

FLINTSHIRE COUNTY COUNCIL

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

DATE: **20TH JULY 2016**

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

SUBJECT: **FULL APPLICATION - CHANGE OF USE FROM POST OFFICE TO SINGLE DWELLING AT 8 MANCOT LANE, MANCOT**

APPLICATION NUMBER: **055549**

APPLICANT: **MR. A .DISKIN**

SITE: **8 MANCOT LANE MANCOT DEESIDE ,FLINTSHIRE**

APPLICATION VALID DATE: **6TH JUNE 2016**

LOCAL MEMBERS: **COUNCILLOR Mrs G D DISKIN**
COUNCILLOR A G DISKIN

TOWN/COMMUNITY COUNCIL: **HAWARDEN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **APPLICANT IS LOCAL MEMBER**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 The application relates to the change of use of the vacant post office and incorporate it into the existing dwelling to which it forms part, to provide additional living accommodation. As part of the change of use application the plans also show the removal of the existing shop front and the provision of a new bay window to match the existing dwelling.

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

2.01 Conditions

1. Time commencement.
2. In accordance with approved plans.
3. Materials to be agreed.

3.00 CONSULTATIONS

3.01 Local Member Local Members
Councillor Mrs G D Diskin
No response at time of writing.

Councillor A G Diskin
Is the applicant.

Hawarden Community Council
No response at time of writing.

Head of Public Protection

Welsh Water/Dwr Cymru:-

Welsh Water do not wish to make any representations in relation to the application.

4.00 PUBLICITY

4.01 Site Notice
No response at time of writing.

5.00 SITE HISTORY

5.01 No relevant history

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 - General Requirements for Development
D1 - Design
S11 - Retention of Local facilities

7.00 PLANNING APPRAISAL

7.01 The application relates to two aspects the first being the change of use of the former post office at 8 Mancot Lane, Mancot. to residential use as part of the existing dwelling. The second aspect is the removal of the existing shop front and the introduction of a new bay window to match that of the existing dwelling.

7.02 The plans submitted show the building which consists of a two storey brick built structure under a slated roof. At present the vacant shop area occupies the right hand side ground floor area. The scheme shows the integration of the former shop/post office into the adjacent house to form a new family room and dining room as additional accommodation to the existing dwelling which it forms part. The addition of a new bay window as part of the conversion will enhance the building and the street scene.

7.03 In policy terms the application site forms part of the applicant's house with toilet facilities being shared. The applicant has marketed the site in excess of twelve months as required by policy without success. In addition there are other facilities within reasonable close proximity to the site.

8.00 CONCLUSION

8.01 Given the above it is considered that the change of use of the existing commercial use to additional living accommodation with the existing residential use is considered acceptable.

Other Considerations

8.02 The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

8.03 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.

8.04 The Council has had due regard to its public sector equality duty under the Equality Act 2010.

8.05 The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

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

Contact Officer: Karl Slater
Telephone: (01352) 703259
Email: karl_slater@flintshire.gov.uk

