



CYNGOR
Sir Ddinbych
Denbighshire
 COUNTY COUNCIL

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 Denbighshire County Council
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 Denbigh
 Denbighshire LL16 3RJ

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Heading:

43/2013/0989
 1A Tudor Avenue
 Prestatyn

11



Application Site



Date 29/8/2013

Scale 1/2500

Centre = 307316 E 383027 N

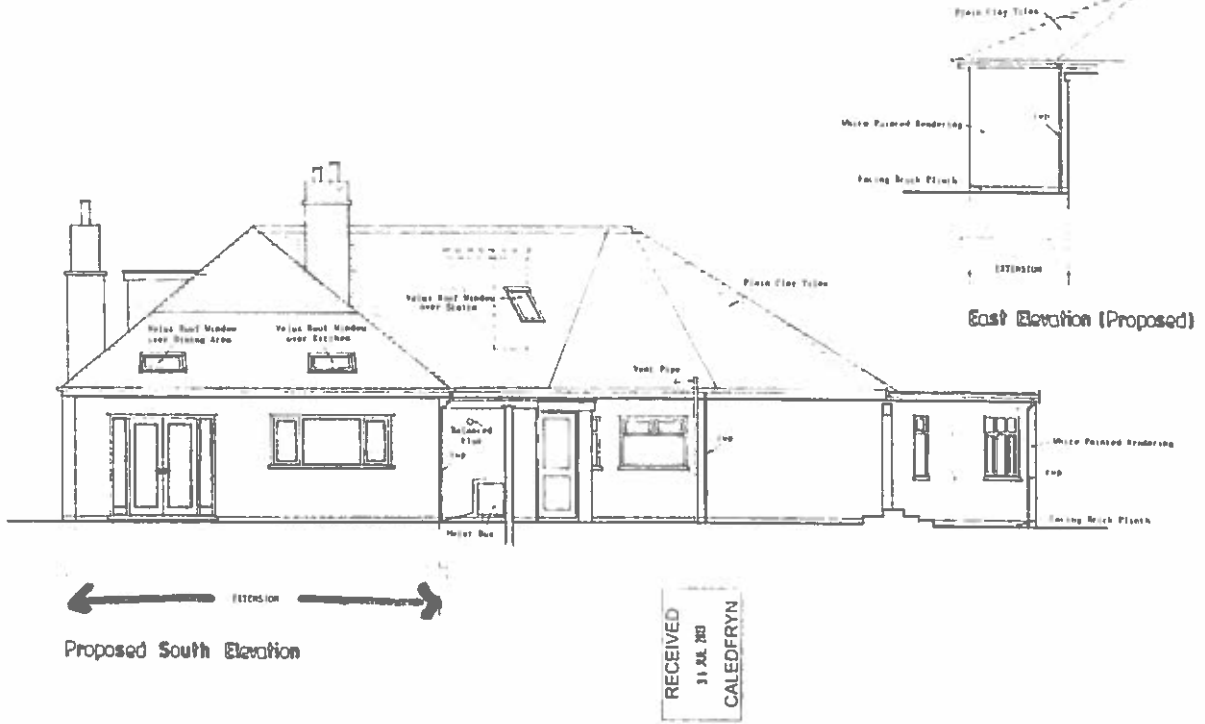
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



