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Prif Swyddog (Llywodraethu)



CS/NG

5 January 2023

Janet Kelly 01352 702301
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To: Cllr Richard Lloyd (Chair)

Councillors: Mike Allport, Bernie Attridge,
Chris Bithell, Helen Brown, Paul Cunningham,
Rob Davies, Adele Davies-Cooke, Carol Ellis,
Gladys Healey, Dave Hughes, Paul Johnson,
Richard Jones, Hilary McGuill, Ted Palmer,
Mike Peers and Dan Rose

Dear Sir / Madam

NOTICE OF REMOTE MEETING
PLANNING COMMITTEE
WEDNESDAY, 11TH JANUARY, 2023 am **1.00 PM**

Yours faithfully

Steven Goodrum
Democratic Services Manager

Please note: This will be a remote meeting. Public speakers have been asked if they would like to address the Committee in English or Welsh. The meeting will be live streamed onto the Council's website. The live streaming will stop when any confidential items are considered. A recording of the meeting will also be available shortly after the meeting at <https://flintshire.public-i.tv/core/portal/home>

If you have any queries regarding this, please contact a member of the Democratic Services Team on 01352 702345.

AGENDA

1 **APOLOGIES**

2 **DECLARATIONS OF INTEREST**

3 **LATE OBSERVATIONS**

4 **MINUTES** (Pages 5 - 8)

To confirm as a correct record the minutes of the meeting held on 14 December 2022.

5 **ITEMS TO BE DEFERRED**

6 **REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

The reports of the Chief Officer (Planning, Environment & Economy) are enclosed.

REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY) TO PLANNING COMMITTEE ON 11 JANUARY 2023

Item No	File Reference	DESCRIPTION
<u>Applications reported for determination (A = reported for approval, R= reported for refusal)</u>		
6.1	FUL/000473/22 - A	Full application - Erection of a new high-bay industrial building at Electroimpact UK Ltd, Manor Lane, Hawarden (Pages 9 - 16)
6.2	063498 - A	Full application - Proposed extensions to dwelling at Pear Tree, Sandy Lane, Saltney (Pages 17 - 24)

Please note that there may be a 10 minute adjournment of this meeting if it lasts longer than two hours

Procedural Note on the conduct of meetings

The Chair will open the meeting and introduce themselves.

The meeting will be attended by a number of Councillors. Officers will also be in attendance to present reports, with Democratic Services officers acting as hosts of the meeting.

All attendees are asked to ensure their mobile phones are switched off and that any background noise is kept to a minimum.

All microphones are to be kept muted during the meeting and should only be unmuted when invited to speak by the Chair. When invitees have finished speaking they should go back on mute.

To indicate to speak, Councillors will use the chat facility or use the electronic raise hand function. The chat function may also be used for questions, relevant comments and officer advice and updates.

The Chair will call the speakers, with elected Members addressed as 'Councillor' and officers addressed by their job title e.g. Chief Executive' or name. From time to time, the officer advising the Chair will explain procedural points or suggest alternative wording for proposals, to assist the Committee.

If and when a vote is taken, the Chair will explain that only those who oppose the proposal(s), or who wish to abstain will need to indicate, using the chat function. The officer advising the Chair will indicate whether the proposals are carried.

If a more formal vote is needed, this will be by roll call – where each Councillor will be asked in turn (alphabetically) how s/he wishes to vote.

At County Council and Planning Committee meetings, speakers' times are limited. A bell will be sounded to alert that the speaker has one minute remaining.

The meeting will be live streamed onto the Council's website. A recording of the meeting will also be available, shortly after the meeting at:

<https://flintshire.public-i.tv/core/portal/home>

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PLANNING COMMITTEE **14 DECEMBER 2022**

Minutes of the Planning Committee of Flintshire County Council held as a remote meeting on Wednesday, 14 December 2022

PRESENT: Councillor Richard Lloyd (Chair)

Councillors: Bernie Attridge, Chris Bithell, Helen Brown, Rob Davies, Adele Davies-Cooke, Carol Ellis, Dave Hughes, Paul Johnson, Richard Jones, Ted Palmer, Mike Peers and Dan Rose

APOLOGIES: Councillor Paul Cunningham and Hilary McGuill

ALSO PRESENT: The following attended as local Member:
Councillor Gillian Brockley - Agenda item 6.2 (064397)

Councillors Marion Bateman and Chrissy Gee were present as observers

IN ATTENDANCE: Chief Officer (Planning, Environment & Economy), Service Manager - Development, Team Leader Planning Strategy, Senior Engineer - Highways Development Control, Team Leader Development Management South Team, Senior Planning Officers, Legal Services Manager and Democratic Services Officers

32. DECLARATIONS OF INTEREST

None.

