

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **4th DECEMBER 2019**

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

SUBJECT: **FULL APPLICATION – ERECTION OF A TWO STOREY EXTENSION AND PROPOSED ALTERATIONS TO DWELLING AT TY CORNEL, PARK GROVE, CONNAH’S QUAY.**

APPLICATION NUMBER: **060356**

APPLICANT: **MRS LYNN PARTINGTON**

SITE: **TY CORNEL, PARK GROVE, CONNAH’S QUAY, DEESIDE, CH5 4HU**

APPLICATION VALID DATE: **5TH SEPTEMBER 2019**

LOCAL MEMBERS: **COUNCILLOR M. WHITE**

TOWN/COMMUNITY COUNCIL: **CONNAH’S QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **AT THE REQUEST OF THE LOCAL MEMBER DUE TO CONCERNS OVER THE SIZE OF THE DEVELOPMENT AND IMPACT ON THE STREETSCENE**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This is a householder planning application for the proposed erection of a two storey extension and associated alterations at Ty Cornel, Park Grove, Connah’s Quay.
- 1.02 A previous application for extensions and alterations was refused planning permission in 2019 due to concerns over the impact on neighbouring residential amenities. The applicant has sought to

address the reasons for refusal and has amended the design accordingly.

- 1.03 The proposed scheme will bring about the modernisation and improvement to the existing dwelling without causing any adverse impact on visual or neighbouring amenity.

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

- 2.01
- Time limit on commencement
 - Compliance with plans
 - Windows on the rear elevation to be obscure glazed and permanently fixed
 - Materials to be agreed
 - Levels

3.00 CONSULTATIONS

3.01 Local Member

Councillor Martin White – Requests committee determination and a site visit due to concerns over the size of the development and impact on the streetscene.

Connah's Quay Town Council

Objects to the proposal as there has been insufficient change to alter the Council's previous observations in the earlier planning application. It is considered that the design is still not in keeping with the surrounding properties; there will be unacceptable impact on local residents and the local area; it is overdevelopment of the property.

Community and Business Protection

No adverse comments to make regarding the proposal

4.00 PUBLICITY

- 4.01 Neighbour notification letters posted. 36 number of objections received raising the following concerns:-

- The address of the application is incorrect as it is listed as 1 Park Grove, not 103 Richmond Road.
- The proposed extensions would create a very overbearing two storey house in place of the existing bungalow. The increase in ridge height and floor area conflicts with the quiet mature location and character of the surrounding properties. The remaining amenity space would not be proportionate to the resulting dwelling.
- Loss of light and privacy

- The size and length of the development invites a large family to occupy which could cause issues of on street parking and manoeuvrability issues.
- The addition of a high boundary with newly planted trees to create privacy will add to difficulties to access to Park Grove.

5.00 SITE HISTORY

5.01 059697 - Construction of bedrooms in roof space and two storey extension to both sides of property – Refused 16th April 2019

060889 - Proposed construction of bedrooms in roof space and two storey extension to both sides of property – Withdrawn 31st July 2019

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

GEN 1 – General Requirements for Development

GEN 2 – Development Inside Settlement Boundaries

D2 – Design

HSG12 – House Extensions and Alterations

AC18 – Parking Provision and New Development

SPG1 Extensions to dwellings

SGP2 Space Around Dwellings

7.00 PLANNING APPRAISAL

7.01 Introduction

This is a householder application for the erection of a two storey extension and alterations which include the raising of the roof by one metre, demolition of existing garage and erection of a replacement integral garage at the property known as Ty Cornel, Park Grove. The main issues to consider in determination of this application the character and appearance of the proposal and any impact on living conditions of adjoining residents.

7.02 Site Description

The application site is a rectangular parcel of land located within the settlement boundary of Connah's Quay as defined by the Flintshire Local Development Plan. The site consists of a single storey, two bed roomed bungalow which sits towards the east and south of the plot. The result is that the private garden area is located to the western side of the dwelling. In addition there is a small detached garage to the eastern side and an area of off road parking.

7.03 The site is located on a corner plot and is accessed off Park Grove but is also visible from Richmond Road. The application site is

surrounded by detached residential dwellings all of a slightly varying character and appearance due to the fact that historically the plots were developed as self builds.

7.04 Proposed Development

This application proposes the erection of a two storey extension to the side of the existing dwelling, together with the raising of the roof by a metre in height, demolition of the existing garage and erection of a replacement integral garage. The existing two bedroomed bungalow is relatively modest. The proposed alterations and extensions will increase the number of bedrooms to four and allow for a larger amount of living accommodation on the ground floor.

7.05 A previous application for the same site was submitted earlier in 2019 and proposed the erection of two extensions and bedrooms in the roof space. The Local Planning Authority refused planning permission for this scheme due to concerns over the scale of the proposed development and resulting negative impact on residential living conditions particularly with regards to overlooking into the adjacent property at 105 Richmond Road. Following negotiations with the applicant the scheme has been revised to remove the proposed dormer windows and alter the pitch and height of the proposed eastern extension.

7.06 Principle of Development

The application site is located within the Category A settlement of Connah's Quay in an area dominated by residential dwellings.

7.07 Policy HSG12 of the Flintshire Unitary Development Plan deals with proposals for alterations and extensions to existing dwellings. It states that proposals would be permitted providing they are subsidiary in scale and form, they respect the design of the setting and do not have unacceptable impact on neighbouring living conditions.