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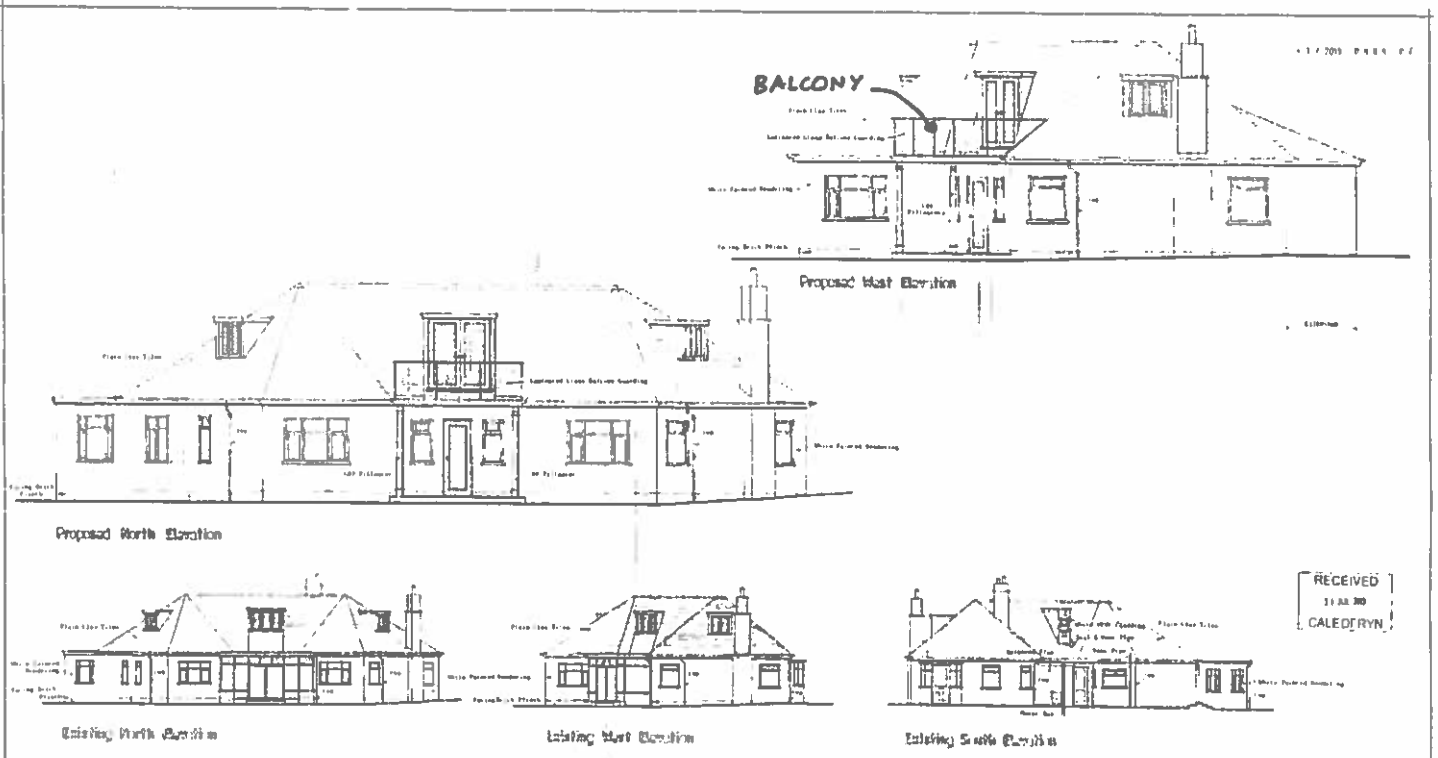
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at enfyndiad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011

ELEVATION PLANS



1A TUDOR AVENUE, PRESTATYN - ELEVATIONS AS PROPOSED.
SCALE - 1:50.

PLAN No. 01/20/01/000/1/1
 DRISCOLL & BARRINGTON, ARCHITECTS, PRESTATYN,
 Planning & Design Services,
 31 Clwyd Avenue, Prestatyn,
 Gwynedd, Denbighshire, LL18 2JW.
 Tel: 01745 391188 Mobile: 01746 537229
 e-mail: driscolldesign@compuserve.com
 A Member of the Guild of House Craftsmen.



1A TUDOR AVENUE, PRESTATYN - ELEVATIONS AS EXISTING & PROPOSED.
SCALE - 1:100.

PLAN No. 01/20/01/000/1/1
 DRISCOLL & BARRINGTON, ARCHITECTS, PRESTATYN,
 Planning & Design Services,
 31 Clwyd Avenue, Prestatyn,
 Gwynedd, Denbighshire, LL18 2JW.
 Tel: 01745 391188 Mobile: 01746 537229
 e-mail: driscolldesign@compuserve.com
 A Member of the Guild of House Craftsmen.

ITEM NO: 11

WARD NO: Prestatyn East

APPLICATION NO: Councillors James Davies and Julian Thompson Hill
43/2013/0989/ PF

PROPOSAL: Erection of extension to side of dwelling, removal of existing front entrance porch and erection of open porch with balcony above

LOCATION: 1A Tudor Avenue Prestatyn

APPLICANT: Mr & Mrs Graham & Rebecca Dobbin

CONSTRAINTS:

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

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

- Application submitted on behalf of Corporate Director

CONSULTATION RESPONSES:
PRESTATYN TOWN COUNCIL
Response not received at time of drafting report

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 24/09/2013

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 side of the dwelling, removal of a front entrance porch and the erection of a replacement open porch with a balcony above. A dormer window would be replaced by a door in order to facilitate access to the proposed balcony.
- 1.1.2 The proposed extension would measure approximately 2m in depth and 7.2m in width. The details are shown on the plan at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The existing property is a detached residential dormer bungalow located in a residential area of Prestatyn.
- 1.2.2 The property is set within a large residential curtilage. Boundary treatments comprise of a low stone wall and mature planting.

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 None

1.6 Other relevant background information

1.6.1 The application is reported to Committee as the applicant is one of the Council's Corporate Directors.

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.

The proposed balcony would be orientated towards the garden of the dwelling and beyond that the main road.

Having regard to the scale, location and design of the proposed extension and alterations, it is considered that the proposals would not have an unacceptable impact on residential amenity. The proposals therefore comply with the policies and guidance listed above.

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 would have limited visibility from public viewpoints due to its location and existing boundary treatments. The extension would be set down in height and would cover significantly less floorspace than the existing dwelling. The proposed balcony would be replacing an existing area of flat roof.

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 it would have an acceptable impact and meet the tests of the policies listed above.

5. SUMMARY AND CONCLUSIONS:

- 5.1 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.

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.

NOTES TO APPLICANT:

None

