

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

Tel: 01824 706800 Fax: 01824 706709

Heading:

11/2013/0632/PF
Plas Cwtta
Clocaenog, Ruthin

2

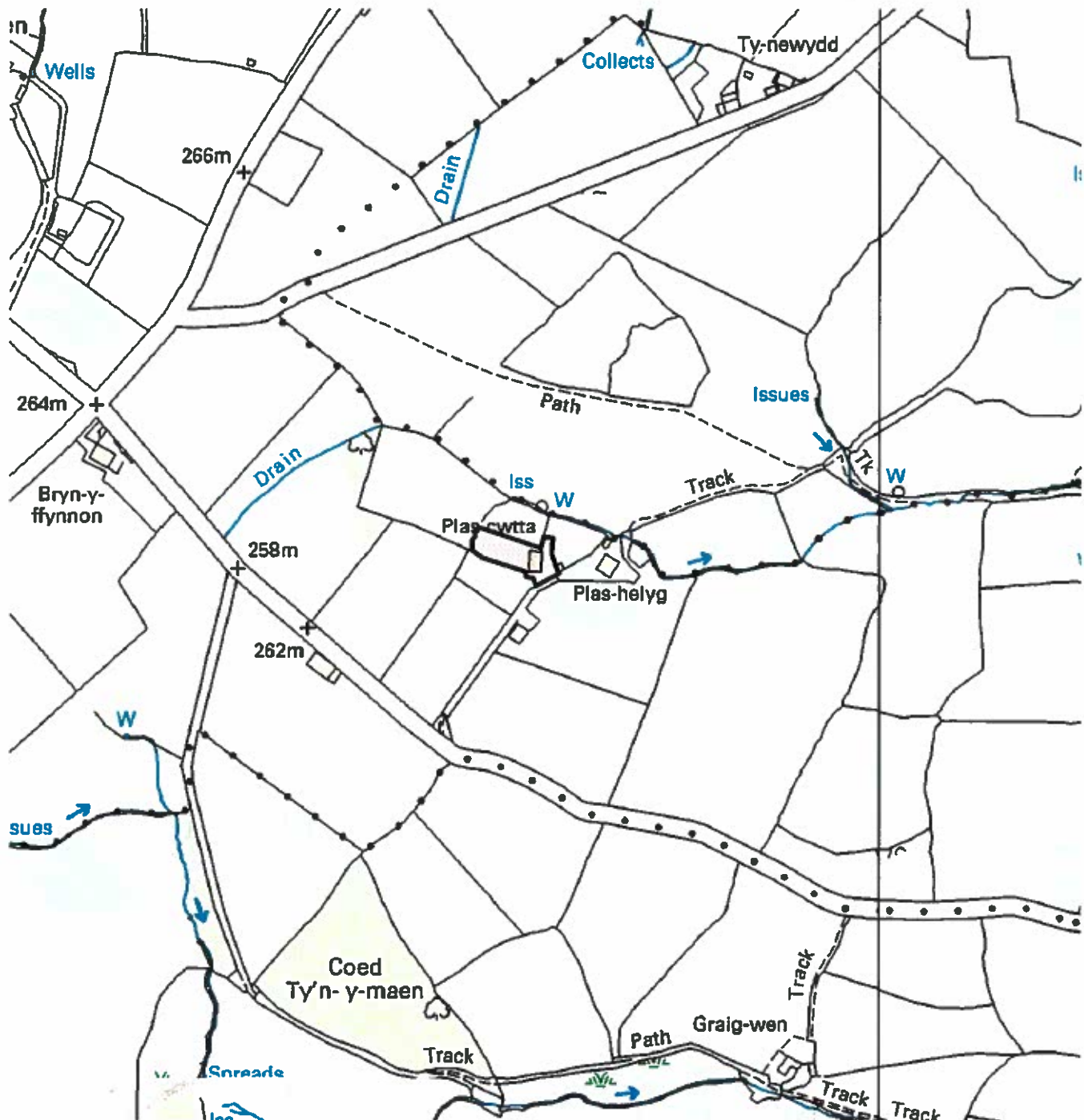
 Application Site



Date 2/10/2013
Centre = 309706 E 353496 N

Scale 1/5000

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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ELEVATIONS