33. LATE OBSERVATIONS

The Chairman allowed Members an opportunity to read the late observations which had been circulated prior to the meeting and were appended to the agenda item on the Council's website:

<https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=5231&LLL=0>

34. MINUTES

The minutes of the meeting held on 23 November 2022 were confirmed as a correct record, as moved by Councillor Mike Peers and seconded by Councillor Chris Bithell.

RESOLVED:

That the minutes be approved as a true and correct record.

35. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment & Economy) advised that item 6.1 was recommended for deferral to allow for pre-application consultation to be undertaken.

36. REPORTS OF THE CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)

RESOLVED:

That decisions be recorded as shown on the Planning Application schedule attached as an appendix.

37. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There was one member of the public present at the start of the meeting.

(The meeting started at 1pm and ended at 3.20pm)

.....
Chairman

Meetings of the Planning Committee are webcast and can be viewed by visiting the webcast library at: <http://flintshire.public-i.tv/core/portal/home>

PLANNING COMMITTEE ON 14 DECEMBER 2022

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000077/22	Llanasa Community Council	Full application - Full application - Erection of 21 dwellings with adoptable highway access. (Re- submission of previously Approved Application 055398) at Rhewl Fawr Road, Penyffordd, Holywell		Deferred at the request of officers to allow for Statutory Pre-Application Consultation to take place (due to scale of development proposed)
064397	Hawarden Community Council	Full application - Redevelopment of former Care Home site to deliver new specialised supported living (Use Class C3) and care home (Use Class C2) accommodation for adults with disabilities, together with associated new access road, parking, landscaping and amenity space at Bennetts Lane, Hawarden, Deeside	Jill Irving (Resident) spoke against the application. Michael Gilbert (Agent) spoke in support of the application. As local Member, Councillor Gillian Brockley spoke against the application.	Refused contrary to Officer Recommendation on the grounds of inappropriate development due to massing and scale, overbearing and over-development and highway safety
FUL/ 000143/22	Buckley Town Council	Full application - Continued siting of portable building for use as ancillary changing facilities at Mill Lane, Buckley	Gill Jones (Resident) spoke in support of the application. Pete Lloyd (Agent) spoke in support of the application.	Temporary Permission until 30th June 2025 with authority delegated to the Chief Officer (Planning, Environment and Economy) to attach appropriate planning conditions in consultation with the Chair and Vice Chair.
LBC/ 000351/22	Buckley Town Council	Listed Building Application - Siting of portable building for use as	As above.	Temporary Permission until 30th June 2025 with authority delegated to the Chief Officer

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
		ancillary changing facilities at Mill Lane, Buckley		(Planning, Environment and Economy) to attach appropriate planning conditions and consult with Cadw in respect of the consent in consultation with the Chair and Vice Chair.
FUL/ 000498/22	Mold Town Council	Full application - change of use from motor vehicle service & parts sales to Class A1 sandwich shop & bakery and Class A3 (cafe/restaurant/hot food takeaway) along with external works to refurbish and extend the existing unit, reconfigured car park, external seating, acoustic barrier and associated works at Chester Road, Mold	Adrian Fox (Agent) spoke in support of the application.	Approved in accordance with the Officer's Recommendation subject to the conditions set out in the report
FUL/ 000392/22	Hawarden Community Council	FULL application - change of class from C3 (dwelling house) to Class C2 (care home) at 43 Lower Aston Hall Lane, Hawarden	On behalf of the applicant, Jen Slade (Applicant) spoke in support of the application.	Approved in accordance with the Officer's Recommendation subject to the conditions set out in the report

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **11th JANUARY 2023**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

