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46/2017/0270

Scale: 1:1250

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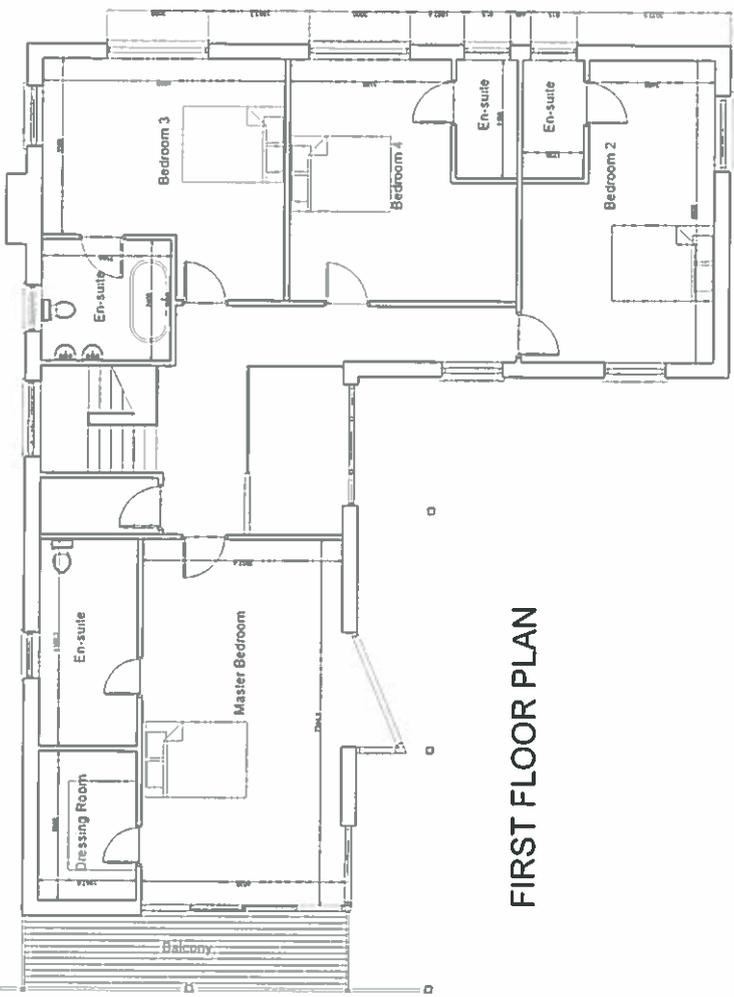