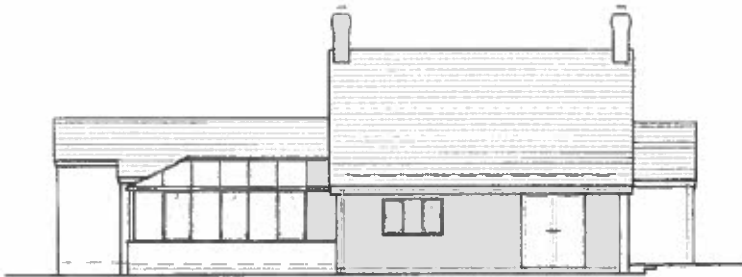
1 / 2013 / 0632 / P F



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

AS EXISTING

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MATISCHOK & ROSS
architectural services

project title
Extension to Plas Cwta, Clocaenog, Ruthin.

drawing title
Existing Elevations

project no 0503	drawing no 3	revision
date 22/03/2012	scale 1:100	drawn by SR

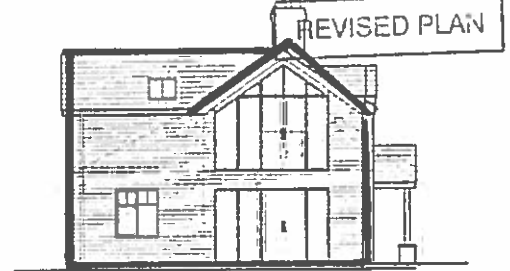
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t 01824 706 222 f 01824 707 171
e mail@matischokross.co.uk w www.matischokross.co.uk

PROPOSED EXTENSIONS HIGHLIGHTED

1 / 2013 / 0632 / P F



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- External Materials**
- Walls: Natural mineral slate, blue grey, finished with white render.
 - Roofs: Gable end, painted or painted under joint with facing brick, painted with white render to appear as natural central boarded barge, lapping where there is.
 - Windows: Black, zinc gutters and down pipes to ground.
 - Windows: Existing double frames, white upvc or painted timber windows & doors to meet approval.
 - Frontal: Existing double doors, white upvc or painted timber (solid), barge boards & roof boards to approval.

AS PROPOSED

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Extension to Plas Cwta, Clocaenog, Ruthin.

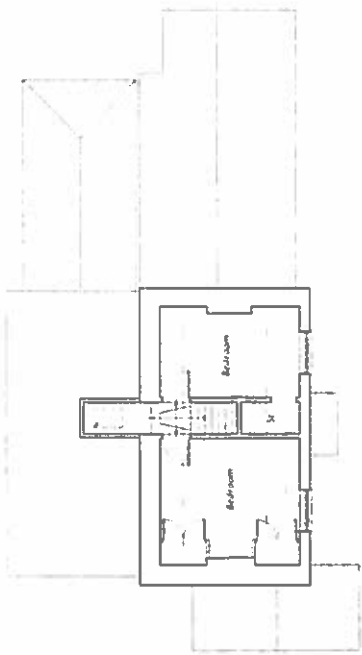
drawing title
Proposed Elevations.

project no 0503	drawing no 5	revision A
date 03/04/2013	scale 1:100	drawn by SR

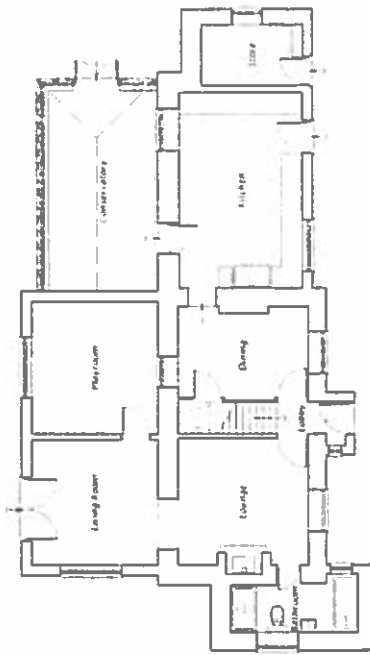
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t 01824 706 222 f 01824 707 171
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23 AUG 2013

AS EXISTING



First Floor Layout Plan



Ground Floor Layout Plan

1 1 / 2 0 1 3 / 0 6 3 2 P 1

MATISCHOK & ROSS
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Project title
Extension to Plas Cwita, Ciochenog, Rurhin

