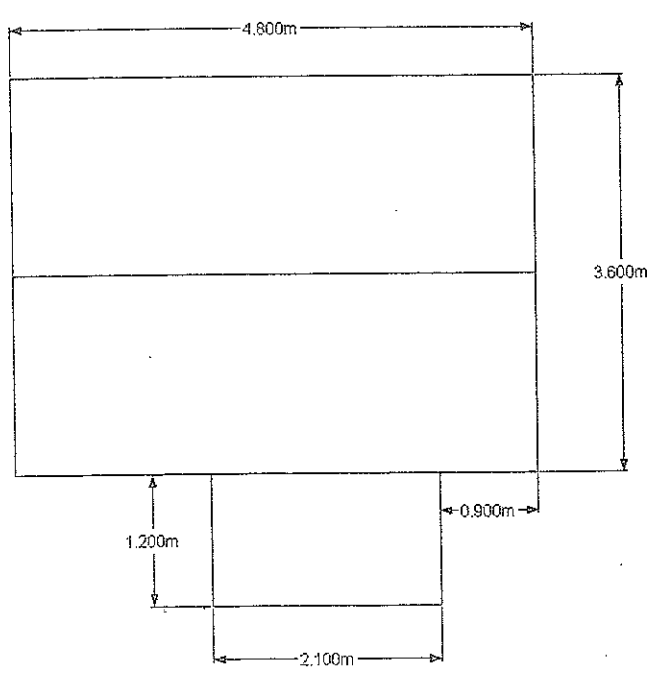
SIDE ELEVATION (LEFT)



SIDE ELEVATION



FRONT ELEVATION



PLAN

Ref. JH/Plan 3



ITEM NO: 7

WARD NO: St Asaph West
WARD MEMBER Councillor Bill Cowie

APPLICATION NO: 46/2013/0303/ PF

PROPOSAL: Erection of replacement timber garage and attached store (Partly in retrospect)

LOCATION: Plas Yn Roe Glascoed Road St Asaph

APPLICANT: Mr John Helm

CONSTRAINTS: Listed Building

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:
 ST ASAPH CITY COMMUNITY COUNCIL:
 "No objection."

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
 Conservation Architect:
 Supports the proposal, and does not think that a refusal would be easily defensible given what was on the site before the current building.

RESPONSE TO PUBLICITY:

In objection
 Representations received from:
 Mr. & Mrs. T. Donovan, The Old Coach House, Glascoed Rd., St. Asaph
 H. Waterson, 48, Llyn Elwy, St. Asaph
 P. Parry, 2, Hillside, St. Asaph

Summary of planning based representations in objection:

Visual amenity:

- the building has a detrimental impact upon the setting of the building;
- the building is overbearing and out of scale with its surroundings; and
- the proposal has resulted in the site being overdeveloped.

Other Matters:

- Questions over the validity of the application (regarding ownership)

In support

Representations received from:

Mrs Christina Cameron, Hendre, Glascoed Road, St. Asaph, LL17 0NR

Summary of planning based representations in support:

- the new garage is an improvement on the previous garage.

EXPIRY DATE OF APPLICATION: 10/6/2013

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 planning permission is sought for the retention of a timber garage within the curtilage of the dwelling, Plas Yn Roe. The application also proposes some amendments to the garage, to reduce its size.
- 1.1.2 The garage which is currently in situ measures 3.6 metres by 6 metres, and is 2.75metres high to the ridge, and 2.2 metres to the eaves.. The finished garage would be reduced in length from 6 metres to 4.8 metres.
- 1.1.3 There is a small side extension to the garage which measures 2.10 metres by 1.2 metres and 2meters high
- 1.1.4 The roof of the garage is pitched, and the walls are constructed of timber. At present the walls are untreated, but as part of this application it is proposed to stain the timber a darker colour.
- 1.1.5 The garage is a replacement for a smaller garage which had a footprint of 5 metres by 2.2 metres, and a ridge height of approximately 1.90 metres (estimated).
- 1.1.6 Access to the garage is via a driveway, and it is understood the applicant has a right of way over this land.
- 1.1.7 The basic detailing is shown on the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The site is within the development boundary of St Asaph.
- 1.2.2 To the north, west and east of the site are other residential properties. South of the site, on the opposite side of Glascoed Road is the Honeywell employment site.

