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Heading:  
45/2013/1053  
94 Dyserth Road  
Rhyl

11

 Application Site



Date 2/10/2013  
Centre = 302628 E 381236 N

Scale 1/1250

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 erlyniad neu achos sifil Cyngor Sir Ddinbych 100023408 2011

# SITE PLAN

5 / 2013 / 053 / P F

LOCATION OF EXTENSION

EXTD.

90

92

94

96

98

DYSERTH ROAD

TCB

LB

63

67

69

2

W

AS EXISTING / AS PROPOSED SITE PLAN 1:500

RECEIVED

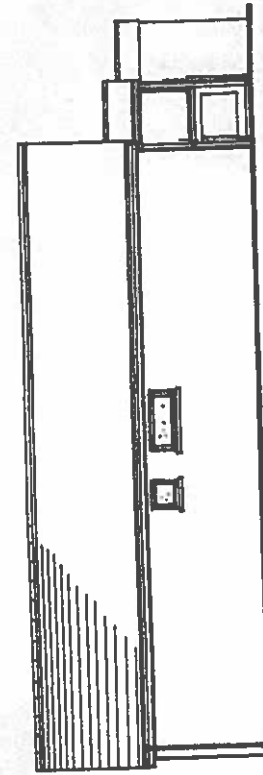
15 AUG 2013

CALTECH

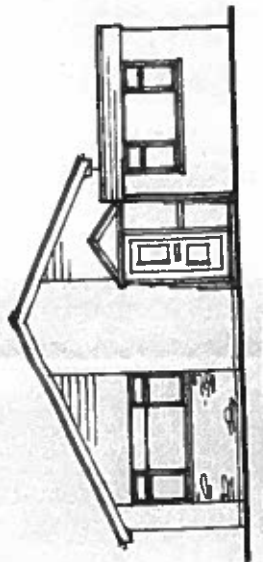
