

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **18<sup>TH</sup> NOVEMBER 2015**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **FULL APPLICATION – ERECTION OF TWO STOREY EXTENSION TO DWELLING AT TY CAPEL, LON CAPEL, GWAENYSGOR**

**APPLICATION NUMBER:** **054199**

**APPLICANT:** **MS J JONES**

**SITE:** **TY CAPEL, LON CAPEL, GWAENYSGOR**

**APPLICATION VALID DATE:** **19.08.15**

**LOCAL MEMBERS:** **CLLR N. STEELE-MORTIMER**

**TOWN/COMMUNITY COUNCIL:** **TRELAWNYD & GWAENYSGOR**

**REASON FOR COMMITTEE:** **MEMBER REQUEST**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This householder application seeks consent for the erection of a two storey extension to the existing two storey detached property within the Gwaenysgor village Conservation Area and Area of Outstanding Natural Beauty (AONB) designation.

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

2.01 That conditional permission be granted subject to conditions:

1. Time limit on commencement
2. In accordance with approved plans
3. No further first floor windows within extension

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor N. Steele-Mortimer

Requests committee determination and site visit as he considers the scheme to be overbearing.

Trelawnyd & Gweanysgor Community Council

Against the proposals contained in the application.

Head of Public Protection

No adverse comments to make regarding this proposal.

AONB Joint Advisory Committee

The Joint Committee has no objection from a conservation and landscape point of view but noted the objection from a neighbouring property and suggested that the plan dimensions be checked. Also noted that the neighbour's objection may also be exacerbated by the introduction of a first floor window in the gable which appears to overlook their property. (Since these observations the plans have been verified and the gable window removed).

In response to the further amendments the Joint Committee has no further comments to make on this application.

**4.00 PUBLICITY**

4.01 Press Notice, Site Notice, Neighbour Notification

Two objections received from same person, on the following grounds;

- Initial plans submitted inaccurate
- Plans give the impression of small house on a generous plot
- Proposed extension (third) is equal to the extension it adjoins, which is already the second extension to the property
- Site in conservation area, duty to preserve and enhance within these areas
- Development detrimental to visual amenity character of the area, adding to an already overextended property
- Footprint created twice size of original dwelling, giving appearance of infill development, and may give impression of terracing, due to the lack of space between the two properties

- Scale and proportions would be detrimental to character of Gwaenysgor, gives no regard to the distinctiveness of the area, which is one of the remaining original parts of the village
- Objector sought confirmation of the plans proposed as discrepancies in second submission, as windows as proposed, in her opinion, in this submission would lead to overlooking and loss of privacy

As a result of the third amendment to the proposal, objection has been upheld from the above on the grounds that:

- The reduction on scale of the scheme now proposed is so small as to make little difference to the overall impact and therefore original objections remain,
- The movement of the upper floor window now overlooks directly the front garden, albeit better than the previous amendments,
- A second floor window is obtrusive to either Eversleigh or Pen Y Parc on any of the proposed extension walls.
- Some of the drawings remain inaccurate in relation to the boundary, it is misleading to anyone looking at it and should be represented accurately.

## **5.00 SITE HISTORY**

- 5.01 **006223** Dining room, bedroom and bath room extension - Approved 23.12.81

## **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
GEN1 - General Requirements for Development  
HSG12 - House Extensions and Alterations  
HE1 - Development Affecting Conservation Areas

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

This householder application seeks consent for the extension of the existing two storey property by a part two storey extension and part single storey extension. The site is within the Gwaenysgor Conservation Area and within in an area designated as an Area of Outstanding Natural Beauty (AONB).

- 7.02 The existing detached two storey property has been extended previously in 1981, by a two storey rear / side extension within the existing garden area of the property. This extension provided a dining room at ground floor and a bedroom and bath room at first floor level. The property is considered to have retained its vernacular character. The Conservation Officer recommends approval having considered the application and noted the amendments made to improve the

overall design which lessen the overall impact of this small extension upon adjacent buildings.

- 7.03 This application seeks consent for the erection of a further two storey extension and a single storey extension, to the rear and side elevation of the existing property, these extensions are within the grounds of the existing property. The two storey and single storey extensions are proposed to provide accommodation for the enlargement of the kitchen / breakfast room, downstairs shower and wc and the enlargement of the existing bedroom at first floor level.
- 7.04 The orientation of the existing property on the plot leads to a narrow frontage and a long linear built form. The existing extension and that proposed continues this form, reflective of the character of this particular property and the general vernacular.
- 7.05 The amendments to the position of the proposed first floor window (which now overlooks the road) overcomes any potential adverse effect on amenity to the neighbouring properties, as there are now no first floor windows which overlook the private rear amenity space of adjoining properties. The proposed bedroom window fronts on to the part the front portion of garden area of Pen y Parc, however this is not considered to constitute a private amenity space as it is already overlooked from the road.
- 7.06 In addition the extension has been reduced in overall scale and now amounts to a projection of 2.7m, with a footprint size of approx. 12m<sup>2</sup> and a ridge height of 5.4m high, which is set approx. 0.5m below the ridge line of the previous extension, leading to a logical hierarchy of this extension in relation to the previous extension and the host building. Whilst it is noted that this proposal is in conjunction with a former extension, the amount of extension proposed is not considered to be excessive and the stepping in and stepping down of the extension reduce the overall massing of the extension, retaining the character of the property and the wider Conservation Area within which it is set .
- 7.07 The proximity of the extension to the adjacent property at approx. 2m is acceptable in this context as there is no one predetermining plot or property size, and this form of development equates to the built visual character of the Conservation Area. The adjacent property has a blank gable elevation, as such there is no detriment to residential amenity. By steeping the extension back and a single storey element on the side elevation achieves a visual break between the application site and the adjacent property, avoiding any terracing effect.
- 7.08 It is also considered that the amount of development does not constitute overdevelopment, in fact it is considered to be reflective of the character and form of the property and the wider Conservation Area.

- 7.09 An objection had been raised with regards to the accuracy of the plans showing the location of the extension in relation to the boundary wall between the application site and Pen Y Parc, the agent has subsequently considered this aspect and has for clarification purposes, forwarded plan details, which show the boundary wall section between the application site and Pen Y Parc, and the front boundary wall on to Lon Capel as can be seen from the plan appended to the report.

## **8.00 CONCLUSION**

- 8.01 It is considered that the proposed development of extension and alteration of the property in the manner proposed is considered to be compliant with relevant policies. The development in the manner proposed will not adversely impact upon residential / visual amenity and is not considered to adversely impact upon the character and form of the Conservation Area or the Area of Outstanding Natural Beauty.
- 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.

### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

**Contact Officer:** Barbara Kinnear  
**Telephone:** (01352) 703260  
**Email:** [Barbara.kinnear@flintshire.gov.uk](mailto:Barbara.kinnear@flintshire.gov.uk)