# FLOOR, ELEVATION & SITE PLANS

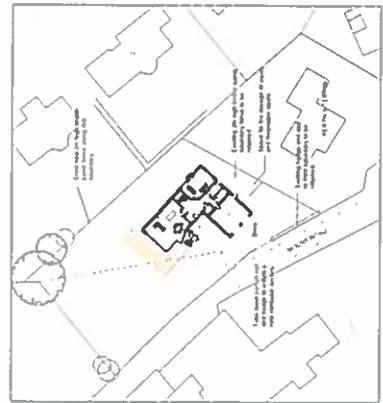
**PLANSCAPE**



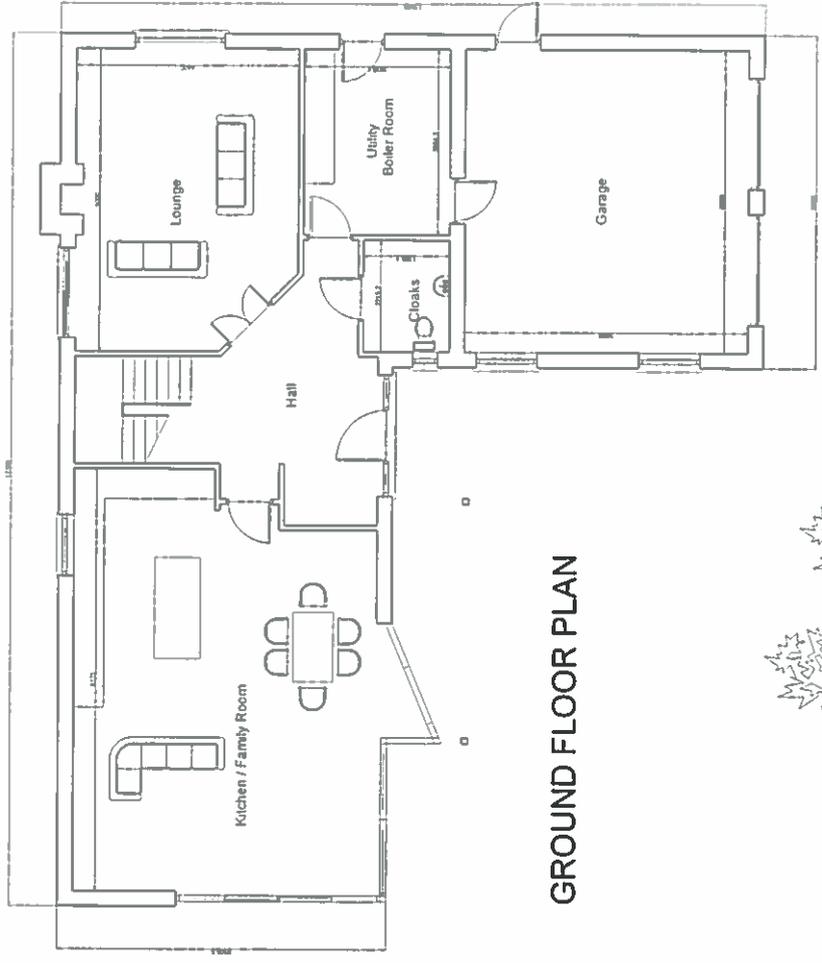
Mr. Z. J. Brown  
 Proposed Elevation of 174, Dunlop Rd  
 Complete Plans for Construction  
 174, Dunlop Rd, Scarborough, Ontario  
 M1S 1S7  
 416-291-1111  
 1:10  
 G 1295 / 1 C