Drawing title
Existing Plans

Project no
0503

Scale
1:100

Date
22/03/2013

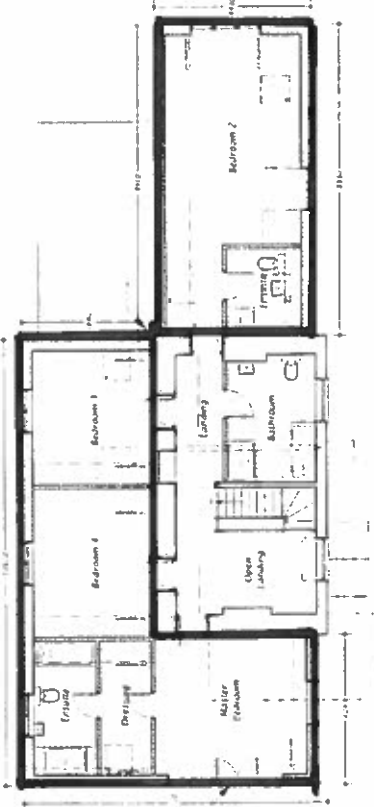
Drawn by
S R

Revised by

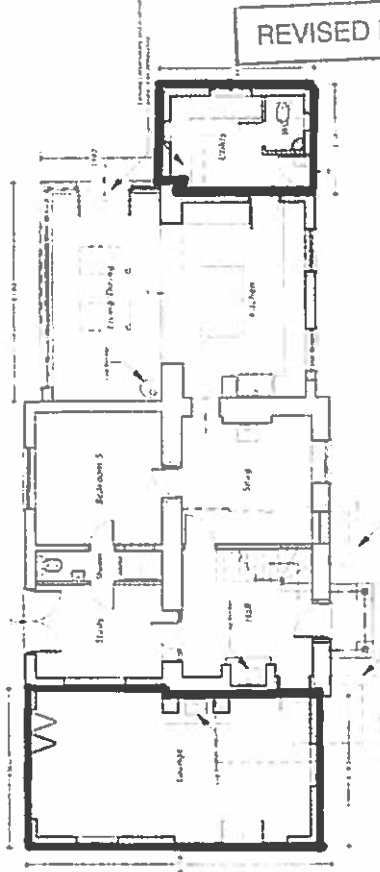
Birch House, Hen Lan Park, Rurhin, Denbighshire, LL15 1HA
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RECEIVED
21 MAY 2013
CALEDONIA

