

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **23rd November 2022**

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

SUBJECT: **Demolition of single storey rear extension and conservatory - Proposed 2 storey extension - similar to the application approved 037216**

APPLICATION NUMBER: **000412/22**

APPLICANT: **Claire & Chris Morter**

SITE: **Bryn Seion, Bryn Seion Lane, Soughton, Mold, CH7 6YY**

APPLICATION VALID DATE: **1st September 2022**

LOCAL MEMBERS: **Cllr Bateman and Cllr Thew**

TOWN/COMMUNITY COUNCIL: **Northop Community Council**

REASON FOR COMMITTEE: **Applicant is a member of staff within the Planning Department**

SITE VISIT: **Not required**

1.00 SUMMARY

1.01 This application seeks permission for the demolition of a single storey rear extension and conservatory and a proposed 2-storey extension at Bryn Seion, Bryn Seion Lane, Soughton, Mold.

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

- 2.01
1. According to plans
 2. Materials matching

3.00 CONSULTATIONS

3.01 Local Member: Cllr Bateman & Cllr Thew: No representation received at the time of writing.

Northop Community Council: No representation received at the time of writing.

Highways Development Control: No objection.

Community and Business Protection: No objection.

Ecology Officer: No representation received at the time of writing.

Natural Resources Wales: No objection.

Coal Authority: Standing advice to be provided to the applicant.

4.00 PUBLICITY

4.01 10 Neighbour Notifications were sent to adjacent/nearby properties. No representations have been received at the time of writing.

5.00 SITE HISTORY

5.01 061904 - Proposed extension to provide accommodation for disabled access and facilities – approved 10/06/2021

037216 - Two storey rear extension – approved 27/05/2004

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

- Planning Policy Wales – Edition 11 (Feb.2021)
- Future Wales: The National Plan 2040 (FWP 2040)

6.02 It is noted and acknowledged that the national planning framework as set out within Planning Policy Wales Edition 11 and Future Wales: The National Plan 2040 sets out the most up to date planning principles against which to consider development proposals. The Development Plan and associated supplementary planning guidance remain broadly consistent with these changes to legislation.

7.00 PLANNING APPRAISAL

7.01 This application seeks permission for the demolition of a single storey rear extension and conservatory together with a proposed 2-storey extension. The proposed extension is similar in scale and appearance application reference 037216 which was approved in 2004 (but not implemented).

7.02 Site Description

The application site consists of a 2-storey detached dwelling consisting of a mixture of natural stone and white render finish with a grey slate roof. The property is located at the end of Bryn Seion Lane and benefits from a private drive providing off street parking and a detached garage bounded by mature hedges surrounding the property. The surrounding area is predominantly residential in character and consists of a mix of 2-storey detached and semi-detached properties all of different size and design. The application site is located within the settlement boundary of Sychdyn and is not located within any designated areas.

7.03 Proposed Development

Permission is sought for the erection of a 2-storey rear extension. The proposal seeks to extend by 5m x 6.1m. The proposed height is approximately 6.3m to the ridge and 4m to the eaves designed with a gable end pitched roof. There is one large bi-folding door sought on the ground floor side elevation and two windows proposed on the first floor. The rear elevation seeks one door and one window on the ground floor and one window on the first floor. The proposed side elevation includes a new entrance door and small window on the ground floor and one small window on the first floor.

7.04 The Main Issues

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

1. the principle of the development in planning policy terms,
2. the effects upon the visual appearance and character of the area
3. the effects upon the amenities of adjoining residents

7.05 Principle of Development

Policy HSG12 of the Flintshire Unitary Development Plan states 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.

It is considered that the proposal complies with the above criteria for Policy HSG12.