J. BRADY, ARCHITECTURAL CONSULTANT, 22 OBEY STREET

45 / 2013 / 10531PF

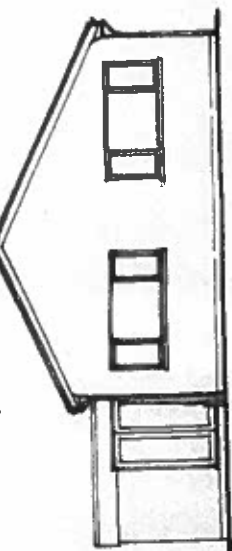
# EXISTING PLANS



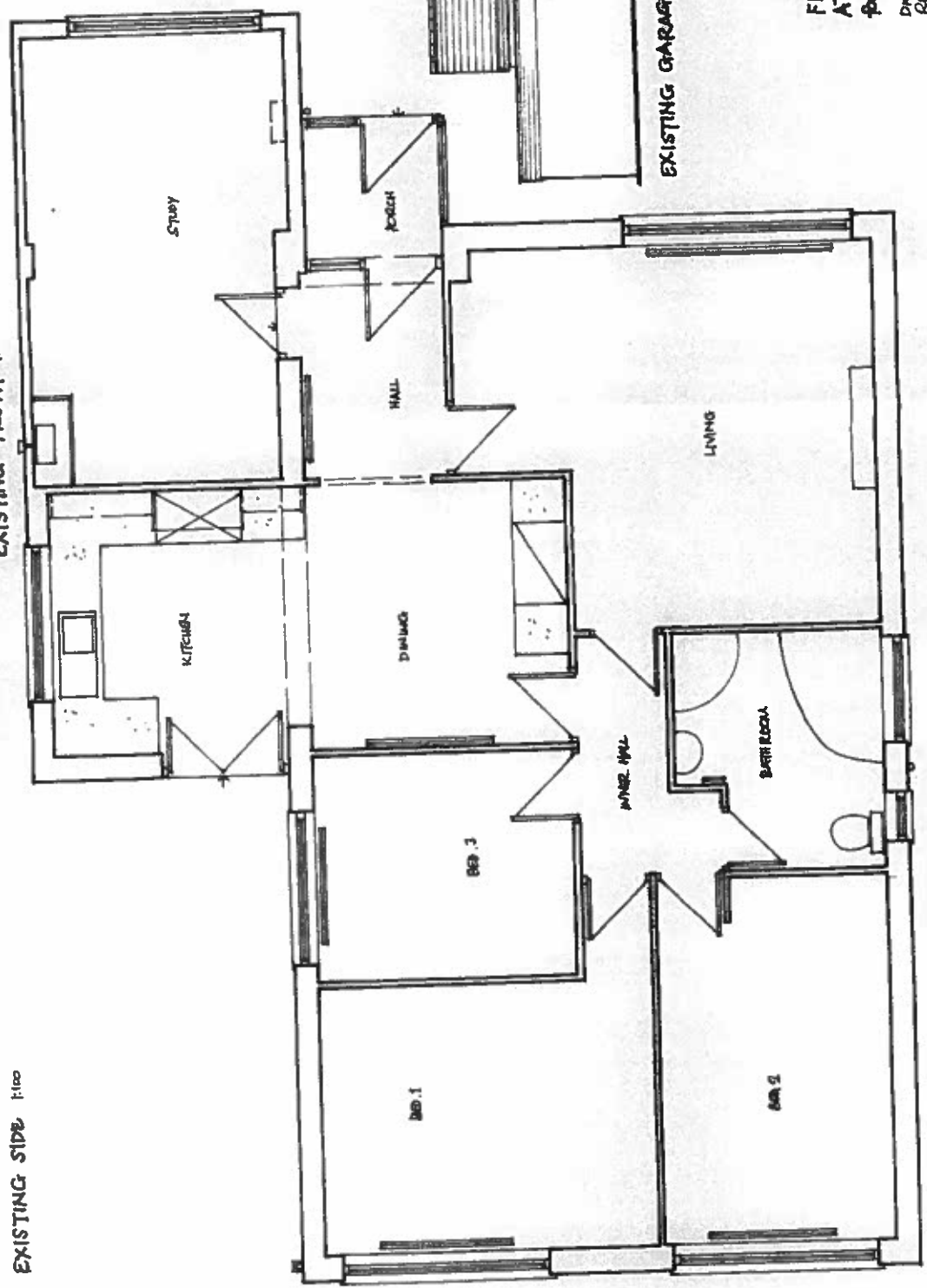
EXISTING SIDE 1:100



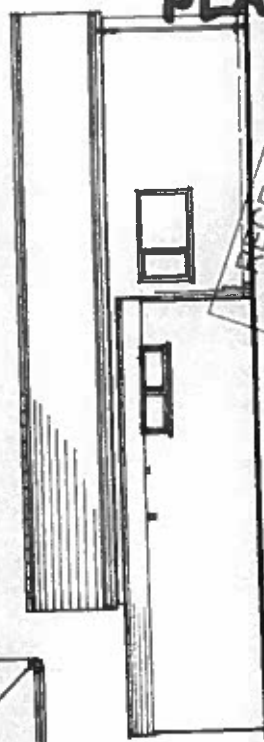
EXISTING FRONT 1:100



EXISTING REAR 1:100



GROUND FLOOR LAYOUT AS EXISTING 1:50



EXISTING GARAGE SIDE 1:100

RECEIVED  
15 AUG 2013  
CALEDONIAN RECEPTION

FIRST FLOOR EXTENSION & ALTERATIONS  
AT 94 DYSEBETH ROAD, RHYL,  
BY M. McAllister.

DATE: FEB '11; SCALE: AS SHOWN; DRAW NO: 11/10/10FF-4  
REVISION:

