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Denbigh
Denbighshire LL16 3RJ

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Heading:

43/2013/1353/PF
55 Pendre Avenue
Prestatyn

3



Application Site

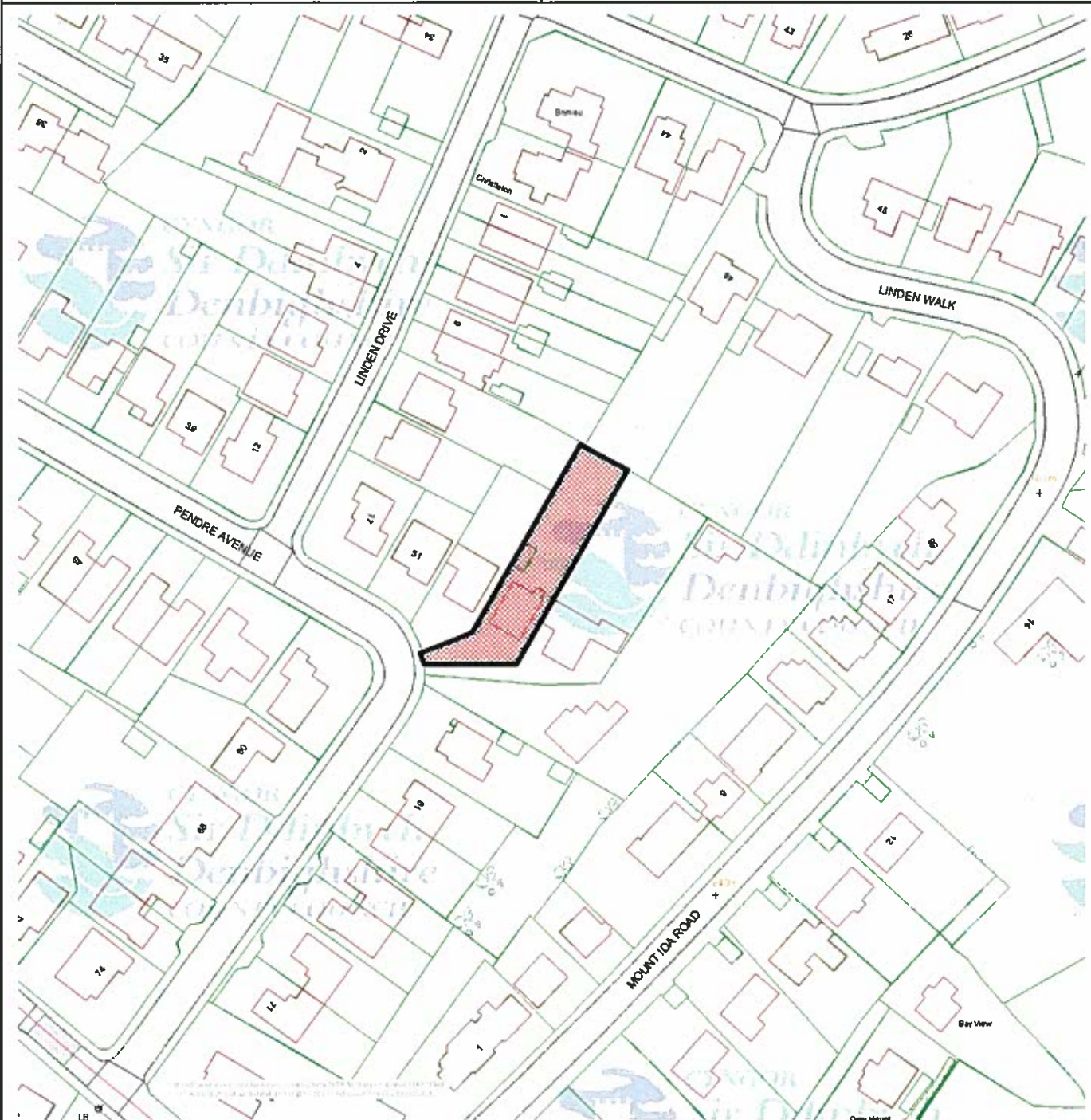


Date 25/11/2013

Scale 1/1250

Centre = 307239 E 382410 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.