SUBJECT: **FULL APPLICATION- ERECTION OF A NEW HIGH-BAY INDUSTRIAL BUILDING**

APPLICATION NUMBER: **FUL/000473/22**

APPLICANT: **ELECTROIMPACT UK LTD**

SITE: **ELECTROIMPACT UK LTD, MANOR LANE, HAWARDEN**

APPLICATION VALID DATE: **7TH OCTOBER 2022**

LOCAL MEMBERS: **COUNCILLOR W MULLIN**

TOWN/COMMUNITY COUNCIL: **BROUGHTON & BRETTON COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT (HEIGHT) RELATIVE TO SCHEME OF DELEGATION**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This full application proposes the erection of a new high-bay industrial building, as an expansion to an existing industrial operation undertaken by Electroimpact UK Ltd at Manor Lane, Hawarden.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time limit on commencement.
 2. In accordance with approved plans.
 3. Details of materials to be submitted and approved.
 4. No development to commence until a noise survey has been undertaken.
 5. Attenuation to be incorporated into scheme if

6. appropriate.
7. Site/building levels to be submitted and approved.
8. Parking/turning facilities to be provided and retained.

3.00 CONSULTATIONS

3.01 **Local Member: Councillor W Mullin:** No response at time of writing

Broughton and Bretton Community Council: No response at time of writing

Community & Business Protection: Has queried Noise attenuation and mitigation requirements.

Highways: Suggests condition

Airbus: Hawarden Aerodrome Safeguarding has assessed against the safeguarding criteria as required by DfT/ODPM Circular 1 / 2003: Safeguarding of Aerodromes and the Commission Regulation (EU) No 139/2014 and has identified that the proposed development does not conflict with safeguarding criteria.

Accordingly, they have no aerodrome safeguarding objection to the proposal.

4.00 PUBLICITY

4.01 30 Neighbour Notifications were sent to adjacent/nearby properties. The application was also publicised by way of a Site Notice posted at the site and a Press Notice in a local newspaper. No responses were received following publicity.

5.00 SITE HISTORY

5.01 054887- Erection of a new high-bay industrial building, including the formation of a new vehicular access and hardstanding - Approved 28th June 2016

6.00 PLANNING POLICIES

6.01 **Flintshire Unitary Development Plan**

Policy STR1 – New Development.

Policy STR3 – Employment.

Policy STR8 – Built Environment.

Policy GEN1 – General Requirements for Development.

Policy D1 – Design Quality.

Policy D2 – Location & Layout.
Policy D3 – Design.
Policy AC13 – Access & Traffic Impact.
Policy EM3 – Development Zones & Principal Employment Areas.

National Planning Policies:

Planning Policy Wales Edition 11 (February 2021)
Future Wales 2020 – 2040

Additional Guidance

Technical Advice Note 11 – Noise.
Technical Advice Note 12 – Design.
Technical Advice Note 23 – Economic Development.

It is noted and acknowledged that the national planning framework as set out within Planning Policy Wales Edition 11 and Future Wales: The National Plan 2040 sets out the most up to date planning principles against which to consider development proposals. The Development Plan and associated supplementary planning guidance remain broadly consistent with these changes to legislation

7.00 PLANNING APPRAISAL

7.01 Site

The proposed building would be located within the Electroimpact site on Manor Lane, which is within a Development Zone, and Principal Employment Area as defined in the Flintshire Unitary Development Plan. The site is located to the east of the existing Electroimpact buildings, between the existing buildings and the airfield.

7.02 It is also worth noting that the site is located with an Enterprise Zone. This is not a policy or designation in the adopted development plan. It is an economic development designation by Welsh Government where a range of support and incentives is provided by WG for businesses.

7.03 Proposed Development

The application proposes the erection of a detached building measuring approximately 64 m x 30 m x 20 m (height). It is proposed that the building is used for the assembly of various aircraft manufacturing equipment including tooling and jigs. The application is being brought before the Planning Committee as its height exceeds the relevant threshold for height under the scheme of delegation.

- 7.04 The height of the building is required to facilitate the provision of an internal crane which would be used for the movement of larger items of equipment.

Internationally, Electroimpact is a company of over 750 professionals dedicated to the design and manufacture of state-of-the-art aircraft assembly equipment. Electroimpact's main campus and head office is in Washington, USA. However, Electroimpact has established a large satellite office in the UK which is based at Hawarden where 86 people are directly employed in total. 71 of which are Engineers, demonstrating the highly skilled nature of the workforce.

