

## Pwyllgor Cynllinio / Planning Committee

### Agenda

19.05.2026

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| <p><b>1. Ethol Cadeirydd y Pwyllgor.</b><br/>I benodi Cadeirydd am y flwyddyn i ddod.</p>   | <p><b>Election of Committee Chair.</b><br/>To appoint a Chair for the ensuing year.</p>   |
| <p><b>2. Ymddiheuriadau am absenoldeb.</b><br/>I dderbyn, ystyried a derbyn<br/>Ymddiheuriadau am absenoldeb.</p>                                       | <p><b>Apologies for absence.</b><br/>To receive, consider and accept apologies for absence.</p>   |
| <p><b>3. Datganiadau o Fuddiant.</b><br/>I dderbyn unrhyw ddatganiadau o fuddiant ar eitemau ar yr agenda.</p>  | <p><b>Declaration of Interest.</b><br/>To receive any known declarations of interest in items on the agenda.</p>  |
| <p><b>4. Ethol Is-Gadeirydd Pwyllgor.</b><br/>I benodi Is-Gadeirydd am y flwyddyn i ddod.</p>   | <p><b>Election of Committee Vice Chair.</b><br/>To appoint a Chair for the ensuing year.</p>  |
| <p><b>3. Cofnodion.</b><br/>I awdurdodi'r Cadeirydd i lofnodi cofnodion cyfarfod blaenorol y Pwyllgor a gynhaliwyd ar 21.04.2026 fel cofnod cywir.</p>  | <p><b>Minutes.</b><br/>To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 21.04.2026 as a correct record.</p>                          |
| <p><b>4. Ceisiadau Cynllunio.</b><br/>I ystyried ceisiadau cynllunio a gyfeiriwyd at y Cyngor a gwneud unrhyw benderfyniadau angenrheidiol arno.</p>    | <p><b>Planning Applications.</b><br/>To consider planning applications referred to the Council and make any necessary decisions thereon.</p>                                    |
| <p><b>Cais: 03/2026/0185</b><br/>Lleoliad: Ty Ifa Sun Bank,<br/>Cynnig: Codi estyniad a gwaith cysylltiedig.</p>  | <p><b>Application: 03/2026/0185</b><br/>Location: Ty Ifa Sun Bank,<br/>Proposal: Erection of extension and associated works.</p>  |
| <p><b>Cais: 03/2026/0195</b><br/>Lleoliad: Glan Dyffryn Fron Bache,<br/>Cynnig: Dymchwel ystafell wydr bresennol a chodi estyniad i ochr yr annedd.</p> | <p><b>Application: 03/2026/0195</b><br/>Location: Glan Dyffryn Fron Bache,<br/>Proposal: Demolition of existing conservatory and erection of extension to side of dwelling.</p> |
| <p><b>5. Tystysgrifau Penderfyniad</b><br/>Nodi tystysgrifau penderfyniad a dderbyniwyd oddi wrth Adran Gynllunio Cyngor Sir Ddinbych.</p>              | <p><b>Certificates of Decision.</b><br/>To note certificates of decision received from Denbighshire County Council Planning department.</p>                                     |
| <p><b>Cymeradwyo.</b></p>   | <p><b>Granted approved</b></p>  |

**03/2024/1198**

Manesty, 5 Fron Castell, Fron Bache,.  
Codi estyniad yn y cefn a newidiadau i storfa  
dros garej i ddarparu llety byw ychwanegol

**6. Apêl1 Trem Y Creigiau, Llangollen**

I ystyried penderfyniad Arolygydd  
Penderfyniadau Cynllunio ac Amgylchedd  
Cymru ar yr apêl uchod  
Manylion wedi'u hatodi)

**03/2024/1198**

Manesty, 5 Fron Castell, Fron Bache.  
Erection of extension to rear and  
alterations to store over garage to provide  
additional living accommodation.

**Appeal. 1 Trem Y Creigiau, Llangollen**

To consider the decision of Planning and  
Environment Decisions Wales' Inspectors  
decision on the above appeal (Details  
appended).



## Appeal Decision

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by N Jones BA (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 29/04/2026

Appeal reference: CAS-04743-M3P7X8

Site address: 1 Trem Y Creigiau, Llangollen, LL20 8EQ

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Adam Taylor against the decision of Denbighshire County Council.
  - The application Ref 03/2025/0126/HH, dated 22 March 2025, was refused by notice dated 6 October 2025.
  - The development is the erection of an outbuilding and raised patio area for use incidental to the dwelling.
  - A site visit was made on 14 April 2026.
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The development was in place at the time of my site visit, albeit the outbuilding was unfinished, with no doors or windows fitted. I have considered the appeal on the basis that retrospective planning permission is being sought.

### Main Issue

3. The main issues are the effect of the development on the visual amenities and the living conditions of neighbouring occupiers.