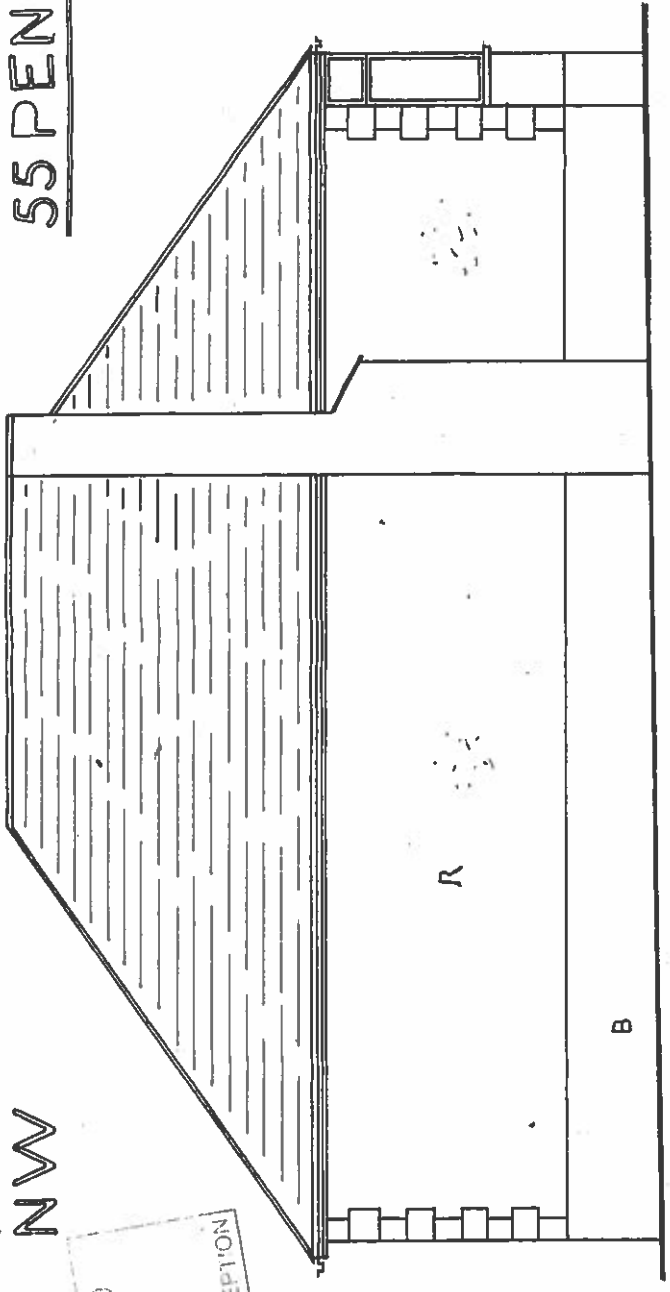
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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor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

NW

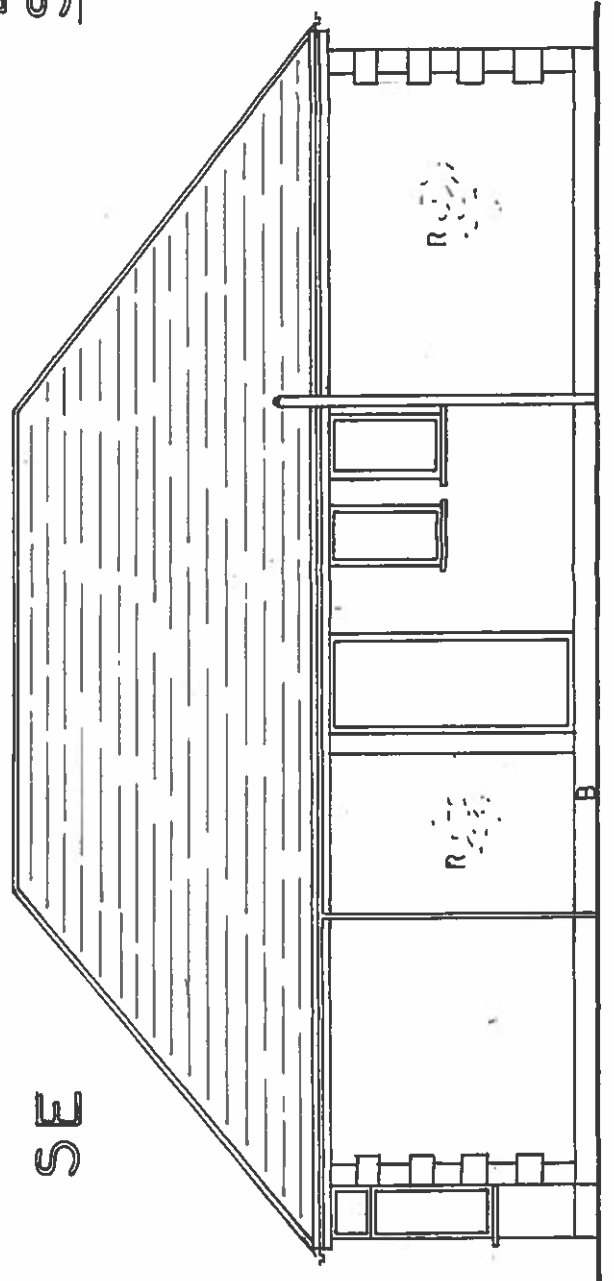
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PRESTATYN.

