

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 16 DECEMBER 2015**

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

SUBJECT: **FULL APPLICATION - ERECTION OF REPLACEMENT DWELLING AT HEDDWCH, COAST ROAD, MOSTYN.**

APPLICATION NUMBER: **054471**

APPLICANT: **MR. STEVE HEWITT**

SITE: **HEDDWCH, COAST ROAD, MOSTYN.**

APPLICATION VALID DATE: **13TH OCTOBER 2015**

LOCAL MEMBERS: **COUNCILLOR DAVID RONEY**

TOWN/COMMUNITY COUNCIL: **MOSTYN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This application seeks permission for the erection of a replacement dwelling at Heddwch, Coast Road, Mostyn.
- 1.02 The main issue to be considered within the determination of this application is the effect of the proposal upon the character and appearance of the area.
- 1.03 It is considered that the proposal will have a significant increased detrimental impact upon the character and appearance of the area due to the massing of the proposed dwelling. Hence the application is recommended for refusal.

2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

- 2.01 The proposed replacement dwelling is considered to be out of scale and character with the existing dwelling and as a result would have a detrimental impact on the character and appearance of the area, contrary to Policies GEN1, GEN3 and HSG6 of the Flintshire Unitary Development Plan.

3.00 CONSULTATIONS

3.01 Local Member

Councillor David Roney

Requests Planning Committee determination and a site visit. He considers the application acceptable. Coast Road has a mix of small and large houses to one side and industrial developments to the coast side. In such a diverse area, it is believed this application is acceptable, with the information at present. One of the Applicants is wheelchair dependant and have shown previous applications for large extensions which were approved. The application will not be any larger than they would have been with those extensions. It was unanimously approved by the Community Council and not aware of any objections from the neighbourhood. At the last planning committee, a very large extension was passed in a Conservation Area with the local member and the neighbour both speaking against it.

Mostyn Community Council

No adverse comments to make on this application.

Head of Public Protection

Objection subject to the imposition of a suggested condition placed upon any grant of planning permission.

Natural Resources Wales

Standard advice applies.

SP Energy Networks

Have plant and apparatus within the area. Applicant be advised of this prior to starting any works.

Wales & West Utilities

Have plant and apparatus within the area. Applicant be advised of this prior to starting any works.

4.00 PUBLICITY

4.01 Site Notice & Neighbour Notification

No responses received to date.

5.00 SITE HISTORY

5.01 053514

Erection of replacement dwelling – Refused 1st June 2015.

051526

Demolition of rear areas of existing dwelling and erection of a new two storey extension to side and rear – Granted 12th March 2014.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 – New Development.

GEN1 – General Requirements for Development.

GEN3 – Development in the Open Countryside.

D2 – Design.

HSG6 – Replacement Dwellings Outside Settlement Boundaries.

The site is located outside of any recognised settlement boundaries and within open countryside as defined by the Adopted Flintshire Unitary Development Plan.

Policy HSG6 relates to replacement dwellings in the open countryside. This policy allows replacement dwellings in the open countryside so long as a number of criteria are met. Criterion D being of particular note – ‘d the new dwelling is of a similar scale to that which it is intended to replace, and should reflect the character and traditional building style of the locality in terms of its siting, design, form and the materials used’. It is considered that the proposal does not satisfy Criterion d.

7.00 PLANNING APPRAISAL

7.01 Site Descriptions & Proposals

The site comprises of an existing detached two storey double fronted red brick dwelling with a slate roof built in the early to mid-20th century, set within a large amenity space. It has been previously extended. The property is one of a number of other properties in the locality, which vary in scale and design, with both single and two storey properties.

7.02 It is located on the southern side of the A548 Coast Road in between the existing properties of Tan y Coed and Glenhaven, Mostyn.

7.03 The proposals involve the demolition of the existing dwelling and erection of a new two storey dwelling and attached single storey garage. It will measure approximately 14.5 m x 12.5 m x 8 m (height to ridge). It will be constructed within facing brick walls and a concrete tiled roof.

7.04 Issues

The main issues to be considered within the determination of this planning application are the principle of the development in Planning Policy terms, the effects upon the character and appearance of the area and the effects upon the amenities of the adjoining residents.

7.05 Principle of Development

The site lies outside of the recognised settlement boundary of Mostyn and within open countryside as defined by the adopted Flintshire Unitary Development Plan. As such Policy HSG6 of the plan applies.

7.06 In principle, Policy HSG6 allows for the replacement of dwellings within open countryside subject to the following criteria:-

- a. "The existing building has lawful use rights as a dwelling;
- b. The existing dwelling is habitable or capable of being made habitable without works which are tantamount to the construction of a new dwelling;
- c. The existing dwelling does not have significant local historical or architectural interest;
- d. The new dwelling is of a similar scale to that which it is intended to replace, and should reflect the character and traditional building style of the locality in terms of its siting, design, form and the materials used; and
- e. The replacement dwelling should be located on the site of the existing dwelling. Exceptionally, an alternative location will be considered, where this is within the existing curtilage or if impractical due to physical conditions or environmental constraints on site, nearby, subject to bringing about an overall environmental improvement to both the existing and proposed site."

7.07 There is no dispute that the existing dwelling has lawful use rights as a dwelling and it is clearly habitable. Furthermore, the dwelling does not have any particular local historical or architectural interest. In terms of the proposed new dwelling, it will be sited on the footprint of the existing dwelling, albeit given its larger footprint it will envelope the existing footprint. Therefore, the proposal satisfies criteria a, b, c and e.

7.08 What needs to be considered is criterion d in relation to the size and scale of the proposed dwelling and its effect upon the character and appearance of the area.

7.09 Character & Appearance

Notwithstanding the above, the existing dwelling has a total floor area of 140.14 m² including the extensions to the rear. The proposed dwelling will have a floor area of approximately 354 m² (excluding the attached garage). This amounts to a 153% increase over the existing floor area. Although the explanatory text allows a 50% increase of the original dwelling's floor space, the proposal clearly far exceeds this.

7.10 Members may be aware that there is a current consent for extensions to the property (051526) which allow for a 121% increase. However, these extensions are to be largely on the rear of the existing dwelling and are considered not to significantly alter the overall massing of the dwelling.

7.11 Given the above, it is considered that the overall massing of the proposed dwelling will be out of scale with the existing dwelling. Although the other properties within the locality vary in terms of their scale and design, there are no others that are of the scale and massing of that proposed. As such, the proposal fails to comply with Criterion d. It is considered that the increase in the massing of the proposal will have a significant detrimental impact upon the character and appearance of the area.

7.12 Amenities of Adjoining Residents

It is considered that due to the position of the new dwelling and its windows and the position of the existing dwellings either side and the level of existing screening upon the boundaries, there will be no significant increased detrimental impact upon the amenities of the existing and proposed occupiers in terms of loss of light, privacy and obtrusiveness etc.

7.13 Other Matters

The local member has referred to the fact that the dwelling is designed to meet the needs of a disabled person and indeed elements of the scheme, such as the stair lift, would support this. However, there is no supporting submission with regard to any specific medical or similar need for a dwelling of this design and of this scale. It will also be noted that other elements of the scheme, e.g., the proposed snooker room, add to the scale of the dwelling without there being any obvious contribution to any special needs. In this respect we contend that there is scope for adapting a new dwelling to any special needs of the occupiers without it being of the scale proposed.

8.00 CONCLUSION

8.01 It is considered that due to the massing of the proposal it will have a significant increased detrimental impact upon the character and appearance of the area.

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

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