

FLINTSHIRE COUNTY COUNCIL

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

DATE: **4TH SEPTEMBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **OUTLINE APPLICATION – ERECTION OF A SINGLE STOREY BUNGALOW AT LAND REAR OF NOS. 8 & 6 WEPRE LANE, CONNAH’S QUAY**

APPLICATION NUMBER: **050647**

APPLICANT: **MR JAMES WATSON**

SITE: **LAND REAR OF NOS. 8 AND 6 WEPRE LANE, CONNAH'S QUAY, DEESIDE, CH5 4JS**

APPLICATION VALID DATE: **24TH MAY 2013**

LOCAL MEMBERS: **Cllr. Ian Dunbar**
Cllr. Ian Smith

TOWN/COMMUNITY COUNCIL: **Connah’s Quay Town Council**

REASON FOR COMMITTEE: **Local Member request** – Potential overlooking, loss of light and tandem development

SITE VISIT: **YES** – Reasons as above

1.00 SUMMARY

1.01 This application seeks outline planning permission for the erection of a single storey bungalow with the access off Woodbank Road on land to the rear of Nos. 8 and 6 Wepre Lane, Connah’s Quay, Deeside. Flintshire.

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

2.01 Conditions

1. Details of the access, appearance, landscaping, layout, and scale, the reserved matters) to be submitted and approved
2. Time limit on submission/commencement
3. Dwelling to be single storey
4. Foul water and surface water discharges shall be drained separately from the site.
5. No surface water to the public sewerage system.
6. No land drainage into the public sewerage system.
7. Details of existing and proposed site levels and finished floor levels to be approved
8. Details of the means of access to the site to be approved
9. Visibility at access
10. Parking facilities for existing and proposed dwellings
11. Code for Sustainable Homes Level 3 to be achieved
12. Design stage assessment to be submitted
13. Dwelling not occupied until "Post Construction Stage" assessment submitted and approved.

3.00 CONSULTATIONS

3.01 Local Member:

Councillor I Dunbar

Requests committee determination in view of potential impact on nearby dwellings and neighbour concerns over overlooking, loss of light and tandem development. Site visit to examine these factors

Councillor I Smith

No response at time of writing report.

Connah's Quay Town Council

No objection subject to local member being satisfied over points of concern (See above)

Head of Public Protection

No adverse comments to make.

Head of Assets and Transportation

Recommends conditions

Natural Resources Wales

No objection in principle but would object to proposal unless additional information can show it would not have adverse effects on natural heritage interest of the site and its environs. FCC to do a Habitats Regulations Assessment before deciding to approve the application.

FCC Ecology

Recommends an informative to be added to any consent in relation to protected species.

FCC Policy

No comments to make.

Dwr Cymru/Welsh Water

Recommends conditions and advisory notes.

Coal Authority

Informative area standard advice applies.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification
Neighbours

Letters sent to objections received. Objections on the following points:

- Natural light will be blocked Building works have already taken place i.e. Garage demolished. Boundary walls erected over 1m up to highway. Site is like a builder's yard, the garden has been separated from the proposal site. A new access and parking has been made with no dropped kerb.
- No mention of services like telephones, gas water, sewer. Access opposite bus stop could be a problem. Query tandem development and overlooking of existing properties

5.00 SITE HISTORY

5.01 045455

Construction of bedroom in roof with dormer to rear – permitted – 20/10/08.

046238

Erection of 1 No. three bedroom dwelling and relocation of existing parking bay to No.6 - Refused 01/07/09.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

HSG3 - Housing on Unallocated Sites Within Settlement Boundaries

AC18 - Parking Provision and New Development.

7.00 PLANNING APPRAISAL

7.01 Site Description & Development

The site is located within the settlement boundary of Connah's Quay as defined in the Flintshire Unitary Development Plan. The site contains the former hard standing to that garage of No.6 Wepre lane that has been demolished and the existing permitted access to the site. No. 6 Wepre Lane is a corner plot and the access is to the site is

directly from Woodbank Road.

- 7.02 In relation to the existing residential properties in the area they are mainly single storey with some having dormer or roof light The application is in outline with all matters reserved. The applicant has however, submitted indicative elevations plan and block plan that supports the fact that a dwelling could be accommodated within the now enlarged site.
- 7.03 The site is fairly flat in all directions with direct access to Woodbank Road form the existing access point. The property to the north being 1 Woodbank Road is approx 0.5 of a metres higher than the application site boundaries to the north is a close boarded wooden fence and part hedge, to the west is a concrete post and wood panel fence, to the south with No. 6 Wepre lane open garden and beyond that a breeze block dwarf wall and wooden fence. To the east there is a brick/rendered dwarf wall with wooden fence to Woodbank Road. This wall and fence does not have the benefit of planning permission and would be conditioned to be removed lowered to no more than 1m in providing visibility from the site will address this point.
- 7.04 The principle of residential development upon this site is acceptable in policy terms as Connah's Quay is a category A settlement wherein policy HSG3 has no growth ceilings or thresholds in terms of local need.
- 7.05 The application has been submitted together with an assessment of the compatibility of the proposals with Code 3 of the Code for Sustainable Homes, reflecting the change in national planning policy requirements in this regard. I therefore propose to impose conditions requiring the submission of interim and final conformity certificates.
- 7.06 Whilst comments have been received from a third party raising concerns with the application, these comments relate to matter of detail, none of which are formally presented as part of this application, it being an application with all matter reserved for future consideration. Other issues raised in relation to works that would appear to have taken place without the benefit of planning permission will be forwarded to the department's enforcement and compliance team for their consideration.
- 7.07 Highways have recommended conditions and this will address some of the potential planning breaches.

8.00 CONCLUSION

- 8.01 All issues have been considered and addressed. The proposal as submitted 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 consent.

- 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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