RECEIVED
23 OCT 2013
CALEDFRYN RECEPTION



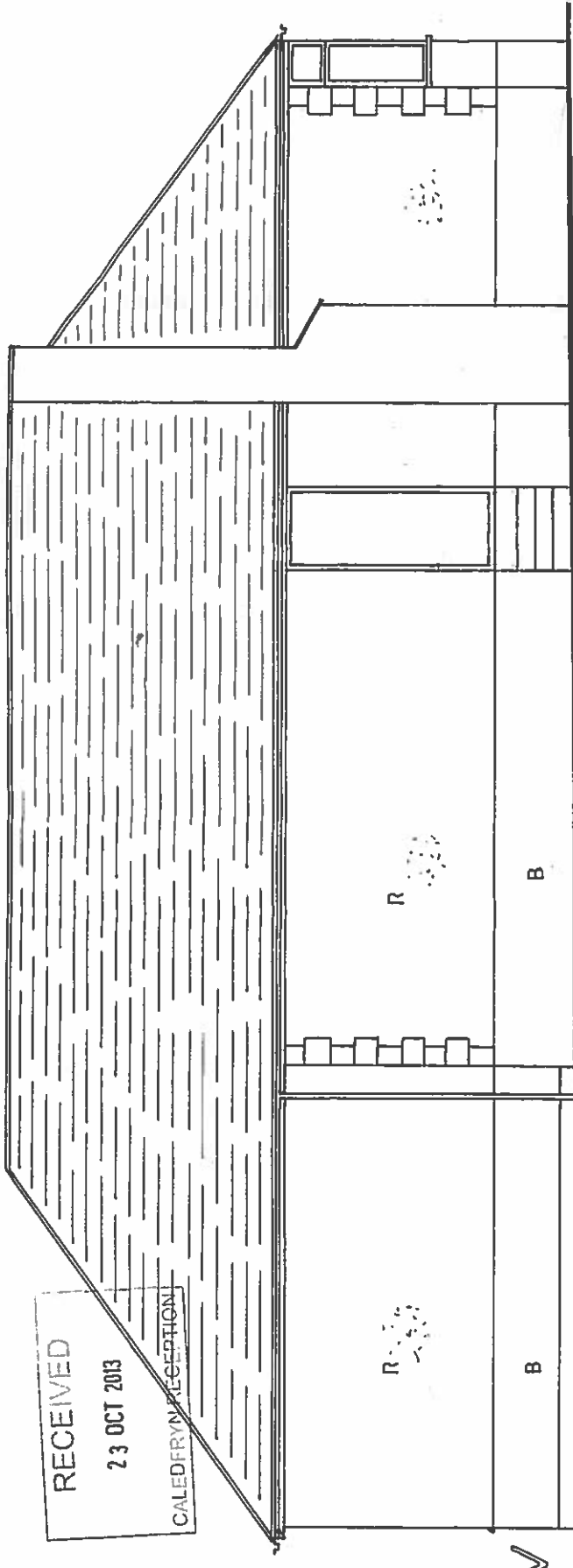
Existing
Side Elevations

SE



Scale:150

RECEIVED
23 OCT 2013
CALEDONIAN RECEPTION

