

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 24 FEBRUARY 2016**

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

SUBJECT: **FULL APPLICATION FOR THE ERECTION OF FIRST FLOOR EXTENSION TO SIDE OF DWELLING, ERECTION OF PORCH TO FRONT, FORMATION OF NEW ROOF WITH CREATION OF A SECOND FLOOR WITHIN THE ROOF SPACE AT "COPPER VIEW", PENTRE ROAD, PENTRE HALKYN, HOLYWELL, FLINTSHIRE**

APPLICATION NUMBER: **054664**

APPLICANT: **MR & MRS JONES**

SITE: **COPPER VIEW, PENTRE ROAD, PENTRE HALKYN, HOLYWELL**

APPLICATION VALID DATE: **30.11.15**

LOCAL MEMBERS: **CLLR M G WRIGHT**
REQUESTS COMMITTEE DETERMINATION

TOWN/COMMUNITY COUNCIL: **HALKYN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This householder application seeks consent for the lifting of the existing ridge line, to facilitate the use of the existing roof space for domestic accommodation, the installation of roof lights and dormers to serve this space and the addition of a two storey side extension, to the existing detached two storey property.

2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

- 2.01 The proposal development is considered contrary to Policies GEN1 and HSG12 of the Flintshire UDP as the scheme does not harmonise with the site and surroundings in terms of scale, design, external appearance. In addition the proposal is not subsidiary in scale and form to the existing dwelling, neither is it considered to respect the design and character of the existing dwelling or the streetscene in general, contrary to the provisions of policies GEN1 and HSG12.

3.00 CONSULTATIONS

- 3.01 Local Member
Councillor M.G. Wright
Requests committee determination. Believes that the application is for a relatively modest residential conversion/extension in a row of houses of varying styles and heights

Halkyn Community Council
Providing it complies with relevant planning policies, then no objections to the proposal.

Pollution Control Manager
Confirms no adverse comments to make regarding this proposal.

4.00 PUBLICITY

- 4.01 Neighbour Notification
No response received at time of writing as a result of this publicity.

5.00 SITE HISTORY

- 5.01 054037 First floor extension to side, raising of roof height, formation of three dormer windows and erection of porch
Refused 13.10.15.

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 Site Description and Proposal

The application site is within the settlement boundary of Pentre Halkyn, and set within a street scene of varying designs and roof heights of properties. The neighbouring properties consist of a single storey bungalow on the southern side and to the north a two storey semi-detached property.

7.02 The application involves the lifting of the existing roof ridge line by approximately 0.4m above the existing roof line height of 7.5m, to 7.9m. to allow the introduction of living space at second floor level, in the form of a master bedroom, en-suite and stair/landing area. This will be served by the installation of two roof lights to the front of the property and two dormer windows to the rear. The roof lights may be acceptable additions in principle, but in this context they are not considered to be of a design which is reflective of the existing property's character and with the other alterations have a detrimental impact on the character of the wider street scene.

7.03 The use of the two dormers to serve to the master bedroom and the en suite, to the rear of the property, whilst not prominent in the street scene to the frontage, they are considered to alter the existing simple linear roof form of the present roof scape, and introduce a visual bulk and massing, when viewed from the side elevations and rear elevation, which is considered to be out of character with the existing property.

7.04 In addition to the above works, the application also proposes the addition of a second floor, to create a bedroom, above the existing single storey t.v room. The roof ridge line of this is proposed to be set approx. 0.7m below the proposed roof line ridge of 7.9m, and as such is read as a subsidiary addition to the main building.

7.05 It will be noted that there are a variety of house types along this street frontage but it is considered that by introducing a third floor in the roof scape, in the manner proposed and the addition of the other features changes the scale, massing and character of the existing property, particularly when viewed in relation to the existing single storey property adjacent.

7.06 It is considered that these elements would be out of character with the current property and the properties around it. The overall scheme introduces an incongruous and alien roof height and form, on the application site and the wider surrounding form of development in the immediate street scene.

8.00 CONCLUSION

- 8.01 The proposal is considered contrary to Policies GEN1 and HSG12 as the scheme does not harmonise with the site and surroundings in terms of scale, design, external appearance. In addition the proposal is not subsidiary in scale and form to the existing dwelling, neither is it considered to respect the design of the existing dwelling or the surrounding area, contrary to the provisions of policies GEN1 and HSG12.
- 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, and has had due regard to its public sector equality duty under the Equality Act 2010.

LIST OF BACKGROUND DOCUMENTS

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

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