

FLINTSHIRE COUNTY COUNCIL

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

DATE: **25TH JULY, 2012**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION – PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND GARAGE AND REPLACEMENT WITH A NEW SINGLE STOREY REAR EXTENSION TO PROVIDE BEDROOM, BATHROOM AND LIVING SPACE FOR WHEELCHAIR ACCESS AT 15 HAWARDEN DRIVE, BUCKLEY**

APPLICATION NUMBER: **049623**

APPLICANT: **MISS. L. MCFARLANE**

SITE: **15 HAWARDEN DRIVE, BUCKLEY**

APPLICATION VALID DATE: **2ND APRIL, 2012**

LOCAL MEMBERS: **COUNCILLOR M.J. PEERS**
COUNCILLOR D. HUTCHINSON

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

REASON FOR COMMITTEE: **MEMBER REQUEST ON THE GROUNDS THAT THE EXTENSION WOULD BE OUT OF CHARACTER WITH THE ORIGINAL DWELLING, WOULD CREATE PROBLEMS FOR MAINTENANCE AND CONSIDERED TO BE OVERDEVELOPMENT OF THE PLOT**

SITE VISIT **YES**

For Members information this application was deferred from Planning Committee at Members request on 20th June, 2012 in order that a Committee Site Visit can be undertaken.

1.00 SUMMARY

- 1.01 This application seeks full planning permission for the demolition of an existing single storey extension and garage to the rear of the bungalow and the replacement with a new single storey extension to provide bedroom, bathroom and living space to facilitate wheelchair

access for the disabled applicant at 15 Hawarden Drive, Buckley. The main issues for consideration of this application are the principle of development at this location, the appropriateness of the scale and design and the impact of the proposal on the amenity of adjacent occupiers.

- 1.02 For Members information, this application is the resubmission of an application submitted under reference number 048893 which was scheduled to be determined at Planning Committee on 11th January, 2012 and for which Members undertook a site visit. The application was, however, withdrawn by the applicant prior to that meeting in order to amend the design of the extension to overcome objections.

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

2.01 Conditions

1. Time limit on commencement of development
2. In accordance with the submitted plans
3. No further openings to be created within the extension without the approval of the LPA.

3.00 CONSULTATIONS

3.01 Local Members:-

Councillor M.J. Peers:

Requests that the application is referred to Planning Committee as is of the opinion that the extension is out of scale with the existing dwelling, would cause maintenance problems for the adjacent occupiers and be an overdevelopment of the site.

Councillor D. Hutchinson:

Requests that the application is referred to Planning Committee as considers that the application results in overdevelopment of the site and out of keeping with the streetscene.

Buckley Town Council:

Advises that the plans as submitted would create an overdevelopment of the property and of the plot itself as well as not being in keeping with the existing streetscene.

Chief Environment and Resources Officer:

No adverse comments to make regarding the proposal

Environment Agency:

Advises that the proposal is considered to have low environmental risk. Therefore standard advice applies.

4.00 PUBLICITY

4.01 Neighbour Notification

Three letters of objection have been received from neighbours objecting on the grounds of:-

- i) The extension would be an increase of more than 50% of the property and is not subsidiary in scale and form
- ii) Extension is excessive in size which would be out of character with the streetscene
- iii) Extension would reduce the amount of amenity space remaining for the property
- iv) Extension would lead to a terracing effect
- v) Drainage
- vi) extension encroaches upon neighbouring boundary
- vii) boundary dispute
- viii) Considers that the extension is intended to be a separate unit of accommodation within the plot
- ix) adjacent property has mature trees within falling distance of the proposed extension
- x) proposal would have a detrimental impact on amenity of adjacent occupiers

5.00 SITE HISTORY

- 5.01 Application Ref 048893 – Demolition of existing single storey extension and erection of a new single storey extension to provide bedroom, bathroom and living space for wheelchair access - withdrawn 10th January, 2012.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1 – General Requirements for Development
Policy GEN2 – Development Inside Settlement Boundaries
Policy D2 – Design
Policy HSG12 – House Extensions and Alterations

Local Planning Guidance Note No. 1 – House Extensions and Alterations

Local Planning Guidance Note No. 2 – Space Around Dwellings

7.00 PLANNING APPRAISAL

- 7.01 This planning application is a full application seeking planning permission for the demolition of an existing single storey rear extension and replacement with a new single storey extension to provide bedroom, bathroom and living space to accommodate wheelchair access for the disabled applicant at 15 Hawarden Drive, Buckley.

This application is a resubmission of a previously withdrawn application reference number 048993 and has been amended to bring it in off the boundary with the adjacent property at number 17.

The main issues to be considered in the determination of the application are the principle of development at this location, the appropriateness of the scale and design and the impact of the proposal on the amenity of adjacent occupiers.

7.02 Site Description and Proposal

The application site is located within the settlement boundary of Buckley and comprises of a semi-detached bungalow with single flat roofed detached garage to the side constructed of brick under a tiled roof. The surrounding streetscene comprises of detached and semi-detached bungalows of differing styles some of which have been the subject of extensions and alterations previously. The bungalow at number 15 has an existing vehicular access and driveway which leads to a flat roofed garage. The rear garden is of average size and is screened from neighbouring properties by 2m high close boarded fencing and to a large extent by a single storey extension on the adjacent property at number 17 which is built on the boundary with number 15 which projects 9m into the rear garden. Number 15 itself currently has an existing flat roofed single storey extension part way across the rear elevation which measures approximately 4.3m wide with a projection of 5.4m.

