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Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

22/2011/1373 & 1374  
Outbuildings Wern Fawr  
Llangynhafal

5



Application Site

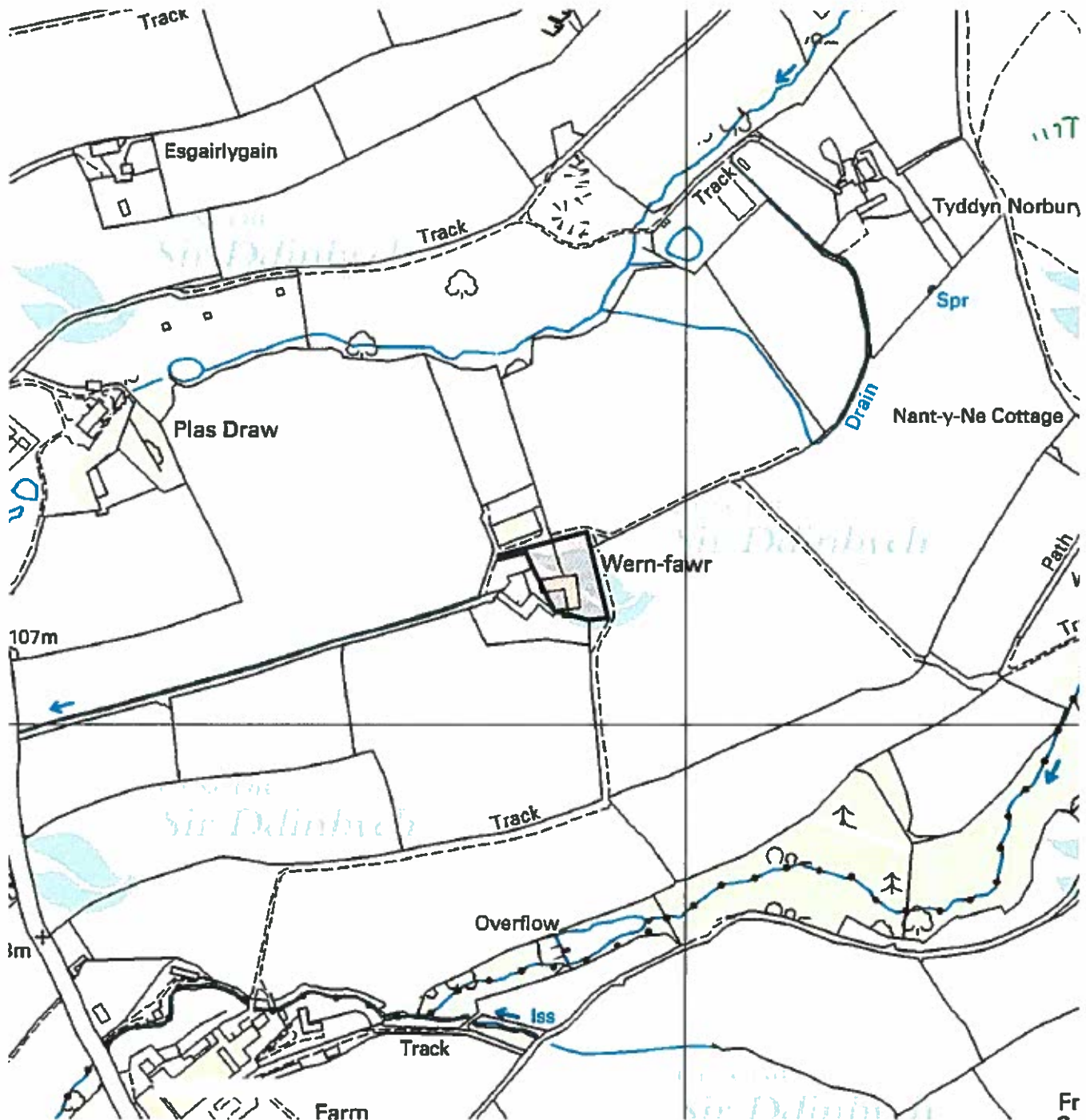


Date 2/10/2013

Scale 1/5000

Centre = 313875 E 362140 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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Heading:

22/2011/1373 & 1374  
Outbuildings at Wern Fawr  
Llangynhafal, Ruthin



Application Site



Date 2/10/2013

Scale 1/2500

Centre = 313875 E 362140 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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# SITE PLAN

2 / 2011 / 1373 / P F

N

REVISED PLAN

## Bat mitigation measures

1. All existing hedgerows and fences to be retained along site boundaries.
2. External lighting to be low level and directional towards the ground. No high level illumination or halogen lighting to be employed.

