

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **28TH JUNE 2017**

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

SUBJECT: **FULL APPLICATION – SINGLE STOREY REAR EXTENSION AT CATCHPENNY COTTAGE, BRETTON LANE, BRETTON**

APPLICATION NUMBER: **056796**

APPLICANT: **MR. & MRS MATHIESON**

SITE: **CATCHPENNY COTTAGE, BRETTON LANE, BRETTON**

APPLICATION VALID DATE: **4TH APRIL 2017**

LOCAL MEMBERS: **COUNCILLOR B MULLINS**

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

REASON FOR COMMITTEE: **REQUEST BY LOCAL MEMBER**

SITE VISIT: **YES**

1.0 SUMMARY

1.0 This proposal forms a householder application for the demolition of an existing conservatory and the erection of a new single storey rear extension to form an additional bedroom at Catchpenny Cottage, Bretton Lane, Bretton, CH4 0DX The main issue to consider are the impact on residential amenity and the visual appearance of the proposal.

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

2.0 The application is recommended for approval subject to the following

conditions:-

- 5 year time limit
- As per approved plan
- Windows to be obscure glazed and maintained.

3.0 CONSULTATIONS

3.0 Local Member

Councillor B. Mullins

Has requested Committee determination for reason of overdevelopment of the original footprint of the property.

Town/Community Council

No response at time of writing.

Head of Public Protection

No adverse comments to make regarding the proposal.

Welsh Water/Dwr Cymru

No response at time of writing.

Coal Mining

Not applicable in this area.

4.0 PUBLICITY

4.0 Neighbour Notification

One letter received on the following grounds:-

1. Barn has already been extended 150% of original if approved result in an increase of 250%
2. Three additional windows will overlook adjacent property. Skylight will result in light pollution.
3. Barn already has 1-2 bedrooms given mezzanine floor can be used as bedroom.
4. Original permission required windows to be obscure glazed plans ignore this aspect.
5. One of windows will be less than 1 metre from the boundary.

5.0 SITE HISTORY

5.0 96/11/00504

Conversion and extension to existing barn to form a dwelling – Granted.

6.0 PLANNING POLICIES

6.0 Flintshire Unitary Development Plan

GEN 1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries.

HSG12 - House Extensions and Alterations.

Local Planning Guidance Note 1: Extensions and Alterations to Dwellings.

Local Planning Guidance Note 2: Space Around Dwellings.

7.0 PLANNING APPRAISAL

7.01 Introduction

This application is for the demolition of an existing conservatory and the erection of a new single storey rear extension to form an additional bedroom at Catchpenny Cottage, Bretton Lane, Bretton, CH4 0DX.

7.02 The application site is situated within the settlement off Bretton having formerly been the subject of an application for conversion/ extension of a former barn to a single dwelling. The original scheme approved showed a lounge area, kitchen, bathroom, utility area and two bedrooms. Site inspection shows that the dwelling has since had a conservatory added to the rear while the new plans indicate that the original small bedroom is no longer in existence the area being used for access to the conservatory area, hence there is currently only one bedroom is within the property.

7.03 Proposal

The site is located on Bretton Lane, within an existing residential area, the barn conversion which forms the dwelling is single storey with the gable end facing the road. The proposal is to erect an extension where there is currently a conservatory. The current conservatory has become lawful due to the passage of time since its construction.

7.04 The extension proposed is to provide an additional bedroom that could be used for a carer to stay when required. The plans as originally submitted indicate the existing conservatory being removed and an extension the same width as the existing dwelling extending out by 5.5 metres out to the rear. The plans indicate provision for a new bedroom and an en-suite area with access to the main dwelling via the access used to serve the existing conservatory.

7.05 Access to the dwelling is via an existing driveway off Bretton Lane. This driveway is shared with the adjacent property, known as Oakdale. There are no proposals to alter the existing access and a condition imposed on the original application requires the provision of two parking spaces to be provided which is in line with current parking requirements for the site.

7.06 Principles of Development

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.

7.07 Design, Scale and Form

The proposed extension has been designed to harmonise with the existing conversion with the use of similar materials with grey slate to match and red brick matching the existing walls. The plans show the use of openings that match those of the original. The design is simple in nature being a rectangular shape, following the line of the existing built conversion/dwelling. The conservatory to be removed has an area of just over 13 square metres in area with the new extension to replace it having an area of 23.1 square metres hence an overall increase of 10 square metres. The existing conservatory is of a design which is out of keeping with the original conversion, while the new extension to replace it is sympathetic in design and scale with that of the original conversion hence is an improvement in design terms to that which exists on site at present. In terms of percentage increase the original application site for conversion of the building to a dwelling gave an area of approximately 58.5 square metres in area, together with the conservatory of 13 square metres gives an overall area of 71.5 square metres. Given the replacement extension will result in an overall net increase of 10 square metres the percentage increase is 13.9%. It is considered with regard to design, scale and form the proposal is broadly compliant with policy HSG 12 and LPGN 1 and 2.

7.08 Impact

In terms of impact of the structure on people living nearby. The proposal is single storey in nature located adjacent to Oakdale which is a two storey dwelling with a common driveway separating the two properties. As the result of consultations an objection has been received relating to the volume of the proposal extension and proposed windows not being obscure glazed. Concerns have also been raised regarding light pollution due to a skylight located within the roof slope facing the adjoining property as shown on the plans as initially submitted.

7.09 As a result of the objections raised the applicant has amended the plans to show a relocated skylight now on the opposite roof slope to the site in question. In addition the plans now show the additional windows as obscure glazed. The proposal will therefore, not have an unacceptable impact on nearby neighbours in terms of overlooking.

7.10 Furthermore, the scale of the proposal remains subsidiary in nature and does not represent overdevelopment and will therefore not have an overbearing impact on people living nearby. It is considered that the proposal is therefore broadly compliant with HSG 12 and LPGN 1 and 2.

8.0 CONCLUSION

8.01 It is considered that the proposed extension is in accord with the relevant planning policies and guidance. The proposed demolition of the existing conservatory and the erection of a new bedroom meets both local and national planning policy and would not result in any adverse impact on the living conditions of the neighbouring residents.

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

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