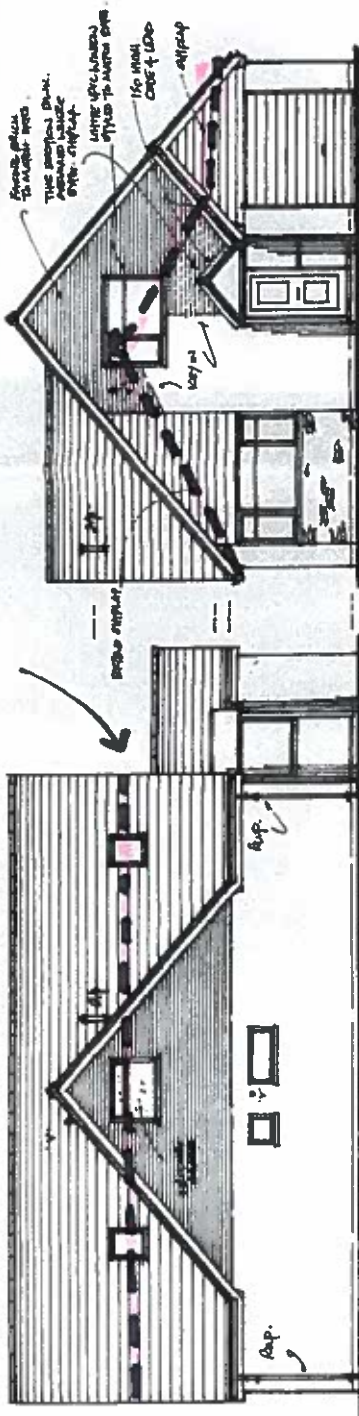


# BROKEN LINE SHOWS PROFILE OF EXISTING BUNGALOW

J. BAROUEL ARCHITECTURAL CONSULTANTS & CIVIL ENGINEERS

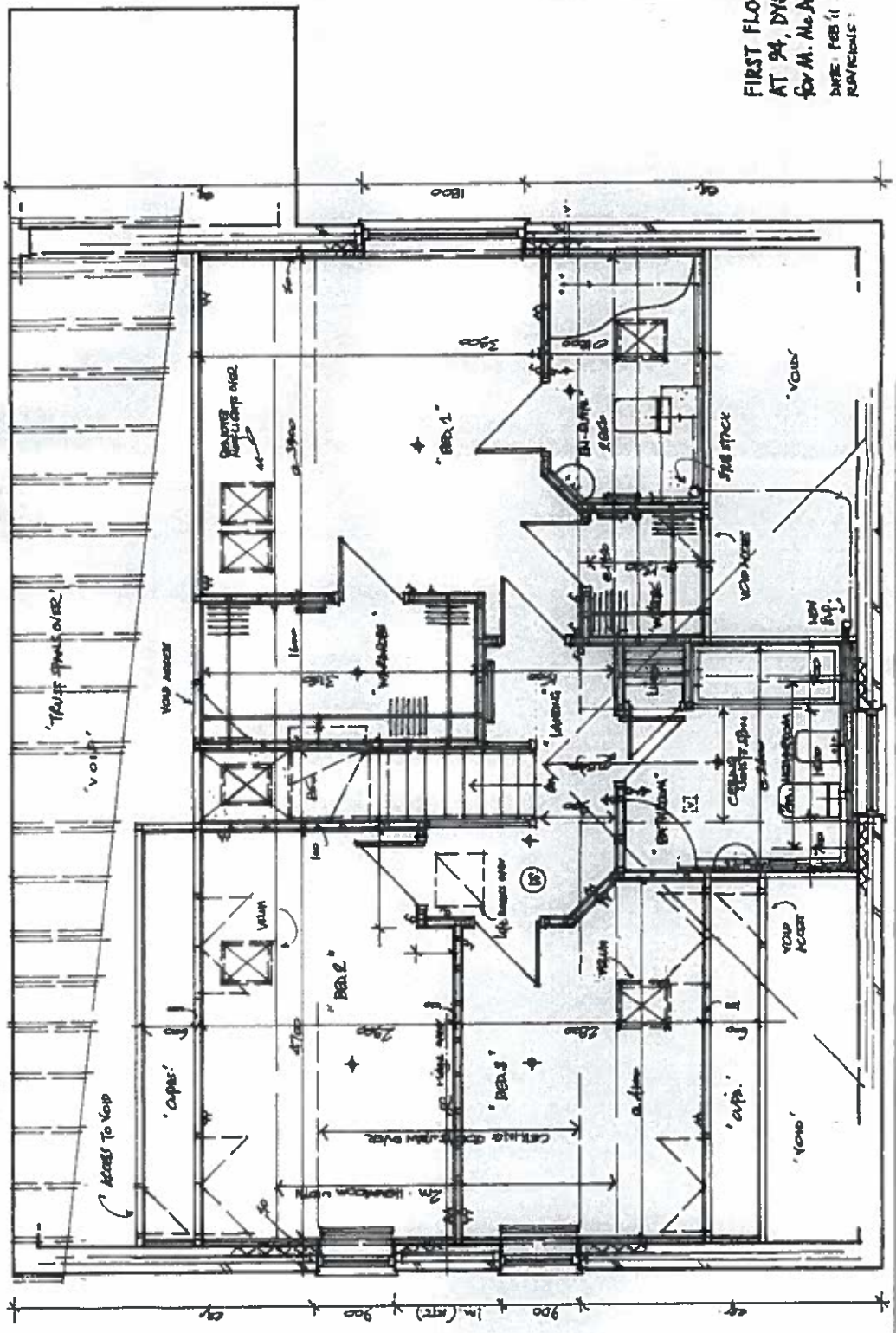
45 / 2013 / 11053 / P F

- LEGEND**
- ↑ CEILING LIGHT / BOSS
  - /○ ELECTRICAL SYMBOL LIGHT
  - /○ LIGHT SWITCH POINT
  - /○ MFB - ALL CDS
  - /○ CHAIRS CDS
  - /○ SILE. SOCKET POINT
  - /○ BTP - MFB HEIGHT
  - /○ GUTTER WITHOUT HOOD
  - /○ MECHANICAL VENT EXIST
  - /○ ROY / ROYAL INTERLOCKS
  - /○ SWAP / SWAP / SWAP / SWAP
  - /○ WOODEN TRUSS - RAIL / TRUSS / TRUSS