AS PROPOSED



First Floor Layout Plan



Ground Floor Layout Plan

FLOOR PLANS

REVISION PLAN

1 1 / 2 0 1 3 / 0 6 3 2 P 1

MATISCHOK & ROSS
architectural services

Project title
Extension to Plas Cwita, Ciochenog, Rurhin

Drawing title
Proposed Plans

Project no
0503

Scale
1:100

Date
02/04/2013

Drawn by
S R

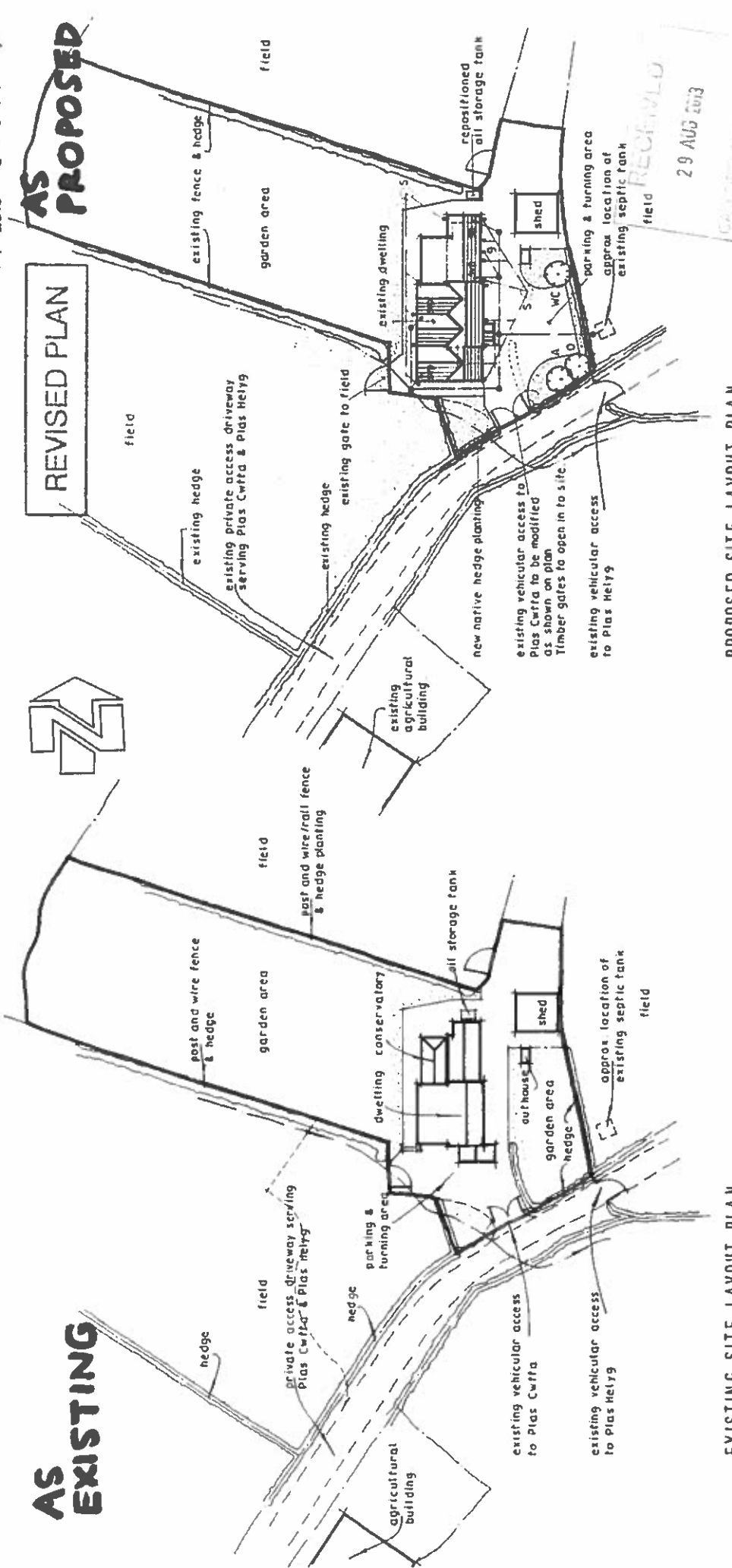
Revised by

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t 01824 786 222 f 01824 787 171
e m.r@matischokross.co.uk w www.matischokross.co.uk

PROPOSED EXTENSIONS HIGHLIGHTED

11/2013 / 0632/PF

AS EXISTING



PROPOSED SITE LAYOUT PLAN
1:500

EXISTING SITE LAYOUT PLAN
1:500

Rev. A - 25/07/13 - Amended vehicular access details

All planting, seeding, turfing, fencing or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development.
Any trees or plants which, within a period of five years of completion of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Proposed new access driveway, parking & turning areas serving the existing dwelling to be finished with well consolidated hardcore with a surface finish of limestone chippings, permeable open-cell type concrete paving system or other approved finish, and to client's approval and specification.

GENERAL LANDSCAPING & EXTERNAL WORKS DETAILS.

- 100mm dia foul drainage runs - min. fall 1 in 60
 - 100mm dia surface water drainage runs - min. fall 1 in 60
 - Soak-away constructions
 - Turfed/Seeded Grassed Areas.
- Tree Planting**
Native tree planting to be 3.0m to 3.6m tall and to be sited a min. 5m from any buildings.
O - Oak A - Ash WC - Wild Cherry SB - Silver Birch R - Rowan.
- The new timber post & wire netting fencing to the new boundaries - fences to be 1.20m high - to be supplemented with new native hedgerow planting to approval, and as shown on the plan to Hawthorn, blackthorn, holly, hazel, etc. Planting at a min. 5 plants per metre square area.
- All new paths and patio areas are to be finished in stone/slate flags to client's specification/approval.
- Existing trees/hedges to be protected during the course of development by the erection of a timber chestnut paling fence to the perimeter of the crown of the tree. The fence is to be kept in place to the completion of the building works.



MATISCHOK & ROSS architectural services	
project title	Extension to Plas Cwffa, Cloacnag, Ruthin.
drawing title	Existing and Proposed Site Plans.
project no.	0503
drawing no.	1
revision	A
date	02/04/2013
scale	1:500
drawn by	P M
Birch House, Hen Llan Parwr, Ruthin, Denbighshire, LL15 1WA t 01824 706 222 f 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk	

ITEM NO: 2
WARD NO: Efenechtyd
WARD MEMBER(S): Councillor Eryl Williams
APPLICATION NO: 11/2013/0632/ PF
PROPOSAL: Erection of two-storey and first-floor pitched-roof extensions, alterations to dwelling and alterations to existing vehicular access
LOCATION: Plas Cwtta Clocaenog Ruthin
APPLICANT: Mr & Mrs Adam & Katy Stubbings
CONSTRAINTS:
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:
CLOCAENOG COMMUNITY COUNCIL
No objection.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 13/08/13

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee
- amended plans requested

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of extensions to the dwelling Plas Cwtta in Clocaenog. The application comprises of three elements, a rear and two side extensions.
- 1.1.2 The rear extension would be over an existing single storey lean-to, and along the proposed side extension. In total it would measure 12.6 metres in length. It would have two gables to the rear, and would comprise of two additional bedrooms.
- 1.1.3 The two storey side extension is proposed on the southern elevation of the dwelling (closest point to the road). It would project 4.2 metres from the side of the dwelling, and run along the depth of the dwelling and to the rear, some 8.7 metres. The end would be heavily glazed with French doors on the ground and first floor. It would be clad in horizontal larch boarding. This extension would comprise of a lounge, with a bedroom and en suite on the first floor.