### Reasons

4. The appeal building and raised patio area are located within the rear garden of a residential property within the development boundary of Llangollen. Denbighshire Local Development Plan (LDP) Policy RD1 sets out sustainable development and design standards that all development is expected to meet. It says that development proposals will be supported within development boundaries where its criteria are met, including criterion i) that requires that development respects the site and surroundings in terms of the siting, layout, scale, form, character, design, and materials of land/buildings and spaces around and between buildings, and criterion vi) that they do not unacceptably affect the amenity of local residents or characteristics of the locality and provide satisfactory amenity standards themselves. The Council's adopted Supplementary

Planning Guidance Note 'Residential Development' (SPG) provides additional guidance including that outbuildings should not be over dominant in relation to the existing and surrounding properties.

5. The timber finished mono-pitch construction of the outbuilding and its siting close to the rear boundary reflects the typical characteristics of domestic garden structures. It is smaller and subordinate in scale to the existing dwelling, which I saw retains satisfactory usable garden areas, and so does not amount to overdevelopment of the appeal site. Although the structure spans the entire width of the rear garden area, owing to its short height above the rear garden fence and lack of openings in the nearest elevation, which I saw during my site visit is also partially screened by existing vegetation in the neighbouring garden, it does not create a dominant or intrusive effect to the property behind it.
6. Obscure views are available from the patio and outbuilding towards first floor windows at No 2 Trem y Creigiau (No 2). However, there are no views of its garden and the roof of its shed close to the house obscures views towards parts of its ground floor openings. Owing to the appeal building's elevated position and height, and proximity to the boundary, some overshadowing would occur to the garden at No 2. However, given the short depth of the building this would be likely to affect only part of its adjoining rear garden area away from areas closest to the dwelling. Moreover, despite its height and proximity, given its short depth, and the screening effect of tall boundary planting, I do not consider the appeal outbuilding is unacceptably imposing seen from No 2.
7. Despite its height above and close to the boundary fence with No 14 Gerddi Bache (No 14), owing to its distance and position away from the dwelling, the appeal outbuilding is not an enclosing or prominent feature seen from that property.
8. I saw that, at the existing rear garden level, there is a degree of mutual overlooking between the appeal property and No 14. However, owing to their elevation and proximity, the raised patio and outbuilding unacceptably increase and exacerbate direct views towards several seating areas to the rear of No 14 and close views into its rear conservatory. Whilst I acknowledge uncertainty as to its planning status, views are also available into its adjoining open-fronted outbuilding. The appeal outbuilding was in use for domestic storage purposes at the time of my site visit and whilst I observed a water supply is available, I saw no evidence of a foul drainage connection. Even so, the appellant states that the building is intended for incidental purposes which, apart from storage, could include various activities within it as well as on its attached patio area. Consequently, views into the adjoining garden and conservatory at No 14 could be prolonged.
9. I have considered whether a planning condition to require additional screening would be appropriate to overcome the development's overlooking effects. However, I acknowledge the Council's concerns that increasing the height of the current fence panels could lead to overbearing effects in the neighbouring garden. In the absence of a detailed scheme, I cannot therefore be certain that an appropriate balance could be struck in this case.
10. Whilst I have taken into account that there is a large shed in the adjoining garden at No 14, as noted, its planning status is unclear and I have considered the appeal scheme, and its particular effects, on its own merits.
11. The appellants suggest that similar development could be undertaken which would be permitted development and which, it is contended, represents a realistic fallback position. However, the appellant acknowledges that to be considered permitted development, the building would have to be located further from the boundary or of lesser height than the appeal building. The patio height would also be reduced. I do not therefore consider that

the effects of the appeal development would be replicated by any permitted development alternative.

12. I conclude that the development has an unacceptably harmful effect on the living conditions of the neighbouring occupiers at No 14 Gerddi Bache. The development therefore conflicts with LDP Policy RD1 and SPG advice.

### **Other Matters**

13. The appeal property is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) however given its location within a wider residential setting I have no reason to disagree with the Council that the appeal development has little adverse effect on its landscape qualities, in accordance with LDP Policy VOE 2.
14. The site is close to the Registered Park and Garden of Plas Newydd, and to the Llangollen Bridge and Pontcysyllte Aqueduct and Canal Scheduled Monuments and is within the buffer zone of the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS). However, the Council and consultees raise no concerns about the wider heritage effects of the development or its impacts on the outstanding universal value of the WHS due to the separation distances and intervening topography and vegetation. From my own observations during my site visit, I have no reason to reach a different conclusion.
15. The submitted Green Infrastructure Statement describes biodiversity enhancements including planting to benefit pollinators and bat and bird boxes. Subject to the imposition of planning conditions these proposals would provide proportionate and appropriate enhancement measures to increase the biodiversity opportunities at the site.
16. The site is located within the phosphate sensitive River Dee and Bala Lake Special Area of Conservation (SAC) catchment area where increased foul drainage would have likely significant effects on the integrity of the designated site. However, the appeal development is intended for use incidental to the existing dwelling and would not increase existing domestic foul flows. On that basis, I consider that the proposal can be screened out of the requirement for a Habitat Regulations Assessment (HRA).

### **Conclusion**

17. For the reasons given above and having taken all matters into account, I conclude that the appeal should be dismissed.
18. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that the findings of this Report are in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

*N Jones*

INSPECTOR