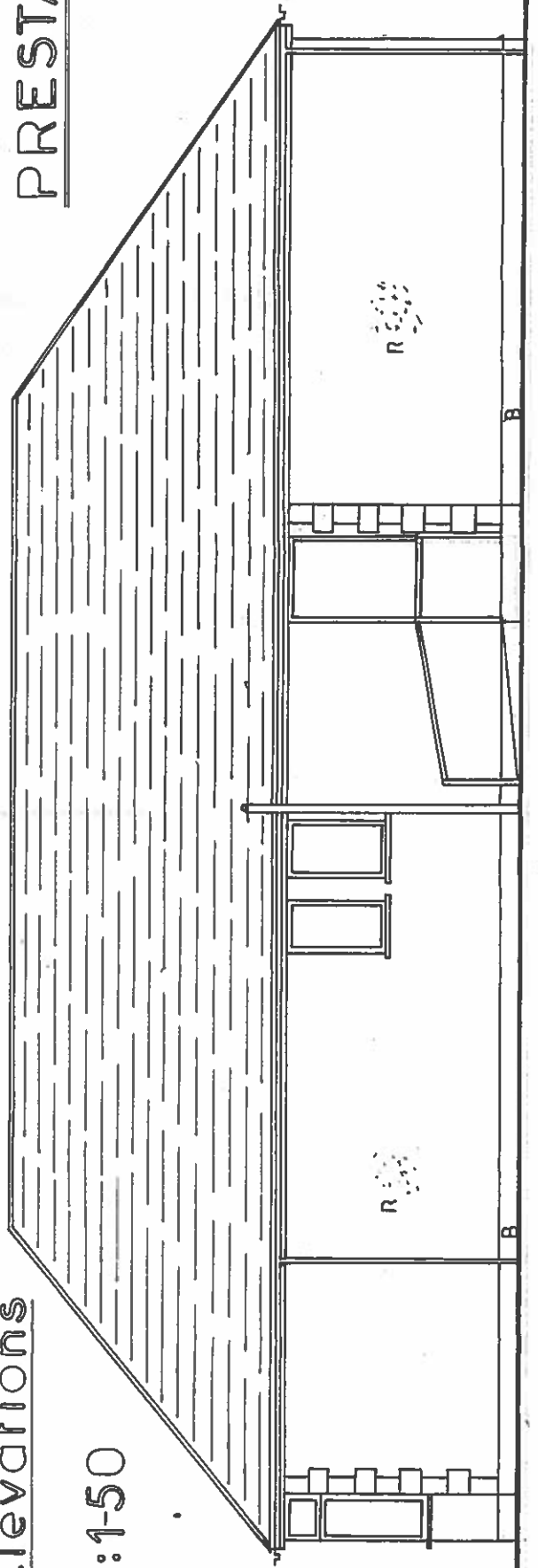


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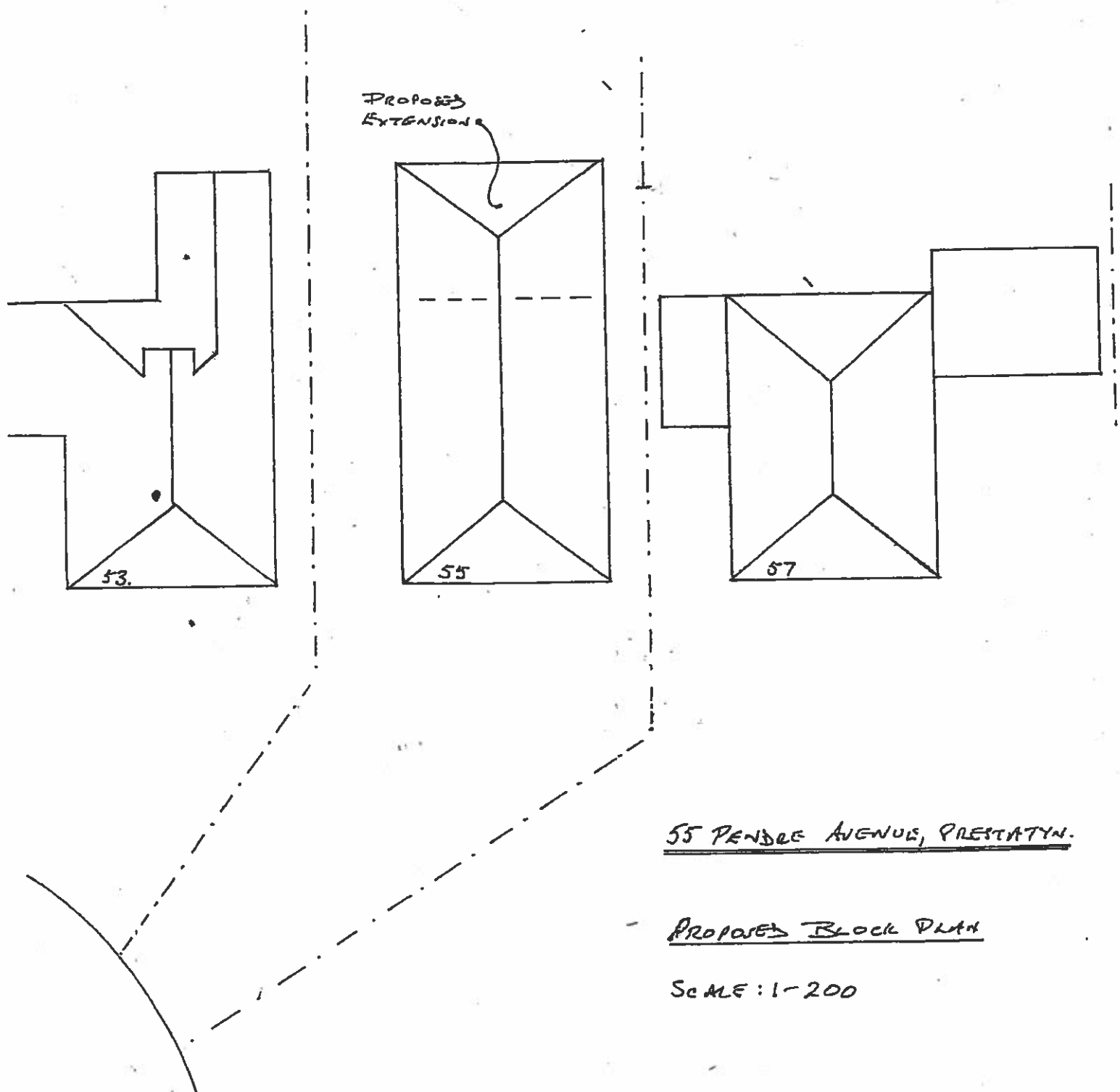
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PRESTATYN.