Lean-to demolished

New perimeter planting to be indigenous trees and hedgerows

Green line denotes domestic outillage

Outbuilding does not form part of this application and will only be required on 'fill' for the basis

Courtyard

Bonded gravel surface with recycled cobbles edging - to be permeable

New access drive

Grassed area

Barn

Settled path

making graded area to be properly graded and re-seeded

New stone well section to match existing

Outbuilding does not form part of this application and will only be required on 'fill' for the basis

Wern Fawr

End of barn demolished

Grass on graded topsoil

PLANNING SERVICES  
7 AUG 2013  
7 AUG 2013  
7 AUG 2013

Bonded gravel surface with recycled cobbles edging - to be permeable

Dotted lines denote poor stone structures to be demolished

This elevation to be constructed in stone salvaged from demolition

Ex. stone wall to be retained and gaps filled in

B - Boundary division between properties amended and landscaping simplified

DO NOT SCALE

Mr and Mrs McDonald

Wern Fawr

Llangynhal

Nr. Ruthin

LL16 9 RT

Malpas District Ltd

Stone Y Court

Mangerman Lane

Mold

CH7 5DB

Wern Fawr

Llangynhal

Nr. Ruthin

LL16 9RT

Proposed Access Plan

Drawn by: LAWG

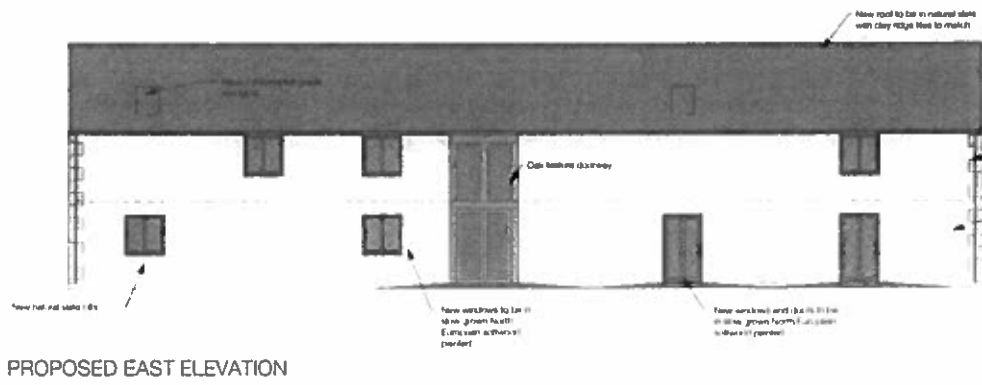
Date: 1,200 sq A3

Revised by:

Date: Aug / 2011

Rev number: 2011/01

88



REVISED PLAN

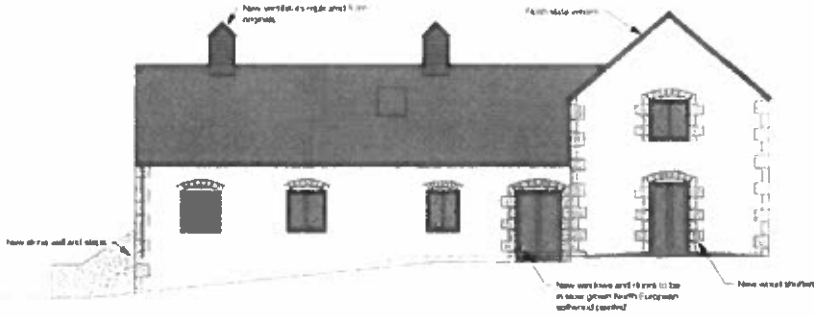
PROPOSED EAST ELEVATION



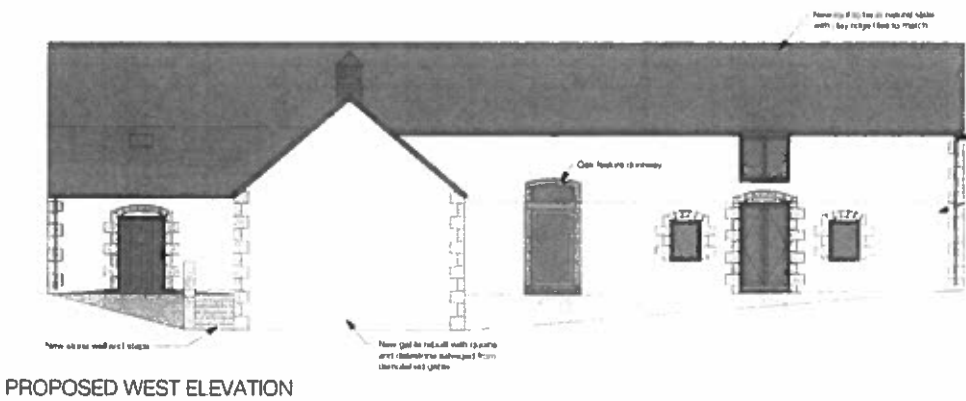
A - Shutters removed  
S elevation gate FF doors changed to window

DO NOT SCALE

10 and 11a Malpas Street Dublin 1 Co. Dublin D01 X 8T2	
Maura O'Connell Planner & Local Management Officer MAB CHI 500	
Sign Consents and other documents from 10 Malpas Street Dublin 1 D01 X 8T2	
Proposed alterations?	
Scale: 1:100 @ A3	Date: 12A
Rev: Aug 2011	Rev: 12A
Date: 2011	Date: 2011



