

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **4<sup>th</sup> SEPTEMBER 2013**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **ERECTION OF A DETACHED SINGLE GARAGE AT TY GWYN, 2 PADDOCKS WAY, GWERNYMYNYDD**

**APPLICATION NUMBER:** **051047**

**APPLICANT:** **MR & MRS D & J FRANCIS**

**SITE:** **"TY GWYN", 2 PADDOCK WAY, GWERNYMYNYDD, MOLD, FLINTSHIRE**

**APPLICATION VALID DATE:** **19<sup>TH</sup> JULY 2013**

**LOCAL MEMBERS:** **COUNCILLOR N MATTHEWS**

**TOWN/COMMUNITY COUNCIL:** **GWERNYMYNYDD COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **APPLICANT IS A MEMBER OF THE ENVIRONMENT DIRECTORATE**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This application seeks planning permission for the erection of a detached single garage the front garden of Ty Gwyn, 2 Paddock Way, Gwernymynydd.

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

2.01 The proposal is recommended for approval subject to the following conditions:

1. Time limit on commencement.
2. In accord with approved detail.

### **3.00 CONSULTATIONS**

#### 3.01 Local Member

##### Councillor N. Matthews

Agrees to the determination of the application under delegated powers

##### Gwernymynydd Community Council

No comments received at the time of writing this report

##### Head of Public Protection

No adverse comments

##### Welsh Government (Transport)

No objection

### **4.00 PUBLICITY**

#### 4.01 Neighbour Notification

No comments received

### **5.00 SITE HISTORY**

5.01 None relevant

### **6.00 PLANNING POLICIES**

#### 6.01 Flintshire Unitary Development Plan

STR1 – New Development

GEN1 – General Requirements for Development

GEN2 – Development Inside Settlement Boundaries

HSG12 – House Extensions and Alterations

The proposed development complies with the above policies

### **7.00 PLANNING APPRAISAL**

#### 7.01 Introduction

The application site is located within the settlement boundary of Gwernymynydd as defined in the adopted Flintshire Unitary Development Plan.

7.02 The existing site comprises a detached bungalow; one of four similar properties accessed off Paddock Way. The proposed site of the garage is a garden area to the front of the dwelling which is separated from the dwelling by the access road, Paddock Way.

7.03 The proposed garage will measure 6.29m x 4.265m and will have a ridge height of 4m. A single up-and-over garage door will give vehicular access off Paddock Way.

7.04 The garage will be located approximately 30m from the dwelling. It will be positioned adjacent to the existing high, dense conifer hedge to the rear of the site which runs adjacent to the A494 trunk road.

7.05 Main Planning Issues

It is considered that the main issues in relation to this proposal are as follows:

- Impact on the visual amenity of the character of the area
- Impact on amenities of the neighbouring properties

7.06 Planning Policy

The proposal seeks permission for a garage which would be used incidental to the enjoyment of the dwelling. Therefore, the most relevant FUDP policies are GEN1 and HSG12.

7.07 GEN1 allows for new development providing, *inter alia*, it harmonises with the site and surroundings in terms of siting, scale, design, layout, use of space, materials, external appearance and landscaping. Furthermore, development should not have an adverse impact on the safety and amenity of nearby residents.

7.08 HSG12 states, *inter alia*, that extensions and alterations to dwellings should be subsidiary in scale and form to the existing dwelling; respect the design and setting of the existing dwelling and surrounding area; and, not have an unacceptable impact on people living nearby.

7.09 Visual Amenity

Due to the scale of the proposed garage, it will not result in over development of the site and it will remain subsidiary in scale to the dwelling. Furthermore, due to its siting, the existing natural vegetation will providing sufficient screening so that it will not be readily visible, and will be completely screened from the adjacent A494 trunk road.

7.10 Neighbouring Amenity

It is considered that the garage will not result in any detrimental impact on the amenities of the neighbouring properties in terms of overlooking residential amenity space and overbearing impact.

**8.00 CONCLUSION**

8.01 Due to the nature of its scale, design and siting, the proposed garage will not have any detrimental impact on the character of the existing dwelling or the visual amenities of the area. Furthermore, it will not have any detrimental impact on the amenities of the neighbouring residential properties.

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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