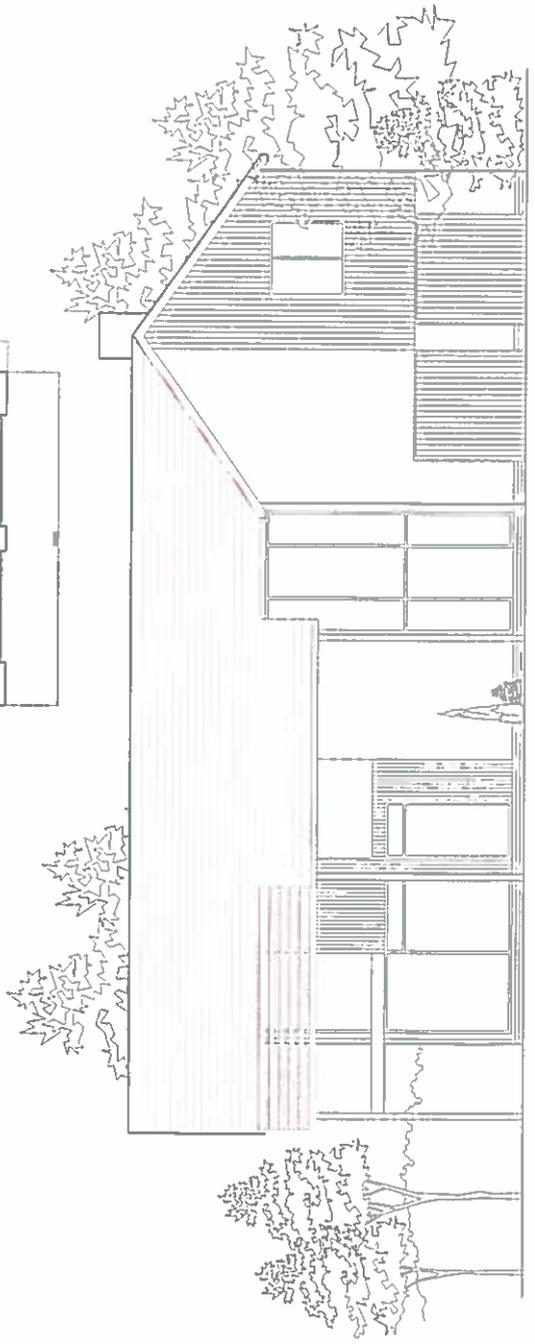
**FIRST FLOOR PLAN**



**SITE PLAN** Scale: 1:500



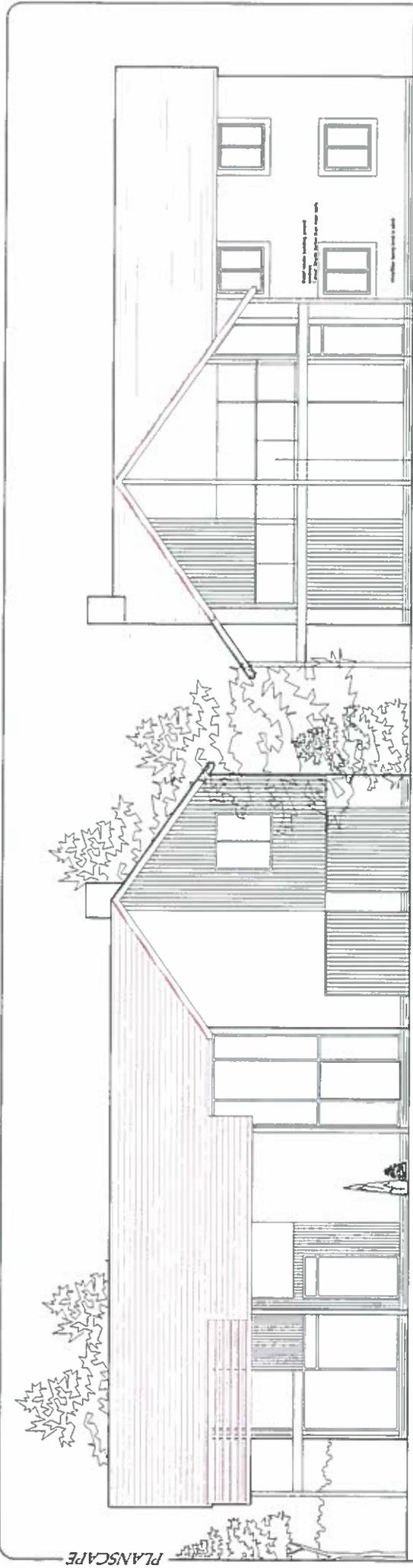
**GROUND FLOOR PLAN**



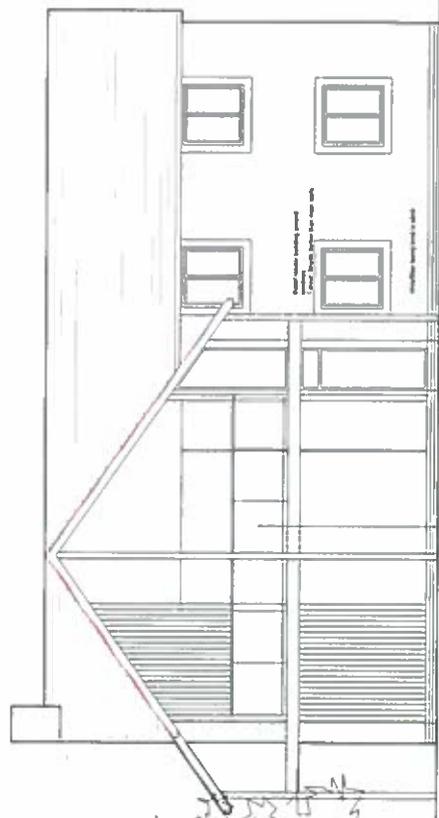
**FRONT ELEVATION**



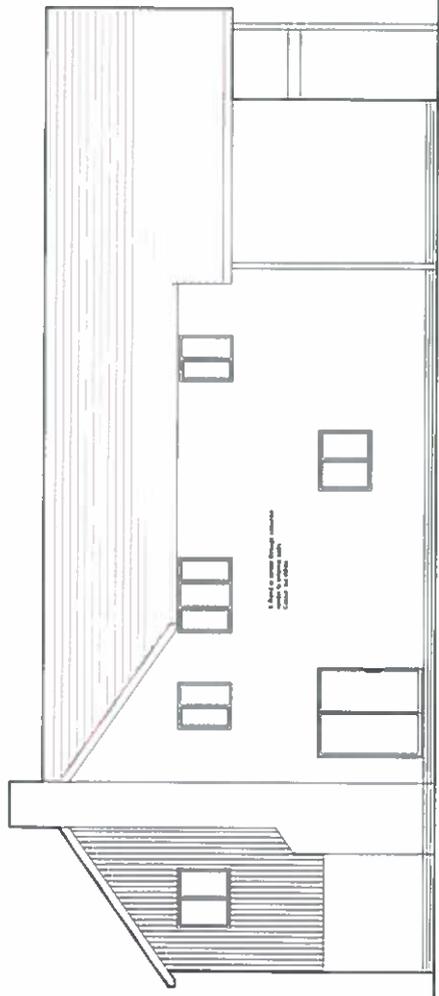
# ELEVATION PLANS



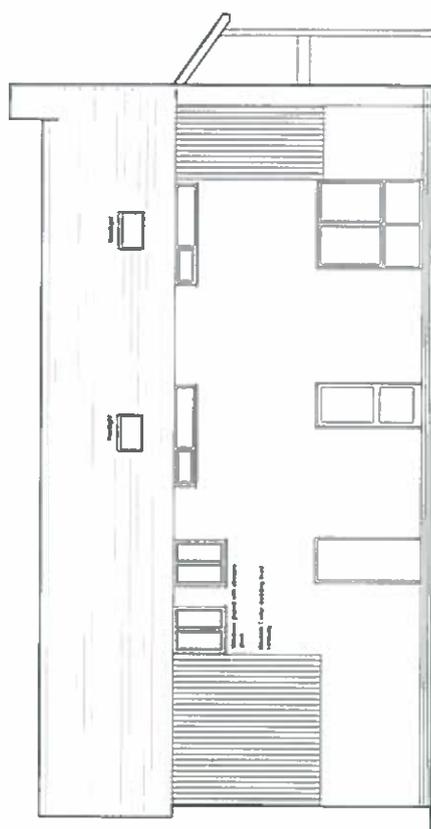
FRONT ELEVATION



END ELEVATION



REAR ELEVATION



SIDE ELEVATION

**PLANSCAPE**  
 1500 16th Street, Suite 100, Boulder, CO 80502  
 Tel: 303.440.1111 Fax: 303.440.1112  
 www.planscape.com

Client: Mr. Chris Clowers  
 Project: Proposed Elevation of 1100, Duvall and  
 Conifer Road at Alpine Road, Boulder, CO  
 Designer: Mr. Chris Clowers  
 Date: 6 May 2013  
 Scale: 1/8" = 1'-0"

Project No: G.129573  
 Sheet No: B

**NOTES:**  
 1. All elevations shall be painted white.  
 2. All elevations shall be painted white.  
 3. All elevations shall be painted white.  
 4. All elevations shall be painted white.  
 5. All elevations shall be painted white.  
 6. All elevations shall be painted white.  
 7. All elevations shall be painted white.  
 8. All elevations shall be painted white.  
 9. All elevations shall be painted white.  
 10. All elevations shall be painted white.





**WARD :** St Asaph East

**WARD MEMBER(S):** Cllr Andrew Thomas

**APPLICATION NO:** 46/2017/0270/ PF

**PROPOSAL:** Erection of 1 no. detached dwelling and construction of a new vehicular access

**LOCATION:** Land at (Part garden of) Perth Y Terfyn Mount Road St Asaph

**APPLICANT:** Mr Christopher Groves K M Construction Ltd

**CONSTRAINTS:** Tree Preservation Order

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

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

- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**

ST ASAPH CITY COUNCIL  
No reply received.

DWR CYMRU/WELSH WATER  
No objection subject to notes to applicant.