The application seeks the demolition of the existing rear flat roofed extension and detached garage and the replacement with a new single storey extension across the rear which extends to the side boundary and outwards in an 'L' shaped design into the garden area. The extension has now been redesigned to be built off the boundary with number 17 Hawarden Drive leaving a gap of 500mm between the properties. The extension is required by the disabled applicant to enable a bedroom with shower room, space for charging a wheelchair and living space all with appropriate dimensions and adaptations to allow easy wheelchair access and manoeuvrability.

7.03 Material Considerations

Principle of Development

The application site is located within the settlement boundary of Buckley where the principle of development is acceptable in planning policy terms.

Scale, Design and Impact on Neighbouring Properties

The extension proposed to the rear is 'L' shaped in design and measures 10m in width and spans across the rear elevation of the bungalow. The projection at the boundary of number 13 is approximately 3m with a maximum of 12m projection at the boundary of number 17. The extension has been designed to be compliant with disability standards and to accommodate a bedroom with showering facilities and living space for the disabled applicant with the rooms being dimensioned to suitably accommodate ease of wheelchair access. This extension is in part a replacement of an existing flat roofed extension and detached garage. In terms of the percentage increase, the existing bungalow, without the current extensions, has a volume of approximately 345m³. The proposed extension will measure approximately 360 m³ thereby resulting in an increase of approximately 105%. However, the proposal involves the demolition of approximately 90m³ of existing extensions which reduces the overall percentage increase of new extension to 78%. Concerns have been raised with regard to the size of the extension proposed. The Council's Local Planning Guidance Note – House Extensions and Alterations does make reference to a general guidance figure of 50% for new extensions. However, it does go on to state that other factors such as the quality of design, the surrounding characteristics, and any impact on neighbouring occupiers should be considered when determining the scale and volume of a particular extension. Having due regard to this and given the presence of similarly scaled extensions on surrounding properties, the design being sympathetic to the original character of the property and not being visually prominent, the scale of extension proposed is acceptable. The Local Planning Authority also has due regard to the extension which exists on the boundary at number 17 which is of a similar scale and projection to that which is proposed. This extension serves in reducing the impact of the proposal on the occupiers of number 17 by providing established screening. The amended design of extension has taken into account the previous objection from the adjacent occupier and now gives a physical break in the built form of development. The extension will not cause any adverse impact on the amenity of the occupiers of the property at number 13.

Objections have been raised with regard to the proposal resulting in an overdevelopment of the site. It is noted that the extension will take up part of the existing amenity area of number 15. However, the remaining amenity space will measure approximately 100 m² which exceeds the stated 70m² which is set out as a requirement for a three bedroom property in the Council's Local Planning Guidance Note –

Space About Dwelling Standards. For these reasons, the proposal is not considered to result in an overdevelopment of the site. With regard to any visual impact of the development, the extension will not be easily visible when viewed from the streetscene as it is partly obscured by the existing 2m close boarded wooden gates and will be set back 9.5m from the front elevation of the bungalow. There is a physical gap between this and the adjoining property at number 17, thereby maintaining the physical appearance of it being semi-detached and not giving any resultant terracing effect within the streetscene.

For the reasons stated above, it is considered that the size of extension is justified and is similar in scale to those of the surrounding locality, does not result in an overdevelopment of the application site nor has any adverse impact on the streetscene and will not harm the residential amenity of adjacent occupiers. The extension is thereby considered to comply with the planning policies stated in section 6.00 of this report.

Other Matters/Issues Raised

There is a boundary dispute between the applicant and the occupiers of the adjacent property which is not material to the consideration of this application and is a civil matter to be addressed between the two parties. The Applicant states ownership of the land edged red and as stated above, the extension has now been taken away from the boundary with the adjacent occupier. Concerns have also been raised that following development difficulty may arise with regards to maintenance. Such matters are not material to the consideration of this application and are again matters to be addressed between the parties concerned.

With regards to objections received on the potential impact of flooding from surface water and drainage issues, matters relating to suitable drainage on the site will be addressed by the developers as part of Building Regulations.

One objection refers to the applicant intending to use the extension as a separate unit of accommodation. The Local Planning Authority can only consider the application before them which is clearly for an extension the existing property only. Any proposed future change of use would need to be the subject of a separate planning application which the Planning Authority would have to consider on its own merits at that time. There is no indication within the submitted documentation that anything other than an extension is proposed.

It is noted that there are mature trees in the garden area of the adjacent property which the new extension could be in falling distance of. However, this issue is not material to the consideration of the planning application.

In conclusion, other issues raised through the consultation process are not considered to carry sufficient weight to warrant a refusal of the application.

8.00 CONCLUSION

8.01 In conclusion and having regard to the above, it is considered that the proposal generally complies with the planning policies stated in section 6.0 of this report and the proposal is therefore recommended for approval.

8.02 In considering this planning application 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.

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