

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY 15TH MAY 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION – ERECTION OF A 3 CAR GARAGE WITH STORE ROOM ABOVE AND CONVERSION OF EXISTING GARAGE INTO GAMES ROOM AT “WHITE HOUSE”, SEALAND ROAD, SEALAND, FLINTSHIRE**

APPLICATION NUMBER: **050339**

APPLICANT: **MR RICHARD GRACE**

SITE: **“WHITE HOUSE”, SEALAND ROAD, SEALAND, FLINTSHIRE**

APPLICATION VALID DATE: **6/12/12**

LOCAL MEMBERS: **COUNCILLOR C M JONES**

TOWN/COMMUNITY COUNCIL: **SEALAND COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST - OVERDEVELOPMENT AT THIS SITE AND ACCESS.**

SITE VISIT: **ALREADY UNDERTAKEN**

Members will recall that this application was deferred from the meeting on 20th February 2013 in to allow reconsultation on amended plans to be carried out. On this basis reconsultation has taken place on the final set of amended plans and the report has been updated accordingly.

1.00 SUMMARY

1.01 This full planning permission proposes the erection of a 3 car garage with store room above and conversion of existing garage into games room at “White House”, Sealand Road, Sealand. The recommendation is for approval as before. The reasons why are explained within this report.

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

2.01 Conditions

1. Time limit on commencement to 5 years
2. In accordance with approved plans
3. No openings to be constructed in the gable end of the building
4. The use to be ancillary to the existing dwelling.

3.00 CONSULTATIONS

3.01 Local Member

Cllr. C M Jones

On reconsulation requests committee determination as she still considers the proposal to be overdevelopment of the site (which is outside the settlement boundary in open countryside), access, drainage and flood plain issues.

Sealand Community Council

On reconsulation still supports the proposal

Head of Assets and Transportation

On reconsulation still has no objection to the proposal

Head of Public Protection

On reconsulation still has no adverse comments to make

Environment Agency

On reconsulation no change to previous comments - Notes that the site is in a C1 flood zone area. However, given the scale of the proposed development they considered the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood proofing measures as part of the development.

Scottish Power

On reconsulation no change to previous comments - No objection to the planning proposal.

National Grid

No response at time of writing report.

4.00 PUBLICITY

4.01 The application was advertised by way of a Site Notice and Neighbour Notification letters.

Reconsultaion by letter has taken place to all parties on the final amended plans.

The one previous objection has been withdrawn.

5.00 SITE HISTORY

5.01 035184

Outline – Erection of a dwelling - Permitted 20/5/03

038633

Erection of a dwelling - Refused 18/4/05

040016

Erection of a dwelling - Withdrawn 18/10/05

040424

Reserved Matters – Erection of a dwelling - Permitted 15/06/06

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1 - General requirements for development

Policy GEN4 - Green Barrier

Policy D1 - Design Quality, Location and Layout

Policy D2 - Design

Policy HSG12 - House Extensions and Alterations

Policy EM1 - Mineral Safeguarding

Policy EWP17 - Flood Risk

Local Planning Guidance Note

LPGN No.1 - Extensions and Alterations to Dwellings

LPGN No.2 - Space Around Dwellings.

7.00 PLANNING APPRAISAL

7.01 Site Description

The site is located outside any defined settlement boundary and is therefore classed as being in open countryside. The dwelling was erected following the granting of outline and reserved matters applications under the policies of the former Alyn and Deeside Local plan when the site area was within a defined settlement.

7.02 The existing dwelling is located on a narrow strip of land located directly to the north of the county highway, Sealand Road. The site is flat but located at a level markedly lower than the adjacent road. To the east is “Hen Dee” a two storey dwelling which is separated from the application site by a wooden boundary fence and a mixed broad leaf and non broad leaf hedge. The western boundary also has a wooden fence and an indigenous hedgerow marks the southerly limits of the site with open countryside located within the green barrier beyond.

7.03 Proposed Development

The plans submitted as part of this application propose the erection of a 3 car garage with storage room above and conversion of the

existing garage to a games room. The construction of the proposal will use materials to match the existing dwelling being tile and white render.

