

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **11TH JANUARY 2023**

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

SUBJECT: **PROPOSED EXTENSION TO DWELLING**

APPLICATION NUMBER: **063498**

APPLICANT: **MR. JASON SHALLCROSS**

SITE: **PEAR TREE, SANDY LANE, SALTNEY, FLINTSHIRE, CH4 8UB**

APPLICATION VALID DATE: **9 SEPTEMBER 2021**

LOCAL MEMBERS: **COUNCILLOR R. LLOYD**
COUNCILLOR J. SHALLCROSS (Applicant)

TOWN/COMMUNITY COUNCIL: **SALTNEY TOWN COUNCIL**

REASON FOR COMMITTEE: **THE APLICANT IS A MEMBER OF THE COUNCIL**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This application seeks approval for the erection of a single storey side extension to the property known as Peartree. The matter comes before Planning Committee as the applicant is an Elected Member of the Council and therefore powers for determination are not delegated to the Chief Officer.

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

2.01 Conditions:

1. Time limit – 5 years
2. In accordance with the approved plans.
3. Samples of proposed external finish materials to be agreed

3.00 CONSULTATIONS

3.01 **Local Members: Councillor R. Lloyd**: Notes the application must be determined by Planning Committee as the applicant is an Elected Member.

Councillor J. Shallcross: Has declared a personal interest as he is the applicant and has therefore not commented upon the application.

Saltney Town Council: No response at time of writing.

Highways: No objections.

Community & Business Protection: No objections.

Natural Resources Wales: No objections

Airbus: No aerodrome safeguarding objection.

4.00 PUBLICITY

4.01 Six Neighbour Notification Letters were sent to adjoining/nearby properties. There have been no responses at time of writing following publicity