PROPOSED SOUTH ELEVATION



REVISED PLAN

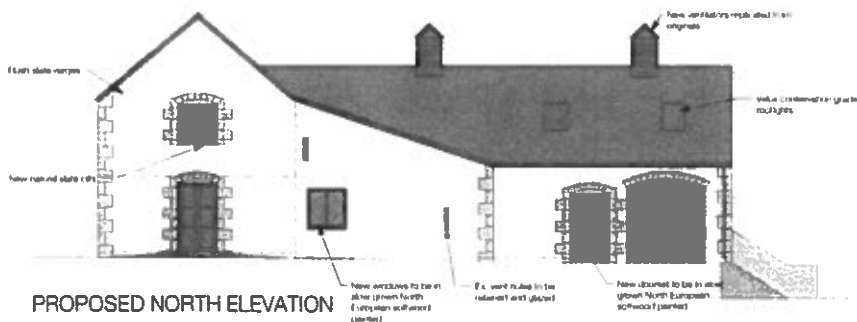
PROPOSED WEST ELEVATION



A - Shutters omitted.  
N elevation lobby / garage area / garage doors omitted and window inserted in opening

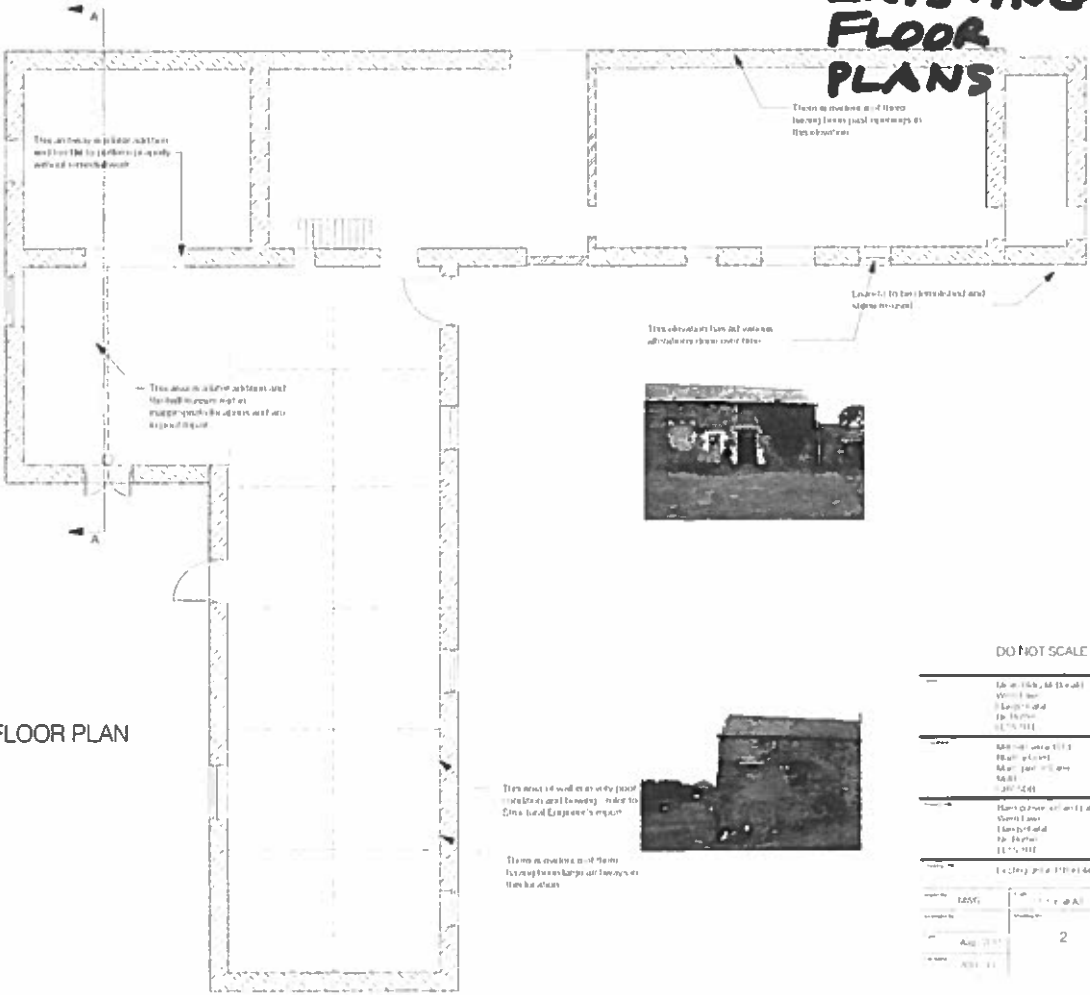
DO NOT SCALE

10 and 11a Malpas Street Dublin 1 Co. Dublin D01 X 8T2	
Maura O'Connell Planner & Local Management Officer MAB CHI 500	
Sign Consents and other documents from 10 Malpas Street Dublin 1 D01 X 8T2	
Proposed alterations?	
Scale: 1:100 @ A3	Date: 11A
Rev: Aug 2011	Rev: 11A
Date: 2011	Date: 2011



