

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **6th July 2022**

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

SUBJECT: **FULL APPLICATION FOR DORMER LOFT
CONVERSION WITH SINGLE STOREY
EXTENSION**

**APPLICATION
NUMBER:** **064256**

APPLICANT: **MR S JONES**

SITE: **26 MUIRFIELD ROAD, BUCKLEY**

**APPLICATION
VALID DATE:** **11th MARCH 2022**

LOCAL MEMBERS: **COUNCILLOR C A ELLIS**

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

**REASON FOR
COMMITTEE:** **LOCAL MEMBER REQUEST DUE TO
CONCERNS RAISED BY THIR PARTIES.**

SITE VISIT: **REQUESTED**

1.00 SUMMARY

1.01 The application is presented as a householder application for the conversion of loft space including the formation of a dormer extension to the rear of the dwelling, together with the erection of a single storey side extension

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

2.01 T01 – Time commencement of Development
T02 – In accordance with the approved plans

3.00 CONSULTATIONS

3.01 **Local Member – Councillor C.A Ellis:** Requests Committee determination due to concerns raised over impact upon neighbouring living conditions. Also nominated Councillor Peers to deal with the matter.

Buckley Town Council: No observations

Head of Assets and Transportation: No objection

Head of Public Protection: No adverse comments

Natural Resources Wales: No objection. Advise of sites proximity to former landfill site and to consult Pollution Control.

4.00 PUBLICITY

4.01 Neighbour Notification

Three representations received. Material planning considerations are listed below and discussed in detail in the body of the report.

- Proposed scale would impact upon the character and appearance of the site.
- Impact upon living conditions in respect of loss of both privacy and light.

5.00 SITE HISTORY

5.01 None relevant

6.00 PLANNING POLICIES

6.01 **Flintshire Unitary Development Plan**

- GEN1 General requirements for development
- GEN2 Development Inside Settlement Boundaries
- D1 Design quality, location and layout
- D2 Design
- HSG12 House extensions and alterations

Supplementary Planning Guidance

- SPGN1 Extensions and Alterations to Dwellings
- SPGN2 Space around dwellings

National Planning Policies:

- Future Wales Development Plan 2020-2040
- Planning Policy Wales (PPW) Edition 11

7.00 PLANNING APPRAISAL

7.01 Site Description

The application site comprises a detached bungalow of brick and render finish under a concrete tiled roof. The bungalow has a pitched in roof with a flat roof porch and kitchen (converted from a garage) located to the side. Off road parking is accommodated within the site, from a driveway at the front, and a private amenity area extends to the rear. Beyond the rear boundary of the site is an area of greenspace with the property being bounded on either side by bungalows of similar design and layout. It is noted that the three properties mentioned are staggered in position and do not form a straight linear frontage, however the positions are mimicked throughout the estate providing a consistent form within the streetscene. The surrounding area is residential in character consisting of predominantly bungalows. I note the presence of rear dormer extensions to the rear of nos. 30 and 32 Muirfield Road.

7.02 Proposal

The application seeks consent to erect a single storey, pitched-roof extension to the side of the dwelling and for the formation of a flat-roof dormer extension to the rear roof slope. Replacing the existing link area between the dwelling and garage, the extension would have a width of 2.71m and a length of 12.1m which mirrors the length of the existing dwelling. Having a pitched roof, the maximum height of the proposed extension is 5.9m, with an eaves height of 2.6m which represents a continuation of the existing ridgeline. White UPVC double glazed doors are proposed to the front elevation with sliding doors to the rear. 1no door and window are proposed to the side facing elevation.

The proposed dormer window would project from the ridge line of the existing dwelling by approx. 3.7m and have a width of approx. 8.9m. Central to the dormer addition is a proposed Juliet balcony with a glazed balustrade, which has an additional projection of 2m. With solid side walls, and double doors which are enclosed by a Juliet style balcony, the area formed does not represent an open platform, but gives rise to views of the rear aspect enjoyed by the site.

7.03 The Main Issues

The main issues to be considered within the determination of this planning application are:

1. Principle of the development
2. Character and appearance

3. Living conditions

7.04 **Principle of Development**

Policy HSG12 states that extensions or alterations to existing dwellings will be permitted provided that the proposal:

- is subsidiary in scale and form to the existing dwelling, and does not represent an overdevelopment of the site;
- respects the design and setting of the existing dwelling and surrounding area; and
- will not have an unacceptable impact on people living nearby.