PROPOSED FRONT 1:100

PROPOSED SIDE 1:100



**PROPOSED PLANS**

RECEIVED  
15 AUG 2013  
CALEDRYN RECEPTION

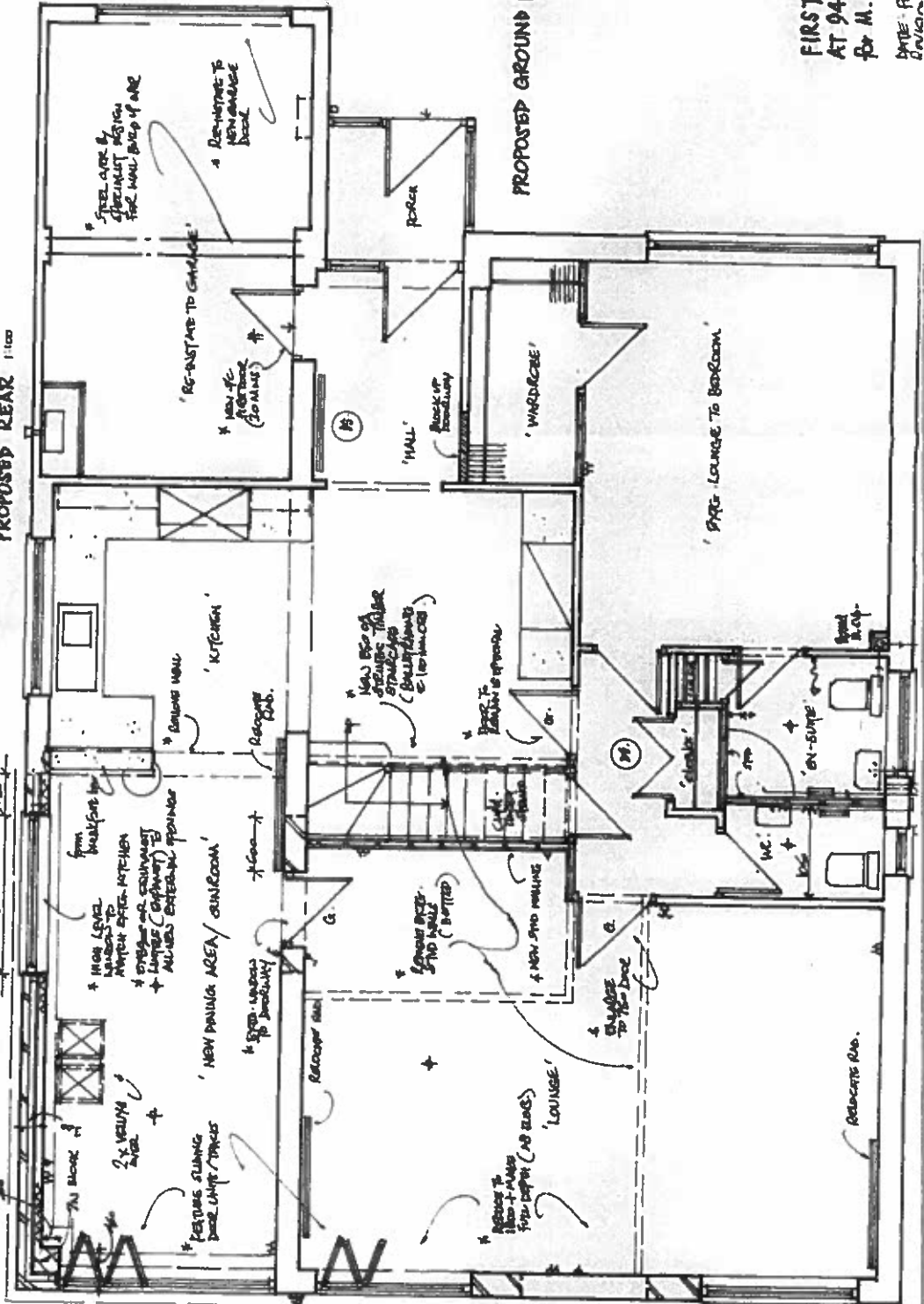
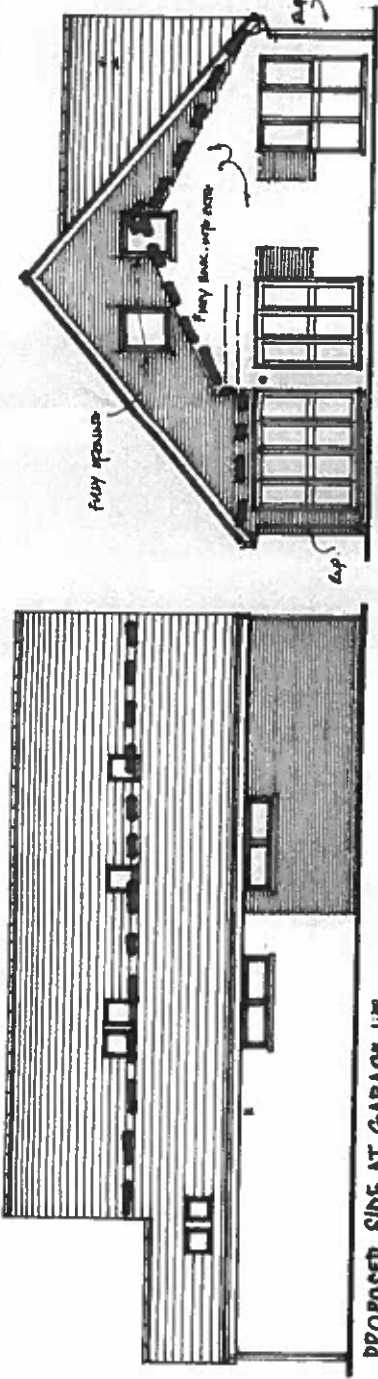
FIRST FLOOR EXTENSION & ALTERATIONS  
AT 94, DYSEBETH ROAD, RHYL,  
for M. McArthur.

DATE: FEB 11, 2013; SCALE: AS SHOWN; DRAW. NO: 11/10/3 974  
REVISIONS:

# BROKEN LINE SHOWS PROFILE OF EXISTING BUNGALOW

J. BRADSHAW, ARCHITECTURAL CONSULTANT, 9 OAKS, 750687

45 / 2013 / 1053 / P F



**PROPOSED PLANS**  
 RECEIVED  
 15 AUG 2013  
 CALEDFRYN RECEPTION

FIRST FLOOR EXTENSION & ALTERATIONS  
 AT 94, DYSEBETH ROAD, RHYL,  
 for M. McAllister.

