

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **4TH SEPTEMBER 2013**

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

**SUBJECT:** **ERECTION OF A SIDE/FRONT EXTENSION AND AN ATTACHED GARAGE AT CHERRY COTTAGE, UPPER BRYN COCH, MOLD**

**APPLICATION NUMBER:** **051101**

**APPLICANT:** **MR MICHAEL LEACH**

**SITE:** **"CHERRY COTTAGE", UPPER BRYN COCH, MOLD, FLINTSHIRE**

**APPLICATION VALID DATE:** **7<sup>TH</sup> AUGUST 2013**

**LOCAL MEMBERS:** **COUNCILLOR R GUEST**

**TOWN/COMMUNITY COUNCIL:** **MOLD TOWN COUNCIL**

**REASON FOR COMMITTEE:** **A MEMBER OF THE ENVIRONMENT DIRECTORATE OWNS THE PROPERTY**

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

**1.00 SUMMARY**

1.01 This application seeks planning permission for the erection of a one and a half storey extension and an attached garage to Cherry Cottage.

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

- 2.01
1. Time limit on commencement
  2. In accord with the approved details

**3.00 CONSULTATIONS**

- 3.01 Local Member  
Councillor R Guest  
No comments received at the time of writing this report

Mold Town Council  
Objection on the size of the extension and the detrimental effect it will have on the neighbouring properties

Head of Public Protection  
No adverse comments

#### **4.00 PUBLICITY**

- 4.01 Neighbour Notification  
No comments received at the time of writing this report

#### **5.00 SITE HISTORY**

- 5.01 None relevant

#### **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
GEN1 – General Requirements for Development  
HSG12 – House Extensions and Alterations

#### **7.00 PLANNING APPRAISAL**

- 7.01 Introduction  
The application site lies within the settlement boundary of Mold as defined in the Flintshire Unitary Development Plan (FUDP). The site comprises a detached dormer bungalow set back from the road, Upper Bryn Coch.

- 7.02 The vernacular of the streetscene is characterised by a variety of properties in terms of both scale and design.

- 7.03 Neighbouring Amenity  
The ground level of the neighbouring property to the South West of the site, Ruardean, is elevated above the application site by approximately 1m. The flank wall of Ruardean has no habitable windows and therefore there will be no unacceptable overlooking from the proposed first floor accommodation.

- 7.04 A high hedge is comprises the rear boundary of the application site, thus preventing any adverse overlooking of the amenity space of properties located on Maes Yr Haul.

- 7.05 Design  
In terms of design, the existing dwelling is a dormer bungalow which is set back from Upper Bryn Coch and is accessed via a short drive. The dwelling is well screened from the public highway by way of a mature hedge abutting the highway.
- 7.06 The proposal seeks to extend the property with a one and a half storey on the South West elevation projecting approximately 4m forward of the front elevation; raising the existing North hipped gable to create additional first floor accommodation resulting in a half hip gable; and, the erection of an attaché single garage on the North elevation.
- 7.07 The overall floor area proposed would result in an increase of approximately 84% of the floor area of the original dwelling. Whilst this increase goes beyond the 50% guideline as set out in explanatory text of HSG12, the site is within the settlement boundary and given the size of the site, the proposal will not result in overdevelopment. If the application site was currently undeveloped and an application was received for a new dwelling identical to that proposed, the scale of the proposal would be acceptable. Furthermore, the design of the proposal will be sympathetic to the general character of the area and due to it being well screened from the adjacent highway it will not have an impact on the streetscene.

## **8.00 CONCLUSION**

- 8.01 The proposed development will not have a detrimental impact upon the character of the area nor on the amenities of the adjacent 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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