Proposed
Side Elevations

Scale: 1-50



SE

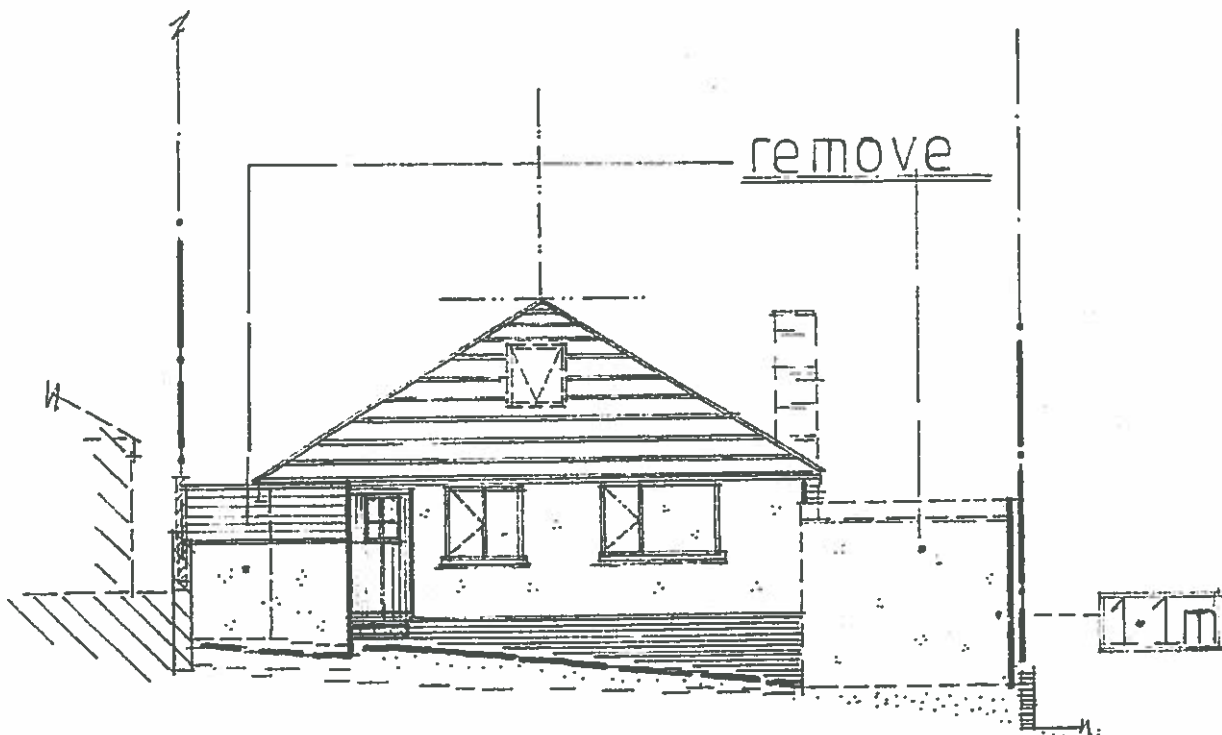


55 PENBRE AVENUE, PRESTATYN.

PROPOSED BLOCK PLAN