7.05 **Principle of Development**

The site is located within a Development Zone, and Principal Employment Area as defined in the Flintshire Unitary Development Plan. In such locations employment related development is considered acceptable in principle, subject to development being of an appropriate scale/form/design relative to its surroundings and other considerations including for e.g., adequacy of access/parking.

- 7.06 Development at this location which is aimed at supplementing and supporting the Airbus, avionics and engineering industries around Manor Lane Industrial Estate, is generally supported and acceptable, given that this was the primary reason for which the estate was initially developed.

7.07 **Impact on Character and amenity of Surrounding Area**

For Members information there is a mix of development at this location, which is primarily characterised by employment development on the eastern side of Manor Lane, with residential development on the western side.

- 7.08 The economic benefits associated with the development in particular the job creation case advanced by the applicant are duly noted and recognised as being of particular importance to the County. It is however considered that the issue of job creation needs to be carefully balanced against the impact of development on the character of the locality and the amenity of the occupiers of nearby residential properties.

- 7.09 Planning permission was previously granted for a similarly scaled building elsewhere on the Electroimpact site, sited closer to Manor Lane itself. The building proposed in this application is located over 150 metres away from the nearest residential property, and has intervening buildings, including the 20 m high bay building already located on site. The proposed building would be viewed in the context of the surrounding industrial buildings in this location, as well as the

large Airbus factory and ancillary buildings which provides a backdrop to this application site.

7.10 I consider that notwithstanding the height of the proposed building the scale of the proposal is acceptable and does not give rise to any adverse impacts upon any neighbouring residential amenity or the character of the area. Indeed, the proposal is in keeping with the prevailing character of development on this side of Manor Lane and is to be constructed from the same materials as the High bay building already constructed to the front of the site.

7.11 Given the nature of the business, including the need for abnormal load HGVs to visit the site, and to safeguard against possible nuisance arising from noise as a result of the expansion of the site I propose a condition requiring a noise impact assessment, and if any possible source of noise nuisance is identified, adequate mitigation measures incorporated into the building.

7.12 **Impact upon Aerodrome Safety**

Airbus were consulted by the developer during the pre-application consultation, and again by the Local Planning Authority through the statutory application consultation process. The application is supported by an Assessment of Instrument Flight Procedures Safeguarding report which demonstrates that the building would not affect the safe use of the airfield. Airbus have confirmed that they have no objection to the proposal.

7.13 **Other Matters**

The proposal utilises existing access arrangements and no alterations to these are proposed. No objections have been received to the proposal from the Highways Authority but they have suggested condition to ensure that sufficient parking and turning is available on site and this is included in the recommendation. There is plenty of available space on site to achieve this.

8.00 CONCLUSION

In conclusion, the general principle of employment development is supported within the Development Zone, Enterprise Zone and Principal Employment Area. It is not considered that the proposal would unacceptably harm any neighbouring residential amenity. It is also acknowledged that from an economic development perspective, that a number of highly skilled jobs would be supported by this development which is welcomed, and this is a significant factor in support of the application.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