WALES AND WEST UTILITIES  
No objection, apparatus in area, note to applicant.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

HEAD OF TRANSPORT AND INFRASTRUCTURE - HIGHWAYS OFFICER  
No objection subject to conditions.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Maria Jones, Brickhill Mount Road  
Rory Wilkinson, Oakcroft, Mount Road  
E G & K Griffiths, 2 Oak Close, St Asaph  
Pauline Woodward, 3 Oak Close, St Asaph  
Stewart Purslow, Mount Hey, Mount Road

Summary of planning based representations in objection:

Visual Amenity- dwelling out of character with area

Residential Amenity- dwelling would impact on privacy, outlook from adjacent housing

Precedent- additional dwelling could be built on the site

**EXPIRY DATE OF APPLICATION:** 16/05/2017 extended to 16/06/2017

**REASONS FOR DELAY IN DECISION (where applicable):** Awaiting consideration at Committee.

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

## 1.1 Summary of proposals

- 1.1.1 Full planning permission is sought for the erection of a dwelling on land at Perth Y Terfyn off Mount Road in St Asaph.
- 1.1.2 An 'L' shaped two storey contemporary designed dwelling with integral garage is proposed to be sited on the southern section of the site. The dwelling would have a pitched roof and the walls would be finished in timber cladding, K render with a grey facing brick plinth. It would comprise four bedrooms and living accommodation over two floors.
- 1.1.3 Access to the site would be provided on the Mount road frontage to the west of the site. The proposed dwelling would be provided with an amenity area to the rear and site. Plans show a TPO tree to the north of the site to be retained and protected during construction. Complimentary hard and soft landscaping is proposed around the site.
- 1.1.4 The plans are included at the front of the report