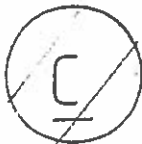
SCALE: 1-200

REVISED PLAN



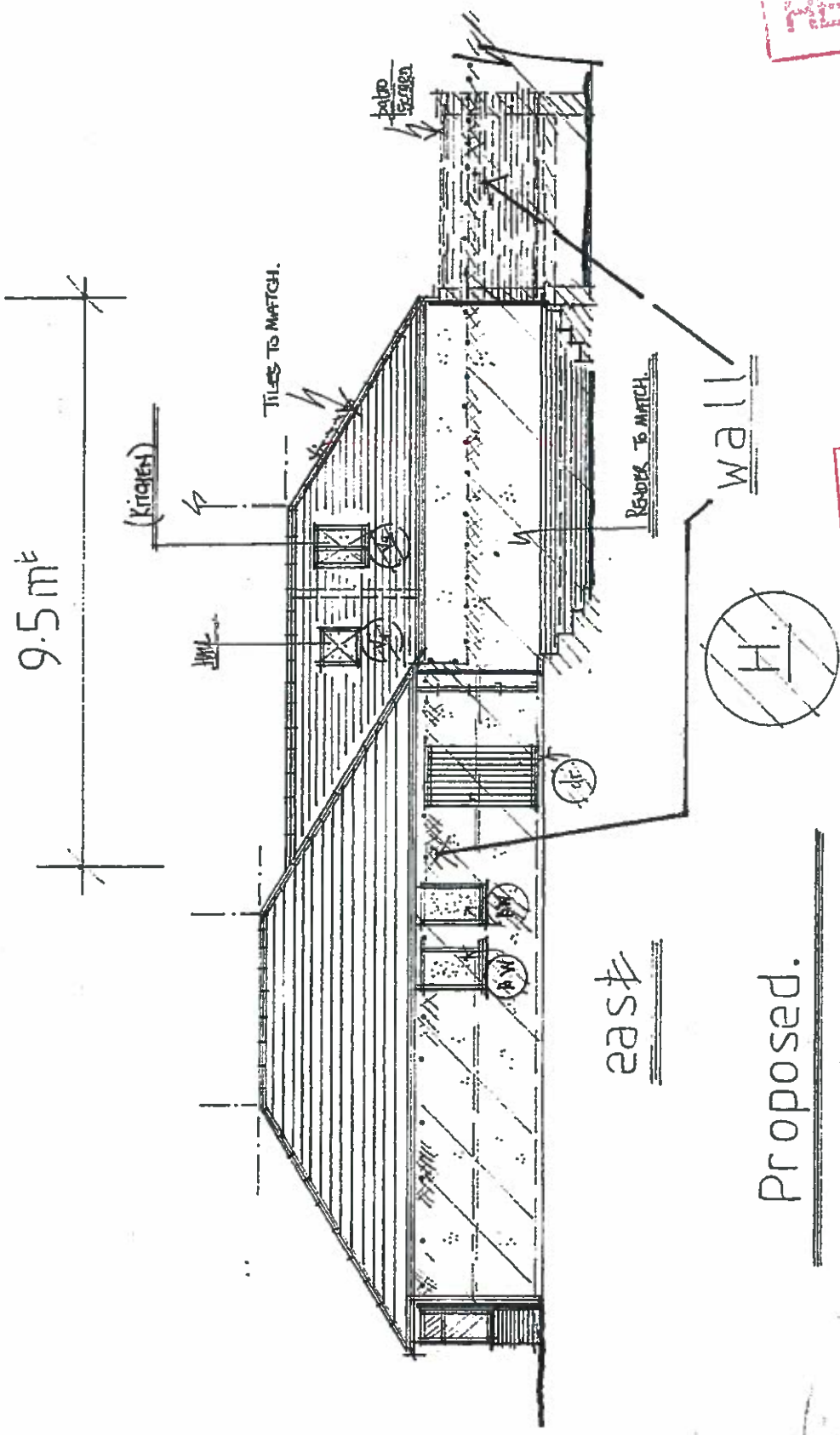
n.east.
Existing.
1:100.