PROPOSED NORTH ELEVATION

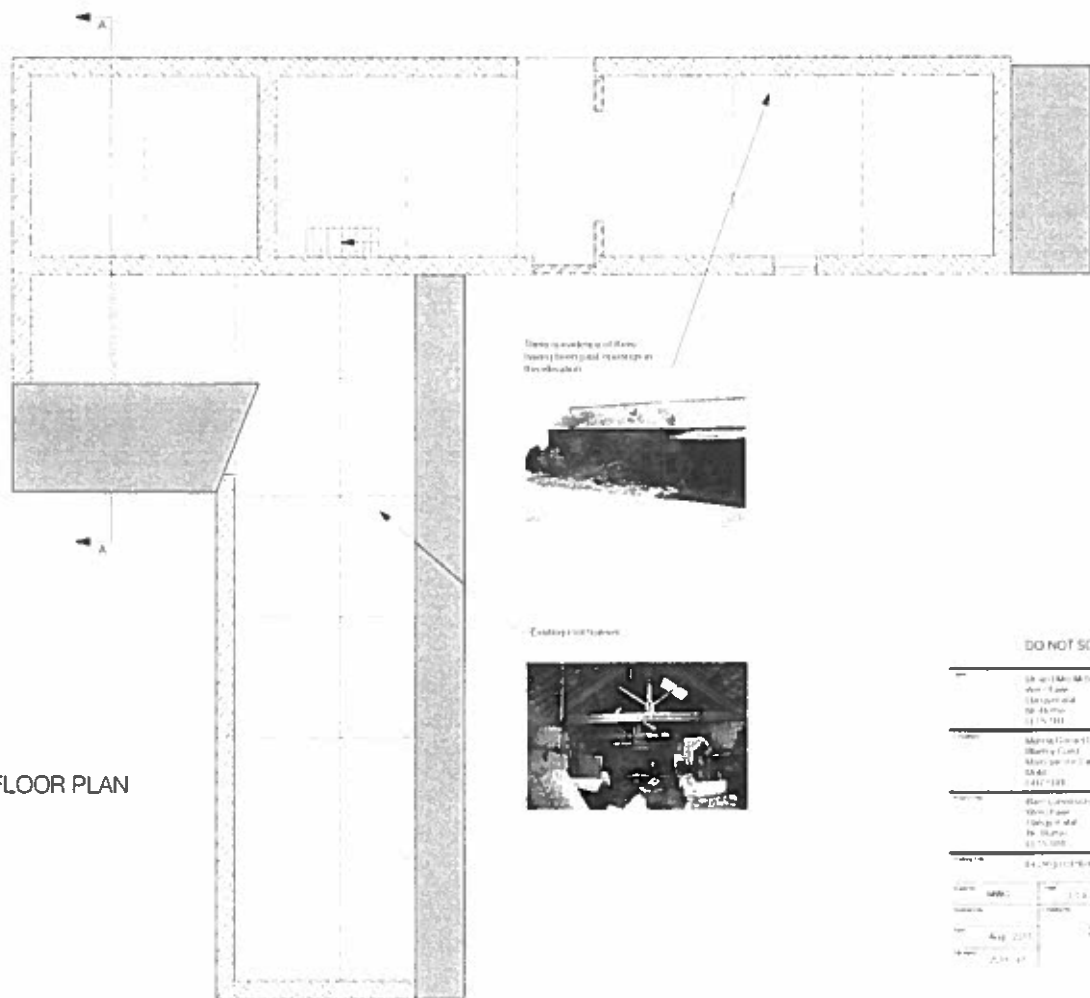
# EXISTING FLOOR PLANS



DO NOT SCALE

Scale	1:100 (A1)
Author	Architect
Date	11/11/11
Client	Client
Project	Project
Sheet	2