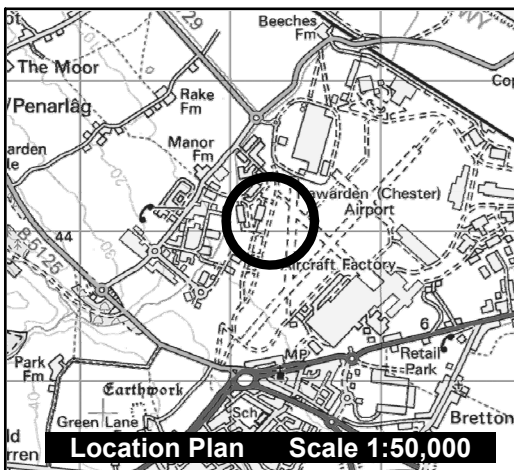
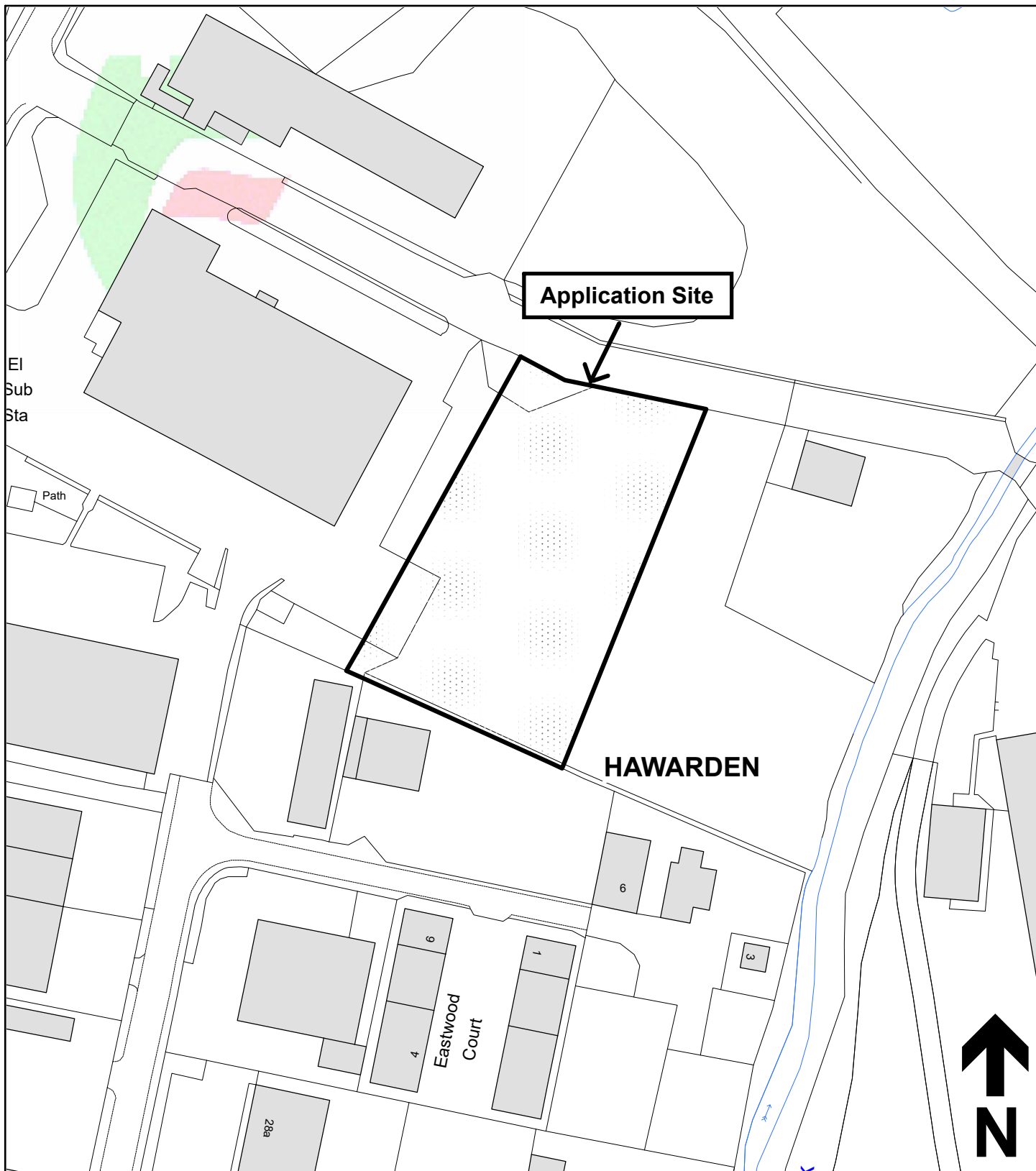
The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

Contact Officer: James Beattie
Telephone: 01352 703262
Email: james.beattie@flintshire.gov.uk



Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Map Scale 1:1250

OS Map ref SJ 3365

Planning Application FUL/000473/22

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **11TH JANUARY 2023**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

SUBJECT: **PROPOSED EXTENSION TO DWELLING**

APPLICATION NUMBER: **063498**

APPLICANT: **MR. JASON SHALLCROSS**

SITE: **PEAR TREE, SANDY LANE, SALTNEY, FLINTSHIRE, CH4 8UB**

APPLICATION VALID DATE: **9 SEPTEMBER 2021**

LOCAL MEMBERS: **COUNCILLOR R. LLOYD**
COUNCILLOR J. SHALLCROSS (Applicant)

TOWN/COMMUNITY COUNCIL: **SALTNEY TOWN COUNCIL**

REASON FOR COMMITTEE: **THE APLICANT IS A MEMBER OF THE COUNCIL**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This application seeks approval for the erection of a single storey side extension to the property known as Peartree. The matter comes before Planning Committee as the applicant is an Elected Member of the Council and therefore powers for determination are not delegated to the Chief Officer.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions:

1. Time limit – 5 years
2. In accordance with the approved plans.
3. Samples of proposed external finish materials to be agreed

3.00 CONSULTATIONS

3.01 **Local Members: Councillor R. Lloyd**: Notes the application must be determined by Planning Committee as the applicant is an Elected Member.