REFUSED
24 JUL 2013



WILMINGTON COUNTY COUNCIL
RECEIVED
-4 JUN 2013
DENVER
PLANNING SERVICES

REVISED PLAN

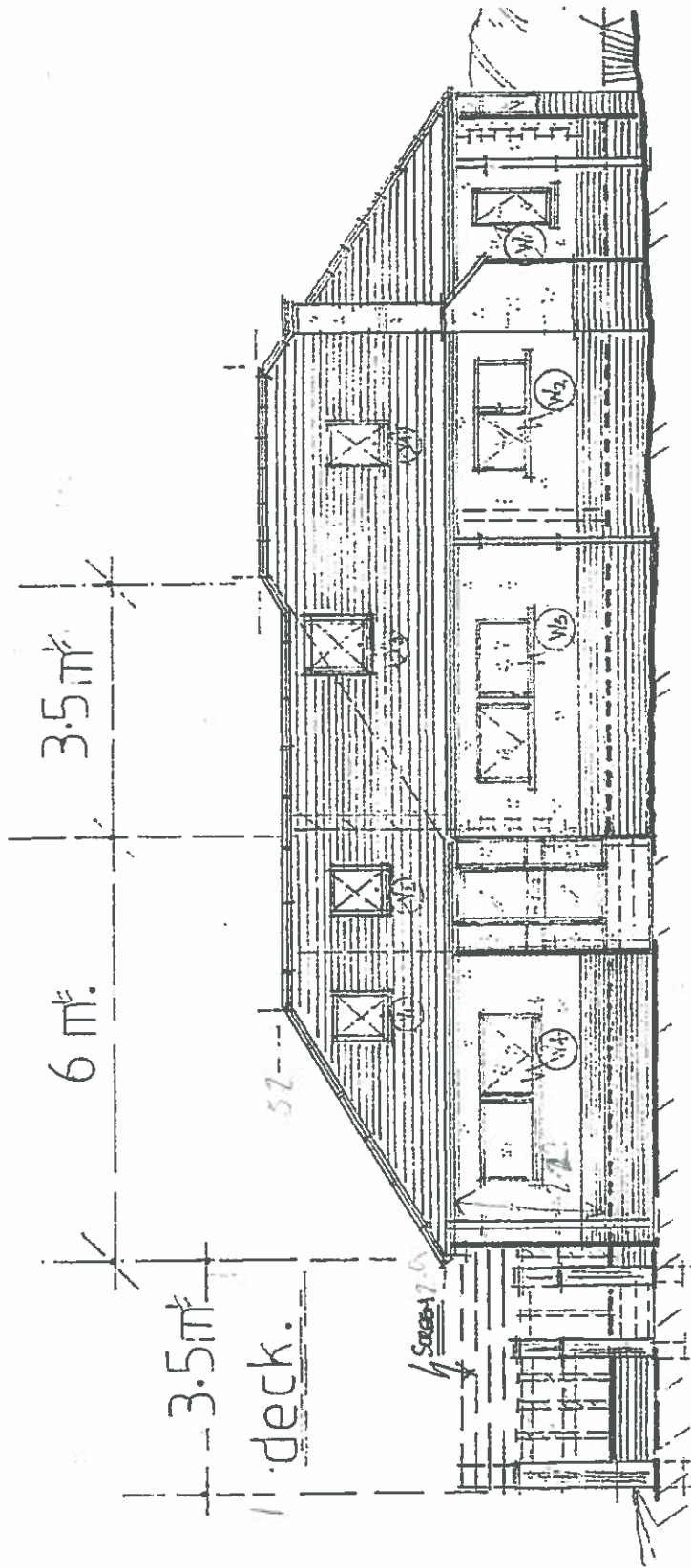


REFUSED
24 JUL 2013

Proposed.
1:100.

-4 JUN 2013
 DENBIGH
 PLANNING SERVICES

REVISED PLAN



B.

Proposed 1:100.