EXISTING GROUND FLOOR PLAN

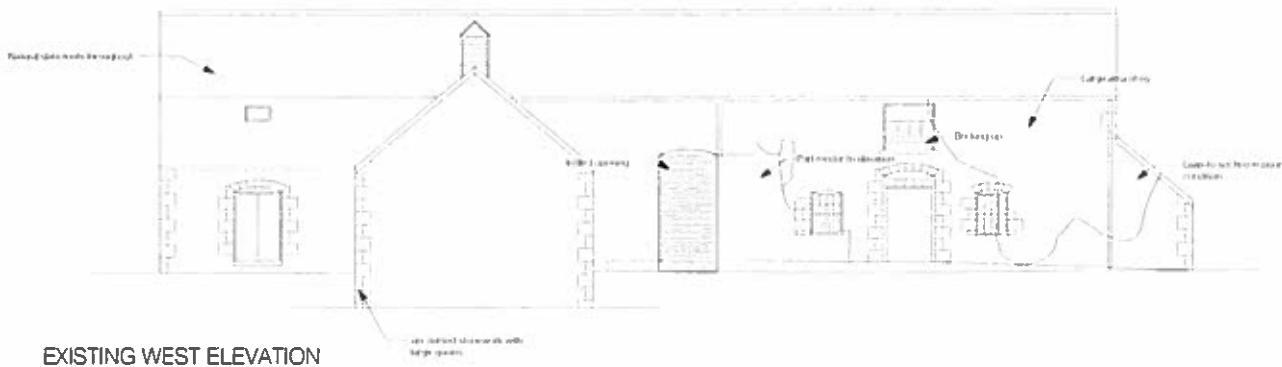


DO NOT SCALE

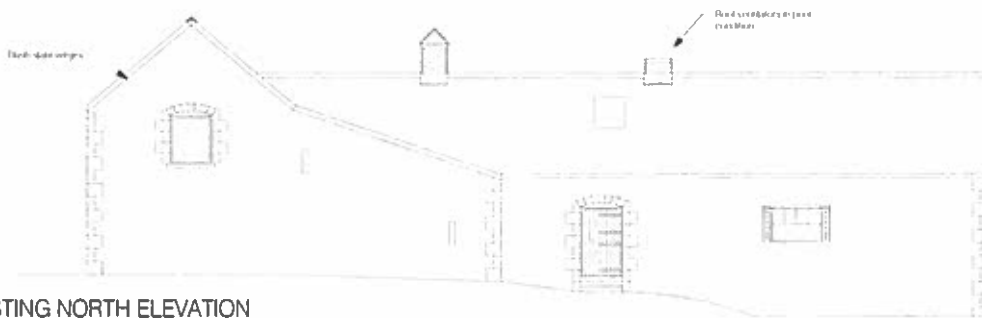
Scale	1:100 (A1)
Author	Architect
Date	11/11/11
Client	Client
Project	Project
Sheet	3

EXISTING FIRST FLOOR PLAN

# EXISTING ELEVATIONS



EXISTING WEST ELEVATION

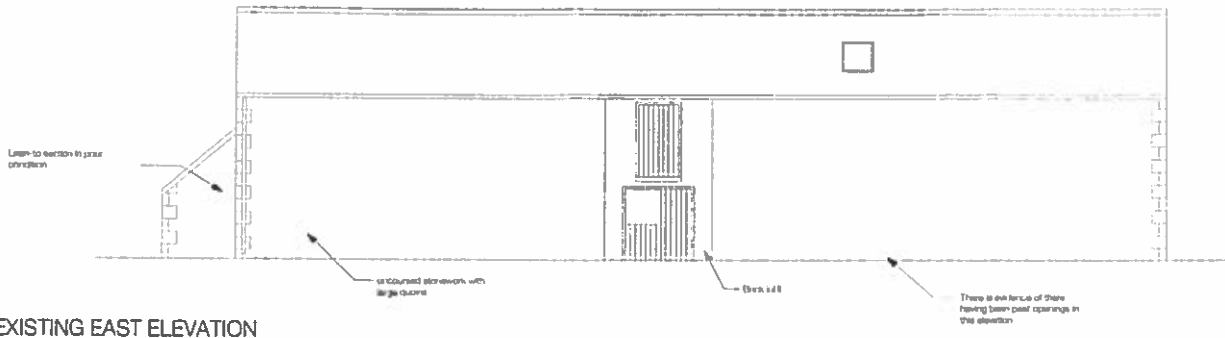


EXISTING NORTH ELEVATION

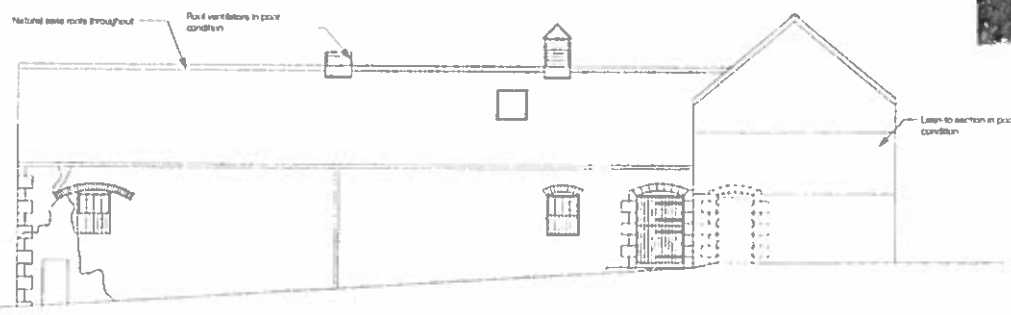
DO NOT SCALE

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Client	...
Date	...
Sheet No.	5A
Project No.	...
Revision	...