Councillor J. Shallcross: Has declared a personal interest as he is the applicant and has therefore not commented upon the application.

Saltney Town Council: No response at time of writing.

Highways: No objections.

Community & Business Protection: No objections.

Natural Resources Wales: No objections

Airbus: No aerodrome safeguarding objection.

4.00 PUBLICITY

4.01 Six Neighbour Notification Letters were sent to adjoining/nearby properties. There have been no responses at time of writing following publicity of the application.

5.00 SITE HISTORY

5.01 No previous history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

HSG12 House extensions and alterations
GEN1 General requirements for development
GEN3 Development in the Open Countryside
GEN4 Green Barriers
D1 Design quality, location, and layout
D2 Design

Supplementary Planning Guidance

SPGN1 Extensions and Alterations to Dwellings
SPGN2 Space around dwellings

National Planning Policies

Planning Policy Wales – Edition 11 (Feb.2021)
Future Wales: The National Plan 2040 (FWP 2040)

It is noted and acknowledged that the national planning framework as set out within Planning Policy Wales Edition 11 and Future Wales: The National Plan 2040 sets out the most up to date planning

principles against which to consider development proposals. The Development Plan and associated supplementary planning guidance remain broadly consistent with these changes to legislation

7.00 PLANNING APPRAISAL

7.01 Site and Surroundings

The site comprises a semi-detached dwelling, with the dwellings arranged in an L-shape footprint and at right angle to one another. The application premises is arranged such that the dwelling presents a gable to the main highway, Sandy Way. The private garden areas for the site are located to the north and west, extending to the south along with this westerly projection. The garden areas for the neighbouring dwelling are located primarily to the front of that dwelling, the east.

7.02 The application premises has an external appearance akin to a traditional farmhouse, albeit that the symmetry of the front façade has been interrupted by the later additions of a front porch and single storey side extension. The dwelling is largely finished in white painted smooth render, beneath a concrete tile roof. Site boundaries are made up of a variety of vegetation, brick walls and low picket style fences.

7.03 The site is one of a few sporadic pockets of development to the west of Sandy Way, lying within an area of open countryside, over-washed by a Green Barrier designation. Larger modern housing estate development is located on the land to the east of Sandy Way.

7.04 The Proposal

The application has been the subject of extensive discussion to remove originally proposed unacceptable forms of extension and the application before members represents that which is considered acceptable in the context of the site.

7.05 The proposals seek permission for the further single storey side extension of the dwelling in a westward direction to provide a sunroom extension. The extension is accessed from the existing dwelling via a doorway from the existing kitchen and comprises a room of dimensions 4.6m x 3.6m. The room has glazed components to the west, north and south elevations, with double doors within the south facing glazing to enable access to the garden area. The room has flat roof, within which is set a roof lantern

7.06 The Main Issues

The main issues to be considered within the determination of this planning application are:

1. the principle of the development in planning policy terms;

2. the effects upon the visual appearance and character of the area; and
3. the effects upon the living conditions of adjoining residents

7.07 The Principle of Development

The proposed development is located within an area of open countryside but comprises an existing dwelling and its curtilage. Policy GEN3 sets out the exceptions to the general presumption against development in the open countryside and identifies the extension of existing buildings as one such exception.

7.08 Policy GEN4 seeks to restrict development within Green Barriers in the interests of ensuring that development proposals do not contribute to the coalescence of settlements; and do not unacceptably harm the open character and appearance of the green barrier. Policy GEN4 identifies the exceptions to this presumption against development and it is noted that this includes the limited extension, alteration or replacement of existing dwellings.

7.09 Given that the proposed extension would be confined to the existing curtilage of the dwelling, it is considered that the proposals would not unacceptably impact upon the openness of the Green Barrier in this location and would, by virtue of the scale of the proposals, would not make any significant impact in terms of the coalescence of settlements.

