

Judith Williams

From: Matthew Phillips
Sent: 11 July 2013 14:20
To: planning_admin
Subject: FW: AONB Planning Enquiry

ENQ correspondence ENQ/2013/0260

From: Tony Hughes [mailto:tony.hughes@denbighshire.gov.uk]
Sent: 11 July 2013 13:33
To: Matthew Phillips
Subject: RE: AONB Planning Enquiry

Hi, Matthew

Have had a chance to look at this now. I haven't visited the site, but my initial observations are as follows:

I assume it has permanent residential use rights so a replacement is OK in principle. Redevelopment will also provide an opportunity to tidy up what appears to be a semi- derelict site. I note that some of the documentation refers to replacing the existing dwelling with two units - but assume you have told them that only one would be acceptable!?

I agree that the existing dwelling appears very small and that a larger building is therefore OK in principle. I also agree with you that the overall size of the indicative dwelling looks acceptable. However, I would prefer a dwelling of more traditional appearance rather than the 'off the shelf' log cabin suggested - I think a more bespoke approach is called for here. Could it be faced with local stone and render? A natural blue grey/slate roof is also essential. Also not sure about the asymmetric form of the large glazed frontage/roof which is not part of the local vernacular. If a new garage is proposed this should be part of the application. New access looks OK and I support the references to local stone wall splays. Surfacing will need to be considered so it complements the rural scene (local stone chippings?)

It appears to be a very large plot and, if this is to be the planning unit, I don't think it should retain full residential PD rights. I agree with you that boundary treatments will be critical and would favour natural local stone boundary walls to the road frontage (restore existing?) A landscaping scheme is also required for the entire site to help integrate the development into its rural setting.

Hope this helps

Regards

Tony

Tony Hughes
Swyddog Cynllunio AHNE Bryniau Clwyd a Dyffryn Dyfrdwy
Clwydian Range and Dee Valley AONB Planning Officer

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FACEBOOK Denbighshire Countryside Service

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
To: Tony Hughes <tony.hughes@denbighshire.gov.uk>
Date: 10/07/2013 13:27
Subject: RE: AONB Planning Enquiry

Tony,

That's probably because I forgot to attached them!

Please see attached.

Regards

Matthew

From: Tony Hughes [<mailto:tony.hughes@denbighshire.gov.uk>]
Sent: 10 July 2013 10:16
To: Matthew Phillips
Subject: Re: AONB Planning Enquiry

Hi, Matthew

Sorry for the delay in responding - have been away on holiday for two weeks. I couldn't find the attachments showing the site, etc - could you please send again. Thanks.

Regards

Tony

Tony Hughes
Swyddog Cynllunio AHNE Bryniau Clwyd a Dyffryn Dyfrdwy
Clwydian Range and Dee Valley AONB Planning Officer

Loggerheads Country Park, Near Mold, Denbighshire, CH7 5LH

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FACEBOOK Denbighshire Countryside Service

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
To: Tony Hughes <tony.hughes@denbighshire.gov.uk>
Date: 20/06/2013 15:54

Tony,

I am dealing with an Enquiry for a replacement dwelling at a site known as Pen Y Garth Bungalow, Pen Y Garth Road, Garth LL20 7YN. The details submitted

The existing property is a chalet style bungalow. The proposed replacement is a log-cabin type structure. It would be around twice the footprint and orientated differently within the site. The size increase is larger than our adopted supplementary guidance for rural replacement dwellings advises is normally acceptable, but the existing property is around 70 square metres in area. I do not consider the floor area of the proposed dwelling (around 140 sq.m) to be excessive in itself, however the site lies in the AONB so the siting and design of the new dwelling are critical considerations.

The submissions also suggest the garden area would be extended (I attach a plan I have done with the existing garden edged in and the proposed extended garden shaded grey). The existing curtilage does appear to be an odd shape and therefore fairly restricted to I do not think there is necessarily an issue with a garden extension in principle. However how the new garden boundary is enclosed will be quite critical in ensuring the impact is kept to a minimum.

It would be helpful for me when responding to know if you have any specific comments/concerns that the applicant will need to take into account before submitted a formal scheme.

Regards

Matthew

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