22 / 2011 / 1373 / PF



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

A - elevation titles altered  
DO NOT SCALE

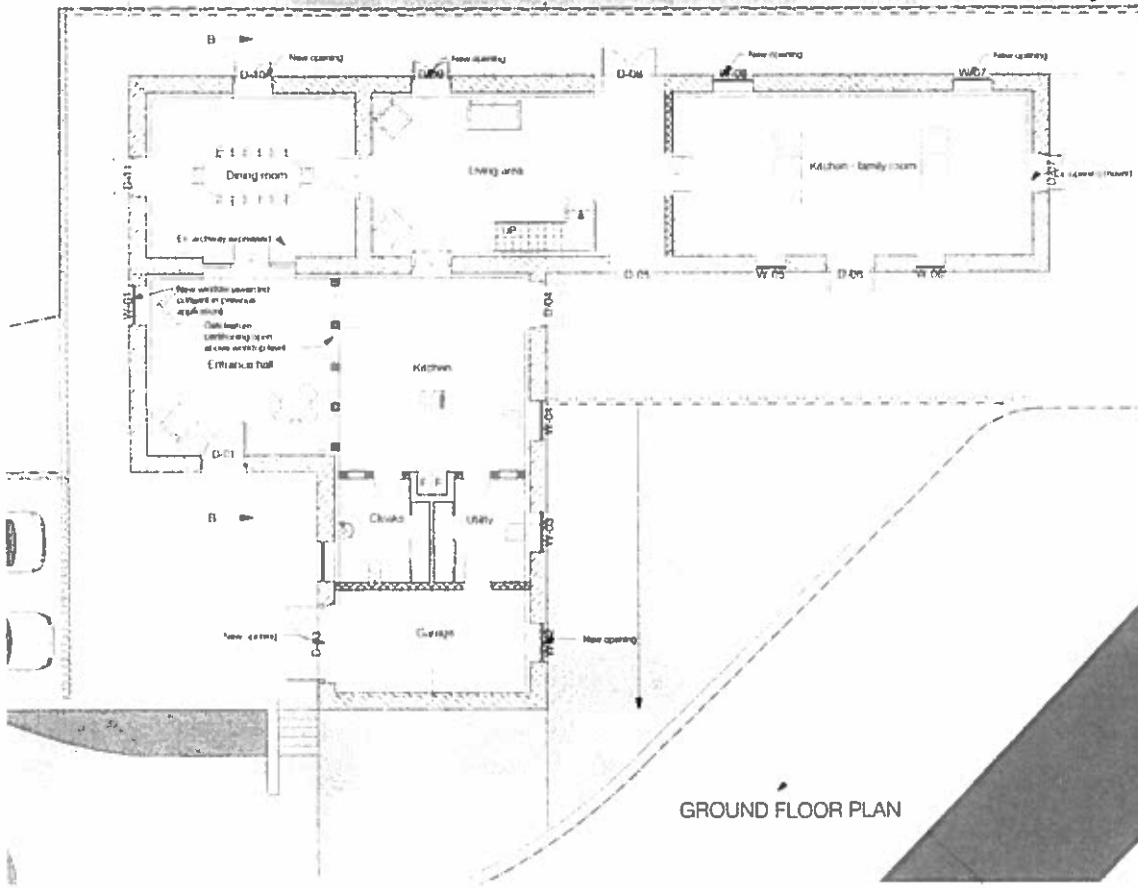
Scale	1:100
Author	...
Client	...
Date	...
Sheet No.	5A
Project No.	...
Revision	...



# PROPOSED FLOOR PLANS / 1373 / P F

REVISED PLAN

Note: Removal of previous coverings along this elevation and new openings allowed in previous consent



