

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **7<sup>TH</sup> JUNE 2017**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF TWO STOREY EXTENSION, LINKED GARAGE & PORCH AT 21 SPRINGFIELD DRIVE, BUCKLEY (PARTLY IN RETROSPECT).**

**APPLICATION NUMBER:** **056700**

**APPLICANT:** **MR R NICHOLS**

**SITE:** **21 SPRINGFIELD DRIVE, BUCKLEY**

**APPLICATION VALID DATE:** **10/03/2017**

**LOCAL MEMBERS:** **COUNCILLOR. N. PHILLIPS OBE JP**  
**COUNCILLOR. R. HAMPSON**

**TOWN/COMMUNITY COUNCIL:** **BUCKLEY TOWN COUNCIL**

**REASON FOR COMMITTEE:** **REQUEST OF REFERRAL OF APPLICATION TO COMMITTEE BY COUNCILLOR R. HAMPSON**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This is a full application for the erection of a two storey extension, porch and linked garage at 21 Springfield Drive, Buckley. The main issues to consider are the impact on residential amenity and the visual appearance of the proposal.

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

- 2.01 The application is recommended for approval subject to the following conditions:
- In accordance with the approved plans

## **3.00 CONSULTATIONS**

- 3.01 Local Member  
Councillor N Phillips OBE JP  
No response received at time of writing report  
Councillor R Hampson  
Requests Committee determination and Committee site visit be undertaken. Objects to the proposal on the grounds of roof height, loss of light and overbearing impact on 20 Stanley Road. Considers that the shape of the garage be looked at again.

Buckley Town Council  
No observations

Highways  
Advises that there is adequate area to accommodate the parking provision within the site. It is noted however, that there is only a single vehicular footway crossing and it would be beneficial for this to be widened.

Head of Public Protection  
No adverse comments to make

Airbus  
No aerodrome safeguarding objection

Wales and West Utilities  
Wales and West Utilities has infrastructure in the area. The applicant is advised to contact Wales and West before construction works commence.

## **4.00 PUBLICITY**

- 4.01 Neighbour Notification  
One objection received on the following grounds:
- The owner has not followed the original plans which were agreed and built right up to the boundary.
  - The boundary is different from the original application, 5 foot of the land is within the objectors property.
  - Where will the surface water run off to and concerns it will run

- into objectors garden
- Loss of light to lounge, kitchen and bedroom. Half of the garden does not benefit from any sunlight.
  - Overbearing impact

## **5.00 SITE HISTORY**

### **5.01 048876**

Erection of a two storey extension, front porch, conservatory and single garage – Approved 05/10/2011

### **052992**

Application for a non-material amendment for change of garage design and size following grant of planning permission ref: 048876 – Refused 06/01/2015

### **055860**

Application for a non-material amendment (change of proposed roof tiles) to planning permission ref: 048876 – Approved 04/10/2016

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

GEN 1 – General Requirements for Development

GEN 2 – Development Inside Settlement Boundaries

HSG 12 – House Extensions and Alterations

### **6.02 Local Planning Guidance Note 1: Extension and Alterations to Dwelling**

Local Planning Guidance Note 2: Space around dwellings

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

This application, made partly in retrospect, concerns the erection of a two storey side extension, linked garage and porch. At the time of the application the erection of the extension and porch have been substantially completed, with the linked garage partially complete.

### **7.02 The application site is located within the defined settlement boundary of Buckley. The property consists of a detached dwelling finished in brown brick with tiled roof. It is a traditional three bedroomed property with lounge, kitchen and dining room on the ground floor.**

### **7.03 Background history**

In 2011 planning permission was granted for the erection of a two storey extension to provide additional bedroom, front porch, conservatory and single garage. Work commenced in 2012 on the erection of the conservatory and two storey side extension.