- 7.04 Principle of Development and Effect on Adjacent Residential Amenity.
The dwelling is located outside any settlement boundary as defined by Flintshire Unitary Development Plan therefore it is in open countryside.
- 7.05 The original garage and store room as proposed would have been 10.2m in length, 6.650m in depth and 5.5m to ridge height with a full blank gable end. The distance from the boundary would have been 650mm. The combined floor area of the garage and store room above would be 108 square metres. The existing dwelling has a floor area of approximately 257 square metres. The proposed floor space increase would not exceed the general guidance within policy HSG12 that states that "house extensions should not be more than 50% of the original floor space".
- 7.06 The final amended plans show a reduction in the overall size of the garage. Its measurements are now as follows 9.5m in length, 6.6m in depth with the gable end elevation being altered to a hipped roof design instead of a full gable with the height of the roof reduced by 150mm. The distance from the boundary would now be 1.3m to the front of the garage with 500mm to the rear this is because the site's width reduces to the rear of the plot as now detailed on the amended plans. The proposal would also retain a private amenity area to the west of the dwelling of approximately 196 square metres therefore complying with LPGN No 2.
- 7.07 There had been one objection from the neighboring property "Hen Dee" in relation to the proposed height, width and proximity of the proposed extension. On inspection of the amended plans this objection has now been withdrawn.
- 7.08 As detailed above the proposal complies with the Local Planning Authorities guidance notes. In terms of policy HSG12 house extensions and alterations will be permitted if the proposal "is subsidiary in scale and form to the existing dwelling, and does not represent an overdevelopment of the site: it respects the design and the setting of the existing dwelling and surrounding area; and will not have an unacceptable impact on people living nearby".
- 7.09 The proposal is considered to comply with this criteria as the roof height is now approximately 3.3 metres lower than the dwelling, its siting is set back in the site therefore gives a break in the frontage in the street scene. The design is of a single storey with a room in the roof space, the window openings have been designed as roof lights with no openings to the new hipped gable elevation that faces the neighboring property. The materials to be used will be the same as

the existing dwelling being a tiled roof and rendered walls.

7.10 The proposal will be 1.3m maximum and 500mm minimum from the boundary with "Hen Dee". This boundary is well screened by existing hedging in the control of the neighboring property. There are no windows proposed to the hipped gable elevation and to be sure this remains the case a condition could be imposed to restrict any opening in this elevation.

7.11 In relation to concerns regarding the access issues the Head of Assets and Transportation having been re-consulted on the amended plans still has no objection to the proposal and has confirmed that they do not intend to make a recommendation on highway grounds. There is no proposed increase in vehicular movement to the site and the site is accessed via a private 'no through road' with the application site being the last residential property off the private road. It is therefore considered that the proposal would generally comply with the above policies.

7.12 Other issues

The site is identified as being within zone C1 which confirms the site to be at risk from flooding. The Environment Agency (Now known as Natural Resources Wales) has been consulted and considers the risk could be acceptable subject to the developer being made aware of the potential flood risk and the relevant advisory notes would be added to a consent granted.

7.13 Members questioned the drainage issues in relation to the existing septic tank and manhole covers on site. The applicant's agent has confirmed that the existing septic tank is to be replaced by a cesspit and the private manholes/inspection chambers located within the site in connection with the septic tank will cease to be used. These structures are currently located to the rear of the existing gravelled parking area, with one inspection chamber located within the gravelled parking area. The new cesspit will be located to the front of the new garage within the walled area as shown on the amended plan.

7.14 It should be noted that the proposed cesspit and its associated drainage function does not form part of this application as it does not fall within the remit of the Town and Country Planning Act. Cesspits are controlled by Natural Resources Wales (formally the Environment Agency) who are the Authority who issues permits for such uses under their regulations and the applicant is aware of this.

8.00 CONCLUSION

8.01 All issues have been considered and addressed. The proposal as amended is considered acceptable in matters of both principle and detail. In general terms the proposal as submitted complies with the relevant development plan policies and is therefore recommended

that it is given conditional approval.

- 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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