7.10 Policy HSG12 states extensions or alterations to existing dwellings will be permitted provided that the proposal is subsidiary in scale and form to the existing dwelling, does not represent an overdevelopment of the site, respects the design and setting of the existing dwelling and surrounding area, and will not have an unacceptable impact on people living nearby.

7.11 Policies GEN1 and D1 states that development should harmonise with the site and surroundings in terms of the siting, scale, design, layout, use of space, materials, external appearance and landscaping. Given the above context whereby national and local policy confirms that the application site is in an appropriate location for residential development. PPW11 embodies the concept of placemaking whose positive implementation through good design is to ensure people's and community well-being. PPW states that good design is fundamental to achieving sustainable places and is not simply about the architecture of a building or development but the relationship between all elements of the natural and built environment and between people and places.

7.12 Having regard to the above, the proposals are considered to be compliant with the aims of these policies.

- 7.13 Impacts upon Character and Appearance
The proposals introduce a form of extension which is not entirely consistent with the sloping roofed form of the dwelling and the later extensions. However, given the form of the previous extension, the formation of a sun-room adjacent to this built form would be somewhat contrived and involve an alteration to roof form above the extensions which would imbalance the west facing elevation.
- 7.14 The proposal allows the earlier traditional form of dwelling to be read an understood as being older and from a different architectural time. The proposed sunroom is contemporary in form and external appearance, utilising a lot of glazing within the external walls and roof. The proposal does link to the main dwelling in that external walls not glazed will be finished in a smooth, painted render to match the main house.
- 7.15 The wider area does not have a distinctive vernacular and therefore the proposed extension can be seen in this context of modern 20th century built form. As such, it is concluded that the proposals would comply with the requirements of policies GEN1, D1, D2 and HSG12 in this regard.
- 7.16 Impacts upon Living Conditions
Given the unusual arrangement of the semi-detached dwellings, of which the application premises is one, it is essential that the proposals would not give rise to a detrimental impact upon the living conditions presently enjoyed by adjacent dwellings. SPGN 1 and 2 set out guidelines in respect of development of this form and most importantly, set out guides in relation to the space to be provided.
- 7.17 It is considered that the proposed extension does not result in any increased overlooking of the existing attached dwelling than is presently the case. The proposed windows look out over the garden area of the application premises and therefore there is no increased overlooking of the private garden area of the adjacent dwelling.
- 7.18 Turning to consider the dwelling located to the north, it is noted that this relationship provides a gable elevation in the neighbouring dwelling to the 'front' elevation of the application dwelling. The separation distance presently provided is approximately 12.6m. SPGN 2 suggests that such a relationship should provide for a minimum of 12m separation. This is satisfied by the current dwelling. The proposed extension is located somewhat to the west of this gable and does not project any closer northwards. In addition, boundaries between the extension and the adjacent dwelling comprise a hedge and post and panel fences of approximately 1.8m in height, as such, it is concluded that there is no adverse overlooking, or perception of the same, arising from this proposal.

7.19 It is considered that the proposals would satisfy the requirements of policies GEN1, D1, D2 and HSG12 and would be consistent with the advice and guidance set out in SPGN 1 and 2 in this regard.

8.00 CONCLUSION

The proposals represent a form of domestic scale extension and alteration to an existing dwelling which reacts sensitively but in a boldly modern way to both the unusual arrangement of built form and the design challenges arising from the somewhat traditional form of the existing dwelling. The proposals are acceptable in principle, having no adverse impacts upon the Green Barrier and open countryside and respecting both the character and appearance of the area and living conditions presently enjoyed by nearby residents.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