- 7.04 An application for a non-material amendment was submitted in 2015 for the replacement of the proposed marley modern tiles on the extension and linked garage to slate. It is considered that this amendment was acceptable.
- 7.05 A further application for a non-material amendment was made in 2016. This requested that the proposed single garage be enlarged and redesigned. At that time the application was refused as it was considered that the alterations were a material change to the original scheme and formal consideration was required.
- 7.07 Complaints were received by the Planning Enforcement section in 2016 alleging that the garage which was under construction was not being built in accordance with the approved plans. Measurements show that the overall width of the linked garage is as per the approval but the height has been increased by approximately 0.2 metres. The design of the garage has been altered with a small section of the rear wall and roof pitch amended due to the proximity of the boundary of the site.
- 7.08 Upon further investigation it has been found that there is a boundary dispute between 20 Stanley Road and the application site. The rear boundary of 20 Stanley Road extends 1 metre into the application site. Whilst not a material planning consideration it does offer an explanation as to why the original design of the approved garage could not be implemented.
- 7.09 Principle  
Extensions to dwellings are considered under Planning Policy HSG12 of the Flintshire Unitary Development Plan and Local Planning Guidance Note No 1; Extension and Alterations to Dwellings. Policy HSG12 states that extensions to dwellings are generally considered acceptable providing they are subsidiary to the host dwelling, respect the design and setting of the host dwelling and area and will not have an unacceptable impact on people living nearby. LPGN No1 provides additional guidance regarding the scale and design of house extensions and alterations. In this case, the principle of development has already been established by application 048876, and this application has been submitted for the alterations to the garage only. As the proposal is subsidiary to the host dwelling, respects the design of the host dwelling and does not adversely affect the living conditions of neighbouring occupiers the principle of the development is considered acceptable.
- 7.10 Design  
The proposed extension will consist of both single storey and two storey elements. The application site is large enough to accommodate the development whilst retaining adequate parking and private amenity space. From the front elevation the development is in keeping with the style of the original dwelling with matching brick

and roof tiles and respects the surrounding residential development.

- 7.11 Objections have been received from both the Local Member and the resident at 20 Stanley Road concerning the overbearing impact of the design of the development and the potential loss of light. In particular the objections relate to the linked garage. Whilst the height of the proposed garage is 0.2 metres higher than previously approved as the proposed garage is located at the rear boundary of No 20 Stanley Road it has limited effect on the living conditions of the users of the dwelling-house. Furthermore, at a distance of 9 metres from the gable end of the proposed garage to the rear of No. 20 it cannot be considered that the single storey structure would be overbearing. With regard to the relationship of the garage to users of the garden area. It is not unusual for outbuildings, garage and sheds to be constructed in rear garden areas and the height and position of the garage to the common boundary is not unusual in a residential context and does not give rise to an overbearing impact on the reasonable enjoyment the users of the rear garden of No 20 Stanley Road may expect to experience.
- 7.12 With regards to the potential loss of light, Local Planning Policy Guidance Note 2 sets out guidance for sufficient distances between dwellings to ensure there is satisfactory degree of daylight between buildings. The proposal does not conflict with anything set out within the guidance. As the part of the proposal closest to No 20 Stanley Road is a gable end of a single storey garage, which is set at 9 metres from the rear of the dwelling at No 20 Stanley Road it would be difficult to for the garage, even with an increased pitched roof height of 0.20m to have an impact on the rear of that dwelling. Furthermore, as the orientation of the extension to the west of No 20 Stanley Road no morning or early afternoon daylight would be affected to the rear of the dwelling or the garden area. Any daylight lost at the end of the day to the rear garden area of No 20 Stanley Road would be due to the position of the existing host dwelling not from any further works. Whilst it is acknowledged that the dwellings and gardens of Stanley Road are set lower than the application site, the single storey element of the garage is not considered to cause any significant loss of light even with the additional 0.20m increase in roof height.
- 7.13 Overall the scale, form and design of the extension and linked garage is sympathetic to the existing dwelling. Furthermore, as the proposal does not have an adverse impact on the living conditions of neighbouring occupiers it is considered the proposal complies with policy HSG12 and LPGN 1 and 2.
- 7.12 Highways  
Highways have confirmed that the extension to the property will increase the bedroom numbers to four which will necessitate the provision of three parking spaces clear of the highway. It is considered that there is adequate area to accommodate the parking

provision within the site. It is noted however, that there is only a single vehicular footway crossing serving, what will be a double width driveway. It would be beneficial for the existing access to be widened to suit.

## **8.00 CONCLUSION**

It is considered that the proposal is in accordance with the relevant planning policies and guidance. The proposed extension, porch and linked garage meets both Local and National Planning Policy, and would not have an adverse impact on the living conditions of the neighbouring occupiers. This application only incorporates minor changes to the previously approved and partially implemented scheme.

### **8.01 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

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