

FLINTSHIRE COUNTY COUNCIL

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

DATE: **24TH FEBRUARY 2016**

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

SUBJECT: **FULL APPLICATION – FORMATION OF DORMER TO FRONT OF DWELLING AT 7 SOMERFORD ROAD, BROUGHTON**

APPLICATION NUMBER: **054725**

APPLICANT: **DEREK BUTLER**

SITE: **7 SOMERFORD ROAD, BROUGHTON**

APPLICATION VALID DATE: **15/12/2015**

LOCAL MEMBERS: **COUNCILLOR D BUTLER AND COUNCILLOR M LOWE**

TOWN/COMMUNITY COUNCIL: **BROUGHTON AND BRETTON COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **APPLICANT IS COUNCILLOR**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 The proposal is a full application which seeks permission for an alteration to the roof in the form of a flat roof dormer window to the front of the dwelling.

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

2.01 Approval subject to the following conditions:

1. Time Limitations.
2. As per the approved plans.

3.00 CONSULTATIONS

3.01 Local Members
No response at time of writing.

Broughton & Bretton Community Council
No objection.

Pollution Control
No objection.

Airbus
No objection.

4.00 PUBLICITY

4.01 Neighbour Notification
No response at time of writing.

5.00 SITE HISTORY

5.01 None

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 - General Requirements for development
HSG12 - House extensions and alterations
D2 - Design

7.00 PLANNING APPRAISAL

7.01 The site comprises of a single storey semi-detached bungalow of brick construction under a concrete tile roof. There is currently parking for two vehicles off road with access to a garden to the rear of the property.

7.02 The proposal consists of a flat roof dormer which runs the length of the existing dwelling and rising from the existing wall plate by approximately 2.2m. The dormer window will have two windows facing the highway and be clad in white upvc weather boarding.

7.03 The main issues are considered to be the impact of the development on visual amenity and on the residential amenity of the adjoining occupiers. The extension is subsidiary in scale and form to the existing dwelling and does not represent an overdevelopment of the site. The design is in keeping with the existing dwelling and the surrounding area where the majority of similar house types have matching dormer extensions. The dormer window will also match the approved dormer window on the adjoining property which is yet to be built

8.00 CONCLUSION

8.01 Considering the scale and design of the dormer window I am satisfied that it meets the relevant policy criteria and the application is recommended for approval.

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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