- 7.06 Furthermore, GEN1 and D1 states 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.
- 7.07 In addition to the above policies consideration has been given to the guidance with regards to extensions and space around dwellings contained in Supplementary Planning Guidance Notes 1 and 2.
- 7.08 Moreover, 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.
- 7.09 Scale of Development
In terms of scale, the proposal is considered to be in keeping with the existing dwelling. The proposed two storey extension will reduce the size the garden slightly however includes the demolition of an existing single storey extension and conservatory. The proposal still provides adequate amenity space for the applicant to enjoy. The site benefits from amenity space to the side and rear of the property. SPGN2 states that for single bedroom dwellings a guideline of 30 square metres should be applied, rising to a guideline of 70 square metres for a three or more bedroom dwelling. The proposal will comply with SPGN2 and it is considered that the extension retains adequate amenity space and does not form overdevelopment of the site.
- 7.10 SPGN1 states as a general guide, house extensions should not be more than 50% of the original floorspace and extensions that are out of scale and character will not be permitted. However, the percentage increase figure will ultimately depend on the merits of each individual proposal and scenario. If the house is in a large plot there may be scope to extend beyond 50% whilst still maintaining the character of the existing property and the surrounding locality. The existing dwelling has a floor space of 111.6m². The proposed extension would provide an overall floorspace of 146.6m². The percentage increase proposed is 31.3% and therefore is compliant with planning policy. Overall, it is considered that the proposed extension is subsidiary in scale.
- 7.11 Previously approved applications (Refs 061904 and 037216) as outlined in the planning history above have not been implemented.

7.12 Character and Appearance

In terms of appearance, the proposal seeks to utilise similar materials to the existing dwelling and is designed to respect the character and appearance of the existing dwelling. The application site is located at the end of a Bryn Seion Lane and the proposed extension is not clearly visible to the street scene. Based on its scale and design it is considered that the proposal harmonises with the surrounding area and is in keeping with the character of the existing dwelling.

7.13 It is important to note that the site is within the settlement boundary and within a built up area with a mix of dwelling styles and sizes. The extension is not clearly visible. The plot and locality provides adequate parking and amenity space. The proposal is compliant with the provision of policies GEN1, HSG12 and D2 of the Flintshire Unitary Development Plan.

7.14 Living Conditions

The property is positioned between two existing properties (Bryn Seion Cottage and No. 6 Bryn Seion). The impact of the living conditions of the occupiers of these neighbouring properties is of fundamental importance in consideration of this application having regard to planning policy and Supplementary Planning Guidance 2 – Space Around Dwellings.

7.15 No representations have been received from the occupiers of neighbouring properties; however this does not negate the need to assess the proposal in terms of the potential impact towards such.

7.16 Having regard to Bryn Seion Cottage, due to the positioning of the application site the proposed extension is screened by the existing dwelling. The boundary consists of mature dense trees and hedges also providing additional screening. The proposed extension is not considered to be overbearing or cause any loss of privacy. Overall, the proposal will not have a negative impact on the living conditions of Bryn Seion Cottage.

7.17 Having regard to No. 6 Bryn Seion, the proposed extension is located approximately 4m from the shared boundary and 9m from the side elevation of the neighbouring property at its closest point. There is one small window on the first floor elevation of the proposed extension that would face No.6. but this window would relate to a non-habitable room (the landing). Therefore, there are no concerns with regards to overlooking or loss of privacy.

7.18 The proposal would also have a pitched roof sloping away from the neighbouring property thereby further mitigating any potential impacts. This, combined with separation distances achieved, is considered appropriate in design terms and overall potential impact. It is considered that the proposal will not have a negative impact on the living conditions of No. 6 Bryn Seion.

7.19 There are detached properties located to the rear of Bryn Seion, however, these properties have a separation distance of 21m or more from the proposed extension. The proposal is not considered to have a negative impact on the living conditions of those properties.

8.00 CONCLUSION

The proposed extension would not reduce the number of parking spaces at the site. The proposal is well designed to provide a balanced appearance using matching materials to deliver an aesthetically pleasing extension that would not have a detrimental impact on the character of the surrounding area and maintains adequate amenity space for the occupiers. The proposal has been designed carefully to limit any potential impacts on neighbouring properties. Therefore, the proposal is considered to comply with policies D1, D2, EWP17, HSG12 of the UDP and Supplementary Planning Guidance 1 and 2.

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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