REFUSED
24 JUL 2013

DENBIGH COUNTY COUNCIL
 -4 JUN 2013
 DENBIGH
 PLANNING SERVICES

ITEM NO: 3
WARD NO: Prestatyn East
WARD MEMBER(S): Councillors James Davies & Julian Thompson Hill
APPLICATION NO: 43/2013/1353/ PF
PROPOSAL: Erection of a single storey extension to rear of dwelling
LOCATION: 55 Pendre Avenue Prestatyn
APPLICANT: Mrs Tina Gray
CONSTRAINTS:
PUBLICITY Site Notice – No Press Notice – No Neighbour letters - Yes
UNDERTAKEN:

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

- Recommendation to grant – Town Council objection

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

“Objections. Roofline is too high for location and visually intrusive”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mrs. M. Adams, 57 Pendre Avenue, Prestatyn

Mr. & Mrs. P. Jones, Woodlands, 57A, Pendre Avenue, Prestatyn

Summary of planning based representations in objection:

Impact on amenity - Loss of light, overbearing impact, Loss of privacy

Visual impact - Out of scale with locality

In support

Representations received from:

P & A Dallimore, 53 Pendre Avenue, Prestatyn

Summary of planning based representations in support:

Development beneficial to the neighbourhood

EXPIRY DATE OF APPLICATION: 17/12/2013

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 rear of the existing property. The extension would project to the rear of the property by 5m and would have a hipped roof (see plans at front of report).

1.1.2 This application is a re-submission following a previous refusal of permission by Planning Committee in July 2013. The proposed extension has been reduced in overall projection from the rear of the existing property from 6m to 5m. The height of

the extension proposed has been increased from 5m on the previously refused scheme to 5.8m on this scheme. (Plans containing the previously refused scheme as compared to the current scheme are shown on the front of the report).

1.2 Description of site and surroundings

1.2.1 The existing property is a detached residential bungalow located in a residential area of Prestatyn.

1.2.2 The site slopes down from east to west with the neighbouring property at no. 57 being set at a higher level and the property at no. 53 being set at a lower level. There is an existing single storey extension to the rear of no. 53. The site also slopes down from front to rear.

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 Permission was refused previously for a single storey extension contrary to Officers' recommendation. The reason for refusal issued was as follows;

'In the opinion of the Local Planning Authority, the proposed extension would have an unacceptable impact on the residential amenities of the occupiers of adjacent dwellings at 57 Pendre Avenue and 53 Pendre Avenue by virtue of its projection and scale, which would appear overpowering, and contrary to Policy RD1 (i) of the Denbighshire Local Development Plan and guidance in Supplementary Guidance Note No. 1 relating to the detailing of extensions.'

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 The originally refused application is currently subject to an appeal to the Planning Inspectorate, the decision of which is awaited at the time of writing this report.

2. DETAILS OF PLANNING HISTORY:

2.1 43/2013/0203 Erection of single storey extension to rear of dwelling REFUSED at Planning Committee 24/07/2013

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 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. SPG 1 states that the depth of rear extensions should not project beyond a 45 degree line as drawn from the midpoint of the cill of a principal window on the adjoining property. This is only a consideration where the height of the extension projects above the 25 degree line as drawn from the same point. SPG 1 also advises that any extension more than 4m in depth on a detached dwelling should be within a 45 degree angle from the 4m dimension on the boundary. SPG 1 also advises that the height to the ridge of a single storey extension should not exceed 4m above existing ground level unless it can be demonstrated that amenity standards can be preserved. In relation to private external amenity space, SPG 1 requires that 40m² or 75% is retained.

The proposed extension would project to the rear by 5m and would have a hipped roof. The proposed rear extension complies with the maximum depth requirements outlined above. The maximum height of the ridge of the extension would be approximately 5.8m as measured from ground level. There is an existing extension to 53 Pendre Avenue which projects to the rear by approximately 4.8m.

It is noted that the height of the extension exceeds the suggested 4m maximum. However, having regard to the topography of the site, the existing rear extension to no. 53 and the elevated position of no. 57, there would not be an unacceptable impact on residential amenity by virtue of the overall height of the extension. Having regard to the above and the compliance with other supplementary guidance, it is considered that the proposals would not have an unacceptable impact on residential amenity.

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. SPG 1 states that extension in the form of continuation, where the height of a proposed extension matches that of the existing dwelling, will only usually be successful where the extension is relatively small compared to the original dwelling.

The proposed extension is located to the rear of the property and would not be visible from most public viewpoints. The extension would project 5m to the rear of the existing dwelling. The existing dwelling measures approximately 10.5 in length. The extension would represent a continuation of the existing dwelling in terms of height and roof pitch.

As the extension is to the rear of the property and represents an addition of less than 50% it is considered that the extension, taking the form of a continuation of the original dwelling, would not be unacceptable. It is considered that the location to the rear of the property means the proposed extension would not be dominant in relation to the original dwelling. Having regard to the above it is considered would have an

acceptable impact in relation to visual amenity.

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:

WELSH WATER Note to Applicant: Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.