## 1.2 Description of site and surroundings

- 1.2.1 The site was formally an undeveloped garden area to the north of the dwelling Perth Y Terfyn. The site was recently subdivided and the application site fenced off.
- 1.2.2 Located on the eastern side of Mount Road, the site is bounded by dwellings on three sides and the road on the west. Fairholme Private School is located opposite the site.
- 1.2.3 The site slopes slightly up to the north. The TPO Oak tree in the northern corner of the site is located on the boundary with the adjacent dwelling Mount Hey.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the St Asaph development boundary as defined in the Denbighshire Local Development Plan.

## 1.4 Relevant planning history

- 1.4.1 Outline planning permission was granted for a dwelling on the site in December 2012, a subsequent outline application was granted in May 2013 which showed amended boundaries to the original approval.
- 1.4.2 In 2016 an application for reserved matters approval was submitted however this was refused owing to concerns over the impact of the development on the adjacent dwelling Perth Y Terfyn.
- 1.4.3 The outline permission subsequently expired, hence this application was submitted for full permission in March 2017.

## 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 45/2012/1404 Development of 0.08 hectares of land by erection of detached dwelling and formation of new vehicular access (Outline application including access and layout) Granted 4<sup>th</sup> December 2012.
- 2.2 45/20130396 Development of 0.08 hectares of land by erection of detached dwelling and formation of new vehicular access (Outline application including access and layout amended details to those previously approved under code no. 46/2012/1404). Granted 8<sup>th</sup> May 2013.

2.3 46/2016/1124 Details of appearance, landscaping and scale of dwelling submitted in accordance with condition no. 1 of outline planning permission 46/2013/0396 (reserved matters app) Refused on the 13<sup>th</sup> January 2017 for the following reason:  
*"It is the opinion of the Local Planning Authority that the design and siting of the proposed dwelling would result in a form of development that would be harmful to the amenity of the adjacent occupiers at Perth Y Terfyn. The proposal fails to comply with policy RD1 of the Local Development Plan and advice contained in SPG Residential Development and Planning Policy Wales 9 2-16."*

### **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 BSC1 – Growth Strategy for Denbighshire
  - Policy BSC2 – Brownfield development priority
  - Policy BSC3 – Securing infrastructure contributions from Development
  - Policy BSC11 – Recreation and open space
  - Policy ASA3 – Parking standards
- 3.2 Supplementary Planning Guidance
  - Residential Space Standards SPG
  - Residential Development SPG
  - Parking Requirements in New Developments SPG
- 3.3 Government Policy / Guidance
  - Planning Policy Wales Edition 9
  - Well – being of Future Generations (Wales) Act 2015

### **4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, December 2016 (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 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, towards the aim of sustainability, and be fairly and reasonably related to the development concerned.

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 are considered to be:

- 4.1.1 Principle
- 4.1.2 Residential amenity impact
- 4.1.3 Visual Amenity
- 4.1.4 Highway safety
- 4.1.5 Open Space

4.2 In relation to the main planning considerations:

#### 4.2.1 Principle

The main policy in the LDP which is relevant to the principle of housing development in towns is BSC1 which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries. Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria. The proposal would be acceptable in terms of the general principles of these policies, subject to an assessment of impacts which is set out in the remainder of the report.

The site is located within the development boundary of St Asaph in the LDP. This site

has also had the benefit of planning permission in 2012 and 2013 for residential development under the Unitary Development Plan. Whilst the development plan has changed in 2013, the principle of a single plot development would remain acceptable as the site is still located within the development boundary.

The principle of the proposal is considered acceptable, and the detailed impacts are considered below:

#### 4.2.2 Residential amenity impact

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc. The Residential Space Standards SPG sets out the minimum internal floor space and garden areas required for new dwellings and advice is provided within the Residential Development SPG on siting generally. There are individual objections to the application raising concerns over impact on privacy, overlooking, and the outlook from adjacent dwellings.

The proposal involves a two storey dwelling to be sited to the southern side of the site. There would be full height glazing on the north and west elevations of the dwelling, and some fenestration on all other elevations of the house. Amenity areas are proposed to the rear and side of the site. There would be over 22 metres between the proposed dwelling and the dwellings to the rear on Oak Close. There would be over 14 metres between the proposed dwelling and Perth Y Terfyn and 22.5 metres to the boundary to the north of the site with Mount Hey.