7.08 Regarding the scale and form of the proposal. Objections have been received suggesting that the proposal would result in overdevelopment. As a general guide and set out in the reasoned justification of policy HSG12 house extensions should be no more than 50% of the original floor space. In this case, excluding the detached garage the existing dwelling comprises 61 square metres of floorspace. The proposal will result in an increased total floor area of 82 square metres (excluding the integral garage). However, whilst this equates to a 74% increase in terms of floorspace, most of this is due to the provision of bedrooms in the roofspace and accordingly it is considered the proposal remains subsidiary in scale and form to the existing dwelling. The difference in the floor area of the existing and proposed garage is 8 square metres. In this case it is acknowledged that the resulting dwelling would be quite apparently larger than the existing dwelling. However, the proposed extensions (bearing in mind the revisions to the design) when considered against

the size of the plot, the resulting building is not considered overdevelopment.

- 7.09 The proposed extensions and alterations to the dwelling are respectful of the design and setting of the existing dwelling. Regarding the surrounding dwellings although it is apparent that whilst similar in design, the neighbouring properties are not identical in character. This is particularly apparent with the design of the adjoining property at 105 Richmond Road which is a two storey dwelling with gable rather than hipped roof design. Therefore it is considered that the proposal does respect the design of both the existing dwelling and surrounding area.
- 7.10 Finally Policy HSG12 requires the Council to consider the impact of a proposal like this on the living conditions of neighbouring properties to ensure it is not considered to be unacceptable. SPG1 and SPG 2 provide guidance in setting out desirable interface distances between dwellings, garden areas and parking spaces. It is considered that due to the positioning of the existing dwelling the relationships between the proposal and dwellings at 105 Richmond Road and 101 Richmond Road requires consideration.
- 7.11 The proposed two storey extension is being brought 1.24 metres forward of the existing dwelling. However, the distance between the windows on the front elevation of Ty Cornel and those at 101 Richmond Road is 21 metres. SPG1 details in the case of windows of two facing habitable rooms where direct overlooking is possible a guideline of 22 metres distance should be applied. Whilst it is acknowledged that the distance is slightly less than the guideline it is important to note that this is just a guideline figure and each site needs to be looked at on its own merits. In this case, given that there is still 21 metres distance and factoring in the natural boundary of the road of Park Grove it is not considered that there is any adverse impact in terms of privacy or visual impact.
- 7.12 Due to the positioning of Ty Cornel, the rear elevation is located close to the boundary with 105 Richmond Road. The previous application proposed the erection of dormer windows on both the front and rear elevation. This has now been amended by the applicant and replaced with rooflights. The rooflights on the rear elevation propose to serve a bathroom and en-suite, and would therefore be obscure glazed and permanently fixed, the retention of which could be conditioned if planning permission is granted. The revised scheme does now not cause any adverse impact on privacy to 105 Richmond Road.
- 7.13 SPG1 also provides guidance on the possible loss of light arising from extensions and alterations to the dwelling. The property at 105 Richmond Road has been extended recently with the provision of a single storey rear extension and new roof to utility. The single storey extension has been completed and includes two large windows on

the rear elevation. Taking a 45 degree angle from these windows it is clear that the existing utility/w.c already impacts on the light entering these windows. In addition, given the distance between those windows and the proposed extension, together with the difference in land levels it is not considered that there is any adverse impact on loss of light.

- 7.14 The side elevation of 105 Richmond Road has a kitchen window which is already facing the rear elevation of Ty Cornel. It is not considered that the proposal will affect light entering through this window to any greater amount.
- 7.15 In addition, the previous refusal proposed that the integral garage was to be at the same ridge height as the rest of the dwelling. This has also been revised to increase the distance between the rear elevation of the garage and the boundary of the site and accordingly reduce the height of the roof to a maximum of 4.6 metres. This height is slightly less than the ridge height of the existing dwelling and bearing this is in mind is not considered to cause any overbearing impact on the visual amenity of the occupiers of 105 Richmond Road.
- 7.16 The application site is slightly unusual in that the private amenity space is located to the side of the existing dwelling. SPG No. 2 provides guidance on the required amount of amenity space for the enjoyment of occupiers of the dwelling; in this case for a three bedroomed dwelling a guideline figure of 70 square metres would be applicable. Whilst the existing amenity space would be reduced in size, predominantly by the erection of the two store extension, approximately 116 square metres is retained, and as such it is considered that more than adequate space is retained for the enjoyment of the future occupiers and the proposal complies with SPG No.2.
- 7.17 Concerns have been raised that the increase in the number of bedrooms will result in vehicles being parked in the narrow cul-de-sac of Park Grove, and make manouverability difficult for existing residents. The application proposes a single garage and the retention of off road car parking. For the proposed three bedroom dwelling two car parking spaces would be required. It is considered therefore that adequate parking provision is available at the property. Any on street parking would be outside of the control of the Local Planning Authority.

7.18 Other Matters

7.19 The Local Planning Authority are aware that there have been a number of objections to the scheme all raising concerns over loss of amenity and overdevelopment. Whilst the site is visible from a number of properties it is also recognised that a portion of the objections have been received from the wider community who are not directly affected by the proposal.

8.00 CONCLUSION

The proposed scheme would bring about the improvement and modernisation of the existing small two bedroomed dwelling without causing any adverse impact on the amenity of neighbouring properties or future occupiers of the dwelling.

It is therefore considered that the proposal complies with local and national policy. Accordingly, I recommend that planning permission be granted subject to condition

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

Contact Officer: Claire Morter

Telephone: 01352 703299

Email: claire.e.morter@flintshire.gov.uk