GROUND FLOOR PLAN

-7 AUG 2013  
DUNEDIN  
PLANNING SERVICES

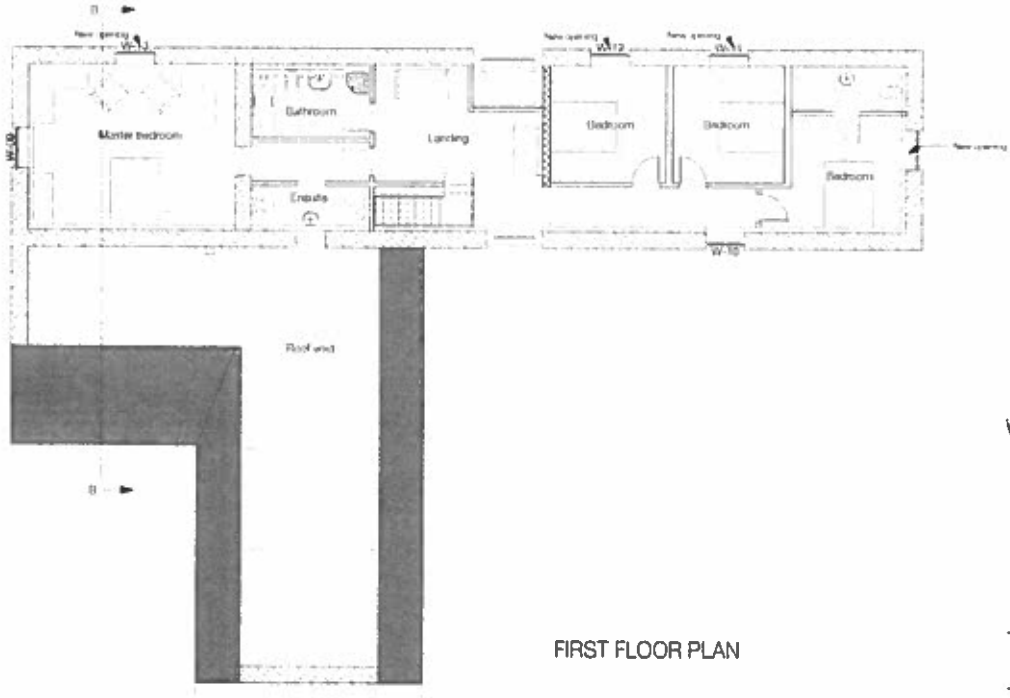
A - Internal layout amended and boundary division between properties amended

DO NOT SCALE

Client	Mr and Mrs M. Evans
Project	Longfield
Address	1373 RT
Design	Shawn + Coles
Client	Shawn + Coles
Project	Longfield
Address	1373 RT
Design	Planned floor plan
Scale	1:100 A3
Date	Aug 2013
Sheet	10A

22 / 2011 / 1373 / P F

REVISED PLAN



FIRST FLOOR PLAN

-7 AUG 2013  
DUNEDIN  
PLANNING SERVICES

A - South elevation gable - FF doors changed to window

DO NOT SCALE

Client	Mr and Mrs M. Evans
Project	Longfield
Address	1373 RT
Design	Shawn + Coles
Client	Shawn + Coles
Project	Longfield
Address	1373 RT
Design	Proposed floor plan
Scale	1:100 A3
Date	Aug 2013
Sheet	10A

(Consulted area)

**ITEM NO:** 5

**WARD NO:** Llanbedr Dyffryn Clwyd / Llangynhafal

**WARD MEMBER(S):** H.O.Williams

**APPLICATION NO:** 22/2011/1373/ PF

**PROPOSAL:** Conversion and partial demolition of barn to form separate single dwelling

**LOCATION:** Outbuilding at Wern Fawr Llangynhafal Ruthin

**APPLICANT:** Mr & Mrs M McDonald

**CONSTRAINTS:** PD Removed  
Listed Building

**PUBLICITY UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Referral by Head of Planning / Development Control Manager

**CONSULTATION RESPONSES:**

**LLANGYNHAFAL COMMUNITY COUNCIL**

No response received at time of drafting report

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE**

No response received at time of drafting report

**NATURAL RESOURCES WALES**

No objection

**CLWYD POWYS ARCHAEOLOGICAL TRUST**

Request photographic survey

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Highways and Infrastructure

Highways Officer

No objection

Biodiversity Officer

No objection subject to recommendations of submitted ecology report being followed

Conservation Architect

No objection

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 30/01/2012

**REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant
- 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 partial demolition and conversion of a outbuilding to create a single dwelling.

#### 1.2 Description of site and surroundings

- 1.2.1 The building is a former agricultural barn associated with the farm house at Wern Fawr. The Farmhouse is a Grade II Listed Building and the outbuilding is curtilage listed in association with this building.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in an open countryside location outside of any defined development boundaries.
- 1.3.2 The site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) and the Vale of Clwyd Historic Landscape.

#### 1.4 Relevant planning history

- 1.4.1 Permission was granted and commenced for the conversion of the outbuilding to form 2no. dwellings in 1990. Commencement of development was confirmed in 1994 and the permission is therefore capable of being converted without further permission.
- 1.4.2 Permission was granted for the conversion of the outbuilding to form 1 no. dwelling unit in 2007. This permission has now expired.

#### 1.5 Developments/changes since the original submission

- 1.5.1 A revised design was submitted in August 2013. Following negotiations the scheme has been simplified in accordance with the recommendations of the Conservation Officer.

#### 1.6 Other relevant background information

- 1.6.1 This application is subject to a separate application for Listed Building Consent (LBC) (22/2011/1374) which follows on the agenda.

### **2. DETAILS OF PLANNING HISTORY:**

- 2.1 33/11413 - Conversion of outbuilding to 2no. dwellings GRANTED 10/08/1990
- 2.2 22/2007/1261 and 22/2007/1262 full planning permission and Listed Building Consent GRANTED 16/06/2008 and 28/10/2008 respectively.