1.3 Relevant planning constraints/considerations

- 1.3.1 The building is within the curtilage of a grade II listed building, Plas Yn Roe.

1.4 Relevant planning history

- 1.4.1 None

1.5 Developments/changes since the original submission

- 1.5.1 Since the original submission, and partly in response to representations received, additional information has been submitted to clarify what alterations are proposed to the building.

1.6 Other relevant background information

- 1.6.1 Neighbours have questioned the validity of the application on the grounds that they contend that because their property is affected, a Certificate B should be submitted, not a Certificate A. Both the applicant and the neighbours have submitted information to demonstrate whether or not a Certificate A is the relevant ownership certificate. The information is not conclusive, and it is officers opinion that on the basis of a signed declaration by the applicant, the Authority has to process the application on the basis of the submitted Certificate A. It is not for the Local Planning Authority to adjudicate in disputes over ownership.
- 1.6.2 Planning permission for the building is only required because it is located within the curtilage of a listed building. Listed building consent is not required as the building does not touch any element of the listed building or any associated structures. The garage would be 'permitted development' other than for the location as noted above.

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 design
Policy VOE 1 – Key areas of importance

- 3.2 Supplementary Planning Guidance
SPG 24 Householder Development Design Guide

- 3.3 GOVERNMENT POLICY / GUIDANCE
Planning Policy Wales Edition 5 November 2012
Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas

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 visual amenity/setting of listed building
4.1.3 Impact on residential amenity

- 4.2 In relation to the main planning considerations:

4.2.1 Principle:

Planning Policy Wales 5, 2012 (PPW) confirms the general requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2).

In relation to the principle of the development, the relevant planning policy context in the Local Development Plan is Policy RD 1, which subject to tests to ensure that developments have an acceptable impact on the amenity and appearance of the

original dwelling and surrounding area, supports the principle of development within development boundaries.

The proposal for development in a private garden is therefore considered acceptable in principle, its detailed impacts are addressed below.

4.2.2 Impact on visual amenity/setting of listed building:

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 iii) requires development to protect and where possible enhance the historic environment. Policy VOE 1 further seeks to protect sites of built heritage.

The garage has replaced an older, more dilapidated garage, which had been sited on the site for a significant number of years, and can be seen on the 1979 land registry documents. The replacement garage is approximately 1 metre higher than the original garage, 1.4 metres wider (2.6 metres wider where the side extension is), and is approximately the same depth as the original garage. It is to be stained a dark/black colour. It is located to the rear of dwelling, away from the principle frontage. The Conservation Architect, on the basis of what was on site before, has not raised an objection to the proposal, and does not consider the garage to have a detrimental impact upon the setting of the listed building.

On the basis of the above details and the comments of the Conservation Architect, it is considered that the proposal would not have an unacceptable impact upon the character of the area, nor the setting of the listed building. The proposal is therefore considered acceptable in terms of visual amenity and is in accordance with the requirements of planning policies RD 1 and VOE 1.

4.2.3 Impact upon residential amenity:

Policy RD 1, criteria vi) requires that development does not harm the amenity of neighbouring residents by virtue of increased activity, disturbance, noise and provides satisfactory amenity standards itself.

The garage is a replacement of an older garage, and is sited adjacent to an area currently and historically used by both Plas Yn Roe, and The Old Coach House for vehicle parking/manoeuvring. There are no windows of note looking towards the site. The boundary side of the garage is immediately adjacent to the garden area of The Old Coach House, and a newly laid hedge runs along this boundary.

Given the use of the site for a domestic garage in the past, it is not considered that the new garage will have an unacceptable impact upon the residential amenity of neighbouring dwellings. The height of the garage, in this location, and in relation to the surrounding area is not considered to be over bearing. The use of the garage is not likely to result in a loss of privacy for neighbouring residents. It is considered therefore that the proposal is acceptable in terms of residential amenity and is in accordance with the requirements of planning policy RD 1.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposal is considered to be acceptable in terms of material planning considerations and adopted planning policy.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The proposed alterations to the garage as shown on the approved plan shall be carried out within 3 months of the date of this permission.
2. Within 1 month of the date of this permission, the finished colour of the external walls of the garage shall be agreed in writing with the Local Planning Authority, and the building shall be finished in that colour within 3 months of the date of this permission.

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

1. In the interest of visual amenity
2. In the interest of visual amenity

NOTES TO APPLICANT: none