

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY 20TH FEBRUARY 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **RENEWAL OF OUTLINE PLANNING PERMISSION REF:046257 TO ALLOW THE ERECTION OF A BUNGALOW**

APPLICATION NUMBER: **050166**

APPLICANT: **MR A DISKIN**

SITE: **LAND TO THE REAR OF 8 MANCOT LANE, MANCOT, DEESIDE**

APPLICATION VALID DATE: **2ND OCTOBER 2012**

LOCAL MEMBERS: **CLLR. G. DISKIN**
CLLR. A. DISKIN

TOWN/COMMUNITY COUNCIL: **HAWARDEN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **CLLR. A. DISKIN IS THE APPLICANT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This application seeks a renewal of the outline planning permission for the erection of a bungalow at land to the rear of 8 Mancot Lane, Mancot. The applicant is the local member Cllr. A. Diskin.

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

2.01 Planning permission should be granted subject to the following conditions:

1. Outline – Reserved Matters
2. Outline – Time Limit
3. Outline- Site Levels
4. Siting, layout and design of the means of access to be submitted and approved
5. No work to commence on access until detailed design has been submitted and approved
6. Access to have visibility of 2.4m x 20m
7. Foul/surface water discharges to be drained separately
8. No surface water to connect into public sewerage system
9. No land drainage to discharge into public sewerage system
10. No work to take place until a land contamination study has been undertaken.

3.00 CONSULTATIONS

3.01 Local Member

Councillor G. Diskin

Verbally declared an interest as they are the applicant

Hawarden Community Council

No comment as the applicant is a member of the Community Council

Head of Assets and Transportation

No objection subject to conditions

Head of Public Protection

No objection subject to condition

Dwr Cymru /Welsh Water

No objection subject to conditions

4.00 PUBLICITY

4.01 Site Notice

No comments received

5.00 SITE HISTORY

5.01 **046257**

Outline Application – Erection of a bungalow.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1- General Requirements for Development

Policy GEN2- Development Within Settlement Boundaries

Policy D1- Design Quality, Location and Layout
Policy AC13- Access and Traffic Impact
Policy HSG3- Houses on Unallocated Sites Within Settlement
Boundaries

The proposed development complies with the above policies

7.00 PLANNING APPRAISAL

7.01 Introduction

The application seeks to renew the outline planning permission (046257) for the erection of 1 no. bungalow on land to the rear of Mancot Lane, Mancot, the existing village post office. The site itself will front onto Wilton Road, Mancot.

7.02 Principle of Development

The site is located within the settlement boundary for Mancot as shown on the Deeside Settlements plan in the Emerging Flintshire Unitary Development Plan, and the Alyn and Deeside Local Plan, where there is a presumption in favour of small scale residential development where they meet the general provisions for development.

7.03 Since planning application ref: 046257 was granted, approximately 20m distance from the application site a collapse in the ground has occurred which has been attributed to a disused mineshaft. As such, should planning permission be granted for the current application a land contamination study should be undertaken prior to the commencement of works. Furthermore, the area is designated as a Coal Authority Informative Area and as such, should planning permission be granted a note will be added to the decision to inform the applicant as such.

7.04 The site is located within the settlement boundary for Mancot which is a category B settlement.

7.05 In terms of policy HSG3, its purpose is to control the expansion of settlements where planned growth is already significant and to ensure any additional new dwellings above that level are for local needs, either by being affordable or as a home for an essential worker. There is no threshold in terms of units and so a development of just one dwelling can trigger the requirement. The existing level of growth for Mancot is 6.8%.

7.06 This proposal of one dwelling will not therefore lead to a growth level of more than 15% since 2000. There is therefore no requirement for this dwelling to be justified on the grounds of housing need.

7.07 Impact on Neighbouring Amenity

The application has been submitted in outline with all matters

reserved, and as such only indicative details of the proposed dwelling have been submitted.

7.08 The dwelling being applied for is to be of a single storey construction. The dwellings within the streetscene of Wilton Road are a mixture of house types, with two storey semi-detached dwellings on the adjacent side of the road to the application site. The immediate neighbour, however, is a bungalow and a larger dwelling type would unacceptably dominate this dwelling in terms of its scale and massing. The indicative siting of the dwelling would be able to meet the interface distances between neighbouring dwellings as set out in the 'Space about Dwellings' Local Planning Guidance Note 2. The plot size would allow for sufficient amenity space to be retained for both the proposed and the existing dwelling.

7.09 The application has been amended to include an area of land to the north west of the current fence line within the application site area. The inclusion of this land increases the available rear amenity area and provides a site that is commensurate in size with other plots within the vicinity.

7.10 Landscaping and Appearance have been reserved for future consideration, and the detailed consideration of these matters will enable the Council to mitigate against any adverse impacts upon neighbouring amenity.

7.11 Impact on Streetscene
There is a change in levels from the highway to the application site, and it is proposed that there would be an element of excavation to ensure that the proposed dwelling relates well to its neighbour. In order to ensure that this is the case a condition is proposed requiring that a plan showing the finished site levels, as well as a streetscene, are submitted at the reserved matters stage.

8.00 CONCLUSION

8.01 The application site is located within the settlement boundary for Mancot and is reflective of the prevailing character of development in the vicinity in terms of its plot size and density.

8.02 In considering this planning application 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.

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