Officers consider that having regard to the planning history of the site and the actual details of the proposed dwelling, the development would not have an unacceptable impact on the residential amenity of occupiers of adjacent dwellings. Whilst the dwelling would be sited in close proximity to Perth Y Terfyn and includes glazing on the side elevation facing the neighbour, a 14 metre separation distance is achieved and two of the first floor windows would serve en suite bathrooms and two would be high level windows. The separation distances to all other dwellings surrounding the site are considered more than adequate to avoid significant overlooking and loss of privacy. Permitted development rights are proposed to be removed to ensure control is retained over future alterations. Hence it is considered that the proposal would not impact unacceptably on the amenity of existing or proposed occupiers or conflict with the relevant amenity related planning policies.

#### 4.2.3 Visual Amenity

Policy RD 1 contains general considerations to be given to the impacts of development. Among these considerations is the impact on the visual amenity of the area. There is a general requirement for development proposals to respect the site and surroundings by virtue of siting, scale, form, character, materials and spaces in and around buildings. Public views into and out of townscapes and across the open countryside should also be respected.

There are objections raised by neighbours over the dwelling being out of character with the area.

A contemporary design approach is proposed. The end gable of the L shaped dwelling would be heavily glazed with a feature balcony, the front elevation would also have full height glazing at the entrance and through the living area. From observation, there is a mix of development styles locally ranging from brick finished 1990's built dwellings to the rear of the site to Perth Y Terfyn a 1970's style dwelling, to the single storey flat roof dwelling at Mount Hey.

Considering the scale and form of the dwelling and the nature of surrounding development it is considered that the proposed design can be accommodated on the site without detriment to the wider area. Hence the proposal would accord with Policy RD 1 in terms of visual amenity.

#### 4.2.4 Highway safety

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. 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).

The plans show access would be from the adjacent road and an area is shown in front of the dwelling which could be utilised for parking.

Highways Officers have not objected to the proposal, therefore Officers would consider the proposal would not give rise to unacceptable adverse impacts on highway safety.

#### 4.2.5 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings. At the time of this report being prepared, for single dwellings the payment of a commuted sum of £1237.22 was required.

The development is therefore considered to be able to comply with the requirements of Policies BSC 3 and BSC 11 via a suitable condition.

#### Other matters

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## 5 **SUMMARY AND CONCLUSIONS:**

- 5.1 Whilst concerns have been raised by adjacent occupiers over the detailing of the dwelling, it is the opinion of officers from assessment of the relationship with nearby dwellings and the mixed character of development in the area that there are no strong grounds to warrant resisting the planning permission. The application is recommended for grant.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th June 2022.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
  - (i) Proposed elevations (Drawing No. G.1295/3 Rev. B) received 22 March 2017
  - (ii) Proposed floor plans, front elevation and site plan (Drawing No. G.1295/1 Rev. C) received 22 March 2017
  - (iii) Landscaping plan (Drawing No. G.1295/4 Rev. C) received 22 March 2017
  - (iv) Location plan (Drawing No. G.1295/2A) received 22 March 2017
3. Notwithstanding the provisions of all Classes 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.
4. The dwelling hereby approved shall not be occupied until the written approval of the Local Planning Authority has been obtained to the arrangements for compliance with the Council's policies and Supplementary Planning Guidance in relation to the provision of Open Space.
5. Notwithstanding the submitted details, the arrangements for the access, parking and turning of vehicles within the site shall not be as shown, but shall be in accordance with such scheme as may be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the dwelling is first occupied and shall be retained at all times thereafter.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interests of residential and visual amenity.
4. In the interest of compliance with adopted open space policies.
5. To provide for the parking of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of highway safety.

**NOTES TO APPLICANT:**

Highways Notes to applicant

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

Welsh Water Notes to applicant

You are advised that you may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com) The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Open Space Notes to applicant

In relation to Condition you are advised that a commuted sum payment of £1237.22 is required towards the provision of Open Space in accordance with Policy BSC 11 in the Denbighshire Local Development Plan. Please note the amount payable is correct at the time of issuing this planning permission however it may change. For further information please refer to the Local Development Plan and Open Space Calculator which is available on our website at [www.denbighshire.gov.uk](http://www.denbighshire.gov.uk)

Utilities Notes to applicant

Wales and West utilities have advised that there is utilities apparatus in the area. Please see the attached correspondence and ensure this issue is addressed prior to the commencement of development.