Policies GEN1 and D1 state that development should harmonise with the site and surroundings in terms of the siting, scale, design, layout, use of space, materials, external appearance and landscaping. PPW11 introduces the concept of placemaking whose positive implementation through good design is to ensure peoples and community well-being. PPW states that good design is fundamental to achieving sustainable places and is not simply about the architecture of a building or development but the relationship between all elements of the natural and built environment and between people and places.

Having regard to the scale, form and design of the development I consider the extensions as detailed are a reasonable way for the applicant to maximise the amount of living space afforded to them without comprising the requirements of Policies D1, GEN1 and HSG 12.

7.05 **Character and Appearance**

The scale of the proposed single storey extension is subordinate in terms of floor area to that of the original dwelling and would not represent an over development of the site, with sufficient curtilage available to accommodate the extension. The proposed dormer extension is proportionate in scale to the existing dwelling, being wholly contained within the existing roof plane and set slightly back from the edges of the slope, thus appearing subservient in form and not appearing over bulky. Whilst the distance from the edge of the existing roof slope is slightly short of 750mm guidance contained in LPG no.1, the distance achieved is some 680mm which is adequate distance to ensure the proposed dormer is proportionate and balanced in the context of the rear elevation. In terms of appearance, the proposed single storey extension will utilise external finishes that are brickwork and concrete interlocking tiles that will match the existing pallet used in the construction of the existing dwelling. The design mimics the lines of the existing dwelling, and the principle of continuation has been applied which is suitable for an extension of this size. The design of the roof, wall and window detailing are in harmony with the architectural balance of the existing dwelling. The extension respects the repetitive spacing between buildings and

would fit in unobtrusively into the pattern of development. The size, type, material, finish and design of windows within the extension are well related to those on the existing house. The proposed dormer proposes the use of vertical hanging tiles which are considered the most appropriate finish for such type of development, as opposed to, for example PVC Cladding. The fenestration proposed within the rear wall of the dormer ensures an appropriate degree of punctuation so as to avoid the formation of an unsightly 'box'. Having regard to the other properties in the surrounding area which have undertaken similar loft conversions, I do not consider the proposed dormer addition would be harmful to the character and appearance of either the site or the wider area.

It is worth noting that having assessed the proposal against Permitted Development criteria the development falls short of 1 criteria, which is that a section of the proposed extension would be within 2m of the boundary with next door and over 4m height. The distance at the narrowest point is 1.1m and that is as a result of the boundary dog legging beyond the existing converted garage. In all other respects, the proposal is compliant with criteria contained within Classes A and B of Part 1 of the Town and Country Planning (General Permitted Development) (Wales) (Amendment) Order 2013.

Having regard to the above assessment, I conclude that the proposal satisfies the requirements of policies HSG 12, D1 and D2 of the Flintshire Unitary Development Plan.

7.06 Living conditions

Concerns have been raised by third parties in this regard as to the potential loss of privacy resultant from the formation of the rear dormer. Having regard to the orientation of the site, I conclude that the proposed glazing within the dormer face would have a focus rearwards allowing views over the applicants' garden and the green space beyond the rear boundary. It is unlikely, owing to the solid nature of the side dormer walls, and the orientation of the sites that an occupant would be able to overlook the neighbouring gardens over and above what would be reasonably expected. The proposed balcony is of Juliet type and therefore does not provide an open standing platform from which an adverse degree of overlooking could occur negatively impacting upon the privacy and living conditions afforded to those properties. It must be noted that a certain degree of overlooking is expected in built up areas such as this. I note that there is adequate screening along the boundary in the form of a close board fence which will reduce impact upon privacy arising for the south side facing window and door within the proposed side extension. The area outside the external door would be narrow and would not provide a communal space within which people would congregate. The ground floor window situated on the adjacent dwelling serves a bathroom which is not a habitable room upon which privacy or the natural light afforded is highly protected.

In conjunction with the two sites' orientation, and the path of travel taken by the sun from its rising in the east and setting in the west, it is unlikely that there would be unacceptable over shadowing inflicted. Accordingly, I consider that the proposal would not disrupt the living conditions afforded to neighbouring dwellings and as such the application complies with Policies GEN 1 and HSG 12 of the Flintshire Unitary Development Plan.

8.00 CONCLUSION

The proposal as presented within the application is compliant with the relevant planning policies of the development plan and my recommendation is therefore to grant planning permission.

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: Jenni Perkins
Telephone: 01352 703327
Email: jenni.perkins@flintshire.gov.uk