### **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 BSC 11 - Recreation and Open Space
- Policy PSE 4 - Re-use and Adaptation of Rural Buildings in Open Countryside
- Policy VOE 1 - Key Areas of Importance
- Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty
- Policy VOE 5 - Conservation of Natural Resources
- Policy ASA 3 - Parking Standards

#### 3.2 Supplementary Planning Guidance

- SPG 7 - Residential Space Standards
- SPG 14 - Listed Buildings
- SPG 16 - Conversion of Rural Buildings
- SPG 21 - Parking

3.3 Government Policy / Guidance  
Planning Policy Wales Edition 5 November 2012

3.4 Other material considerations

**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
- 4.1.4 Ecology
- 4.1.5 Highways (including access and parking)
- 4.1.6 Affordable Housing
- 4.1.7 Open Space
- 4.1.8 Area of outstanding natural beauty/Area of outstanding natural beauty

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy PSE 4 allows for the conversion of rural outbuildings subject to compliance with detailed tests. These require that it has been demonstrated that employment use of premises have been shown to be unviable and that the unit is affordable.

Having regard to the extant permission it is respectfully not considered reasonable to impose either test. Additionally it is considered that the location of the site means that the building would be unsuitable for employment generating uses in any event.

4.2.2 Visual amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to 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. The impact of a development on visual amenity is therefore a relevant test on planning applications. PPW paragraph 4.7.8 requires that all new development in the open countryside should respect the character of the surrounding area and should be of appropriate design and scale. Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation. Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. This includes designated Historic Landscapes. Policy PSE 4 requires that proposals for the conversion of rural buildings make a positive contribution to the landscape and ensure that any architectural and historic features are retained.

The site is located within the AONB and the Vale of Clwyd Historic Landscape. The design of the proposed conversion is simplified in relation to the extant permission dating from 1990 and a previously approved 2007 scheme. The Conservation Officer considered the proposals to be an improvement on previously approved schemes.

Having regard to extant and previously approved permissions and the design and materials associated with the proposed conversion, it is considered that the proposals would have a positive impact on visual amenity and would respect the features of architectural and historic importance. It is therefore considered that the proposals would have an acceptable impact in relation to the policy requirements listed above.

#### 4.2.3 Residential amenity

Planning Policy Wales 5, paragraphs 3.1.3 and 3.1.4 state that material planning considerations must be relevant to the regulation of the development and use of land in the public interest, and reasonably related to the development concerned. It is therefore a well established principle that the protection of residential amenity with regard to issues such as overlooking and loss of privacy, is a proper function of the development control system. SPG 7 sets out minimum space requirements new residential development.

The proposed dwelling exceeds all the minimum standards set out in SPG 7. The proposal would be for 1no. dwelling. The extant permission is for 2no. dwellings.

Having regard to the reduction in the intensity of use it is considered that the proposal would have a positive impact in relation to the amenity of the adjacent main house. As the minimum standards of SPG 7 are exceeded it is considered that the proposal would have an acceptable impact on the amenity of the proposed dwelling. Having regard to the above it is considered that the proposals would not have an unacceptable impact on residential amenity.

#### 4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

A protected species survey has been submitted and the biodiversity officer has raised no objections subject to the recommendations being followed.

The proposals are therefore considered acceptable in relation to impact on ecology subject to condition.

#### 4.2.5 Highways (including access and parking)

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations 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. The acceptability of means of access is therefore a standard test on most planning applications. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The Highways Officer has considered that the proposed parking and access arrangements are acceptable having regard to existing facilities.

It is therefore considered that the proposals would not have an unacceptable highways impact.

#### 4.2.6 Affordable Housing

Policy PSE 4 requires that all conversions of rural buildings must be affordable to meet local needs.

The proposal includes the creation of 1no new residential unit. An extant permission exists for the creation of 2no. units, with no requirement for the provision of an affordable unit.

Having regard to the extant permission for 2no. units it is not considered it would be reasonable to require a that the proposed dwelling would be affordable for local needs.

#### 4.2.7 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

As noted previously the proposal includes the creation of 1no new residential unit. An extant permission exists for the creation of 2no. units with no requirement for the provision of open space.

Having regard to the extant permission for 2no. units and the proposed creation of 1no unit it is not considered it would be reasonable to require a commuted sum in relation to open space in this instance.

#### 4.3 Other matters

Specific assessment of matters relating to the impact on the Listed Building is contained within the report of the associated LBC application.

### 5. SUMMARY AND CONCLUSIONS:

5.1 Having regard to the extant permission it is considered that the proposals are acceptable and are therefore recommended for approval.

**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.

2. Notwithstanding the provisions of all Class(es) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority - In the interests of residential and visual amenity

3. Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved by, the local planning authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41Broad Street, Welshpool, Powys, SY21 7RR. tel: 01938 553670 - In the interests of investigation and recording of historic/listed buildings

4. All development will take place in accordance with the recommendations set out within the submitted bat mitigation recommendations unless otherwise agreed in writing by the Local Planning Authority - In the interest of preserving the conservation status of protected species

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation - In the interest of landscape and visual amenity and the character and appearance of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

**NOTES TO APPLICANT: None**