

FLINTSHIRE COUNTY COUNCIL

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

DATE: **14TH DECEMBER 2016**

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

SUBJECT: **FULL APPLICATION - REMODELLING AND EXTENSION OF DWELLING, ERECTION OF A DETACHED GARAGE AND TEMPORAY SITING OF CARAVAN (AMENDMENT TO PREVIOUSLY APPROVED APPLICATION REF: 055612) AT TOP YR ALLT COTTAGE, BLACKBROOK ROAD, SYCHDYN**

APPLICATION NUMBER: **056144**

APPLICANT: **MR JOHN MCVEY**

SITE: **TOP YR ALLT COTTAGE, BLACKBROOK ROAD, SYCHDYN**

APPLICATION VALID DATE: **24TH OCTOBER 2016**

LOCAL MEMBERS: **COUNCILLOR M. BATEMAN**

TOWN/COMMUNITY COUNCIL: **NORTHOP COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **FAMILY MEMBER OF PLANNING OFFICER**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for the erection of a side and rear extension along with an improved access and double timber garage at Top yr Allt Cottage, Blackbrook Lane, Sychdyn. The application also includes the temporary siting of a storage container and static caravan for residential use whilst the building work is being undertake. This application is an amendment to the previous application reference No. 055612. The main issues to consider are the principle of development, impact on visual amenity and the highway.

1.02 It is considered that the proposed extension to the dwelling is in accordance with Policy HSG12 and meets the Councils requirements for LPGN 2 Space Around Dwellings.

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

- 2.01
1. Time limit.
 2. In accordance with plans.
 3. Facilities to be provided and retained within the site for parking and turning of vehicles.
 4. The caravan and storage container are removed within 12 months.

3.00 CONSULTATIONS

3.01 Local Member
Councillor M. Bateman
No response at time of writing.

Northop Community Council
No objection.

Head of Assets and Transportation
No objection subject to a condition and advisory notice.

Head of Public Protection
No adverse comments.

Ecology
No response at time of writing.

Historic Parks and Gardens
No response at time of writing.

Welsh Water/Dwr Cymru
No response at time of writing.

4.00 PUBLICITY

4.01 Site Notice
No Responses received at the time of writing.

5.00 SITE HISTORY

5.01 **055612** - Re-modelling and extensions, erection of garage and temporary siting of caravan – Approved 22nd July 2016

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
STR1 – New Development
STR8 – Built Environment
GEN1 – General Requirements for Development
D1 – Design Quality, Location and Layout
D2 – Design
D3 – Landscaping
HSG12 – House Extension and Alternations
Supplementary Guidance Note 1 – Extensions and Alterations.

7.00 PLANNING APPRAISAL

- 7.01 The application site is located just outside the settlement boundary of Sychdyn as defined in the Flintshire Unitary Development plan.
- 7.02 The dwelling is a detached two storey cottage of stone construction with a slate roof which was built as part of the Gwysaney Estate in circa 1830. The dwelling is situated within a large plot off Blackbrook Road and remains largely unaltered over the past 100 years. This application seeks consent for the erection of a two storey extension and a single storey extension, to the rear and side elevation of the existing dwelling and the erection of a garage. The two storey and single storey extensions are proposed to provide accommodation for the enlargement of the kitchen/lounge, downstairs toilet and an additional bedroom to the first floor. The application also includes the siting of a caravan and storage for residential use whilst the works are undertaken.
- 7.03 This application makes a number of minor changes to the previously approval. These changes reduce the massing of the proposed extension and move the garage.
- 7.04 The main issues in considering this application are the visual amenity impact and highways impact. As the site is located away from any other residential properties it is considered that there will be no impact on the living conditions of any neighbouring occupiers.
- 7.05 Visual Amenity
The orientation of the existing property on the plot leads to a long frontage and a linear built form. The proposed extensions continue this form, reflective of the character of this this particular property and the general vernacular when viewed from the road. The proposed extension has been stepped down from the existing ridge and eve's height by approximately 30cm which takes account of the design guidance set out in Guidance Note 1.
- 7.06 The elevation facing the road has been designed to be in keeping with the existing dwelling with the use of windows in a matching style and proportion to the existing. The proposed extension to the rear elevation incorporate a cat slide style roof. This elevation has a larger amount of glazing but as this elevation is located lower into the ground the glazing

does not appear overbearing within the landscape. The proposed use of matching stone along with render is considered acceptable and in keeping with the style of the existing dwelling. The design is subservient to the existing dwelling and the use of materials is complementary which respects the principles with set out in Guidance Note 1.

7.07 The proposed temporary storage container and static caravan will have an impact on the visual amenity of the area but this will only be short lived. A condition will require the removal of the caravan and storage container within 12 months of this permission.

7.08 The proposed garage is on timber construction and is to be clad in oak cladding. It is to be located away from the dwelling and set back from the road. This will be visible from the public highway but its design and scale are considered to be acceptable.

7.09 Highways Impact

The application proposes a new area of porous hardstanding along with an improved access and a boundary wall. The proposed gate along with the majority of the boundary wall will be under 1 metre in height and therefore does not require planning permission. The boundary will be moved back from the highway by approximately 50cm in order to improve the visibility. The bound wall will raise to 2 meters in height for approximately 5 meters adjacent to the proposed extension.

7.10 The garage along with the porous hard standing's will provide an ample amount of space for the parking and turn of vehicles.

8.00 CONCLUSION

8.01 It is considered that the proposed development of the extension and the alteration of the property in the manner proposed is compliant with relevant policies. The development in the manner proposed will not adversely impact upon visual amenity on the area or the highway.

8.02 Other Considerations

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.

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.

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

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