1.1.4 The side extension would project 3.1 metres from the northern side of the dwelling and would run over an existing single storey section on the northern end of the dwelling. The two storey section would measure 8.8m in total length. It would have a large dormer window to the front and would be partially clad in larch cladding. It would comprise of a bedroom and en suite and the additional ground floor space would comprise of a utility room.

1.1.5 The proposals are illustrated on the plans at the front of the report.

1.2 Description of site and surroundings

1.2.1 The two storey traditional detached dwelling is located off a track on to a minor road which links to the B5105 Ruthin to Clawddnewydd Road.

1.2.2 The dwelling was extended in the early 1980's with the addition of a side and rear extension.

1.2.3 It is a relatively flat site, bounded by hedging to all sides.

1.2.4 Another dwelling Plas Helyg shares the access track, and is located to the north east of Plas Cwta.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located in the open countryside, outside of any development boundary.

1.4 Relevant planning history

1.4.1 Planning permission was granted for extensions to the dwelling in 1983. Owing to the time lapse since these extensions were added they would now be regarded as part of the original dwelling for the purposes of planning policy considerations.

1.5 Developments/changes since the original submission

1.5.1 The application has been amended slightly on the advice of Officers. An extended curtilage originally proposed has now been removed and certain detailing of the scheme has been amended, albeit with a limited reduction in additional floorspace.

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 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)

3.4 Other material considerations
None.

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the 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). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity

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. SPG 1 and SPG 24 offer 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 sections.

4.2.2 Visual amenity

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 application proposes extensions to the sides and rear of the dwelling which would have a footprint of approximately 50 sq metres. The existing dwelling has a footprint of over 115 sq metres. Both side extensions would be set back from the front of the dwelling and the ridgelines would be set down from the main ridge height. The width of the resulting dwelling would be 21.5 metres; the original two story section of the dwelling was 8.5 metres. The extensions would be clad in larch boarding.

In Officers opinion the cumulative impact of the extensions would not appear subordinate to the original dwelling, owing to the scale and massing of the extensions. Whilst there are existing single storey elements on the sides of the dwelling, the existing two storey section is only 8.5 metres wide and this would be extended to over 21 metres, which more than doubles the original frontage. Design breaks, such as the set down ridges and alternative materials have been made to enable the original dwelling to stand out from the extension, however the width of the extension would be substantial and the proposed materials do not reflect those of the original dwelling. New fenestration patterns are also proposed and include substantial glazing to both end elevations, which is also introducing new features rather than reflecting those of the original dwelling, which is the suggested best practice in SPG. Hence it is considered that the proposal would not comply with tests i) and ii) of Policy RD 3 and advice within the supplementary planning guidance.

4.2.3 Residential amenity

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. Planning Policy Wales 3.1.4 refers to the impact on the neighbourhood as a material consideration, the impact of a development on residential amenity is therefore a relevant test on planning applications.

A substantial amount of amenity space would remain if the extension was permitted and the nearest dwelling would be over 40 metres to the north west of Plas Cwitta.

It is to be noted that there would be over the recommended 40 sq metres amenity space remaining for the proposed occupiers of the dwelling should the extensions be permitted. Considering the distances to the neighbouring dwelling the extension would not result in a loss of light for adjacent occupiers. The proposal is therefore considered to comply with test iii) of Policy RD 3 and separation distance advice within supplementary planning guidance.

5. SUMMARY AND CONCLUSIONS:

5.1 It is the opinion of Officers that the proposal fails to comply with key tests of planning policy RD3 Extensions to Dwellings, therefore the application is recommended for refusal.

RECOMMENDATION: REFUSE- for the following reason:-

1. It is the opinion of the Local Planning Authority that the siting and scale of the extensions would not be subordinate to and would not reflect the character and appearance of the original dwelling. The proposal therefore fails to comply with criteria i) and ii) of Policy RD3 of the Denbighshire Local Development Plan and advice contained in SPG 1 Extensions to Dwellings.