8.02 The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

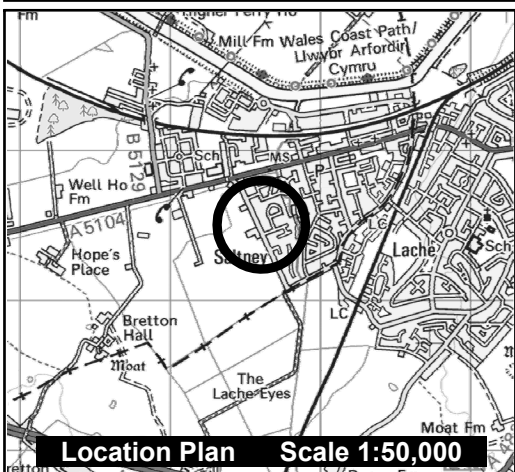
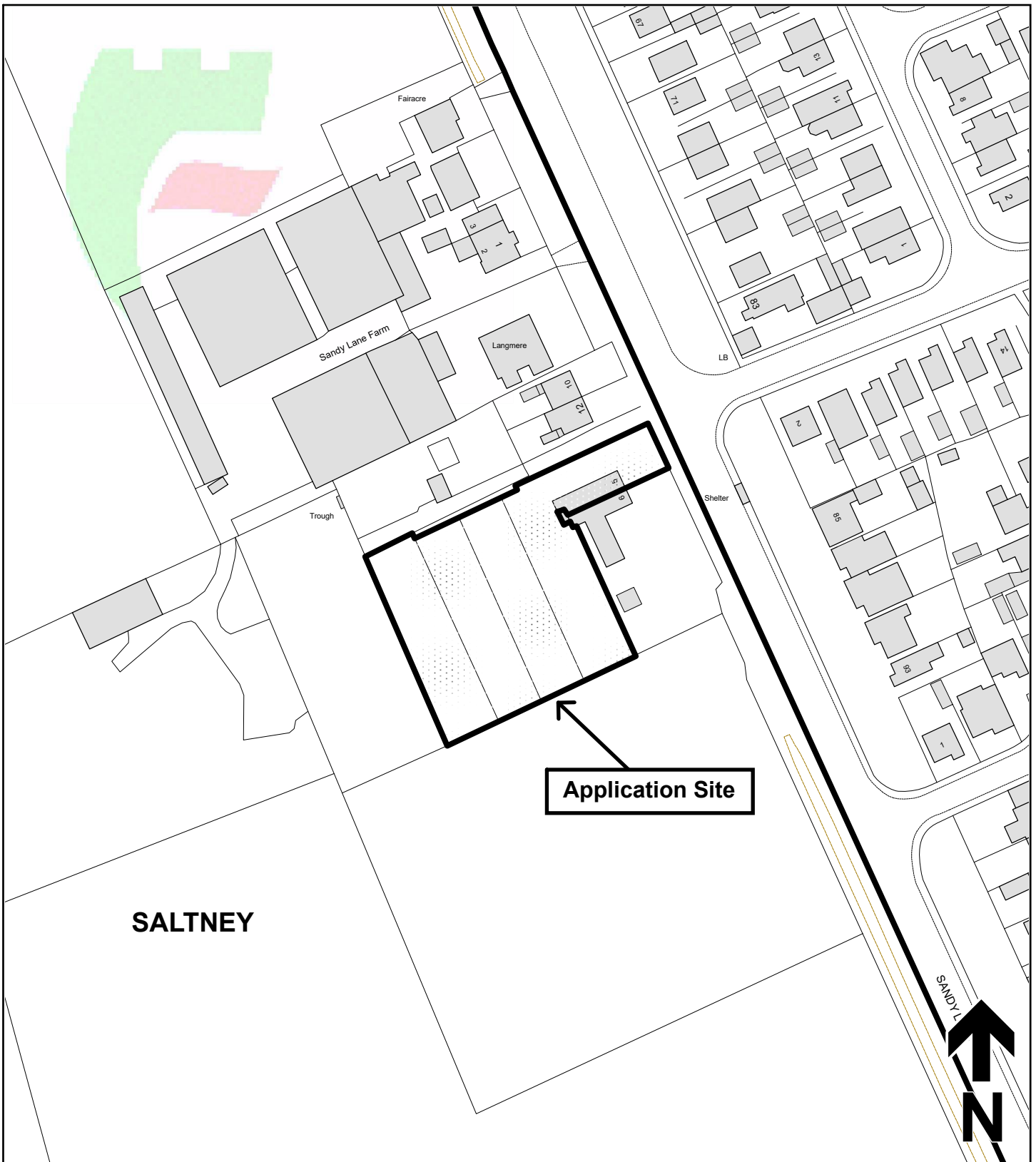
8.03 The Council has had due regard to its public sector equality duty under the Equality Act 2010.

8.04 The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

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Contact Officer: David Glyn Jones
Telephone: 01352 703281
Email: david.glyn.jones@flintshire.gov.uk



Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Planning Application **63498**

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