DATE: FEB '11, SCALE: AS SHOWN, DATE NO: 11/10/2011

**ITEM NO:** 11  
**WARD NO:** Rhyl South East  
**WARD MEMBER(S):** Councillors Win Mullen-James, Brian Blakeley and Bill Tasker  
**APPLICATION NO:** 45/2013/1053/ PF  
**PROPOSAL:** Erection of extension to ground floor and alterations and extensions to provide first floor living area  
**LOCATION:** 94 Dyserth Road Rhyl  
**APPLICANT:** Mr Ian McAllister  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

**CONSULTATION RESPONSES:**  
RHYL TOWN COUNCIL- No objection.

**RESPONSE TO PUBLICITY:** None.

**EXPIRY DATE OF APPLICATION:** None.

**REASONS FOR DELAY IN DECISION (none applicable):**

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

1.1.1 The application proposes the erection of an extension to the ground floor and alterations and extensions to provide a first floor living area within an existing bungalow. The roof would be raised from 4.5m to 7m to accommodate the first floor space, infilling the side extension to the rear of the existing flat roof garage to facilitate the extended roof.

1.1.2 The details of the proposals are shown on the plan at the front of the report.

**1.2 Description of site and surroundings**

1.2.1 The dwelling is a bungalow, located adjacent to similar bungalows, set back from the Dyserth Road, by a frontage access road. There are two storey dwellings to the rear.

**1.3 Relevant planning constraints/considerations**

1.3.1 The site is located within the development boundary of Rhyl.

**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 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 4<sup>th</sup> June 2013)
    - Policy RD1 Sustainable Development and Good Standard Design
    - Policy RD3 Extensions and Alterations to Dwellings

Supplementary Planning Guidance  
SPG 1 - Extensions to Dwellings  
SPG 7 – Residential Space Standards  
SPG 24 - Household Development Design Guide

- 3.2 Government Policy / Guidance  
Planning Policy Wales Edition 5 November 2012

### 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 acceptable in principle subject to consideration of detailing and impacts. Policy RD3 sets out tests to ensure proposals have an acceptable impact on the amenity and appearance of the host dwelling. Policy RD1 contains tests requiring the development to have an acceptable impact on the amenity and appearance of the locality.

- 4.2.2 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 the scale and form of the proposed extension or alteration is 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 a proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing.

In this instance the roof height of the bungalow would be raised and the roof form would be altered owing to the ground floor extension.

Owing to the design approach, Officers do not consider the proposed extension would reflect the character and appearance of the dwelling which is a bungalow. Having regard to the design, scale, massing and materials of the proposed extension, in

relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered that the proposal would not comply with the requirements of the policies listed, and would therefore have an unacceptable impact on visual amenity.

#### 4.2.3 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. SPG 7 requires that 40m<sup>2</sup> of private external amenity space is provided.

The application proposes infilling an area at the side of the dwelling to enable a new roof to be added which would be 2.5m higher than the existing single story roof level. The adjacent dwelling has a dormer on the side extension which would face the gable of the proposed new roof.

As the proposed extension would be located in close proximity to an existing dormer window of the adjacent dwelling, and there would be windows in the side roof plane and gable, it is likely that the scale of the roof addition as well as the windows in the roof would impact adversely on the outlook from the windows on the adjacent dwelling. Hence it is considered that the extension would result in an unacceptable loss of amenity for the adjacent occupiers. Therefore having regard to the scale, siting and design of the proposed extension, it is considered that the proposals would not comply with the requirements of the policies listed.

## 5. SUMMARY AND CONCLUSIONS:

5.1 It is the opinion of Officers that the proposal fails to meet the relevant policy criteria, and is therefore recommend for refusal.

### **RECOMMENDATION: - REFUSE for the following reason:-**

It is the opinion of the Local Planning Authority that the siting, scale and design of the extension and alterations would not respect the character and appearance of the bungalow and the increased height of the dwelling would result in an unacceptable loss of amenity for the occupiers of No. 96 Dyserth Road. The proposal therefore fails to comply with Tests i) and ii) of Policy RD3, and Test vi) of Policy RD1 of the Denbighshire Local Development Plan and advice contained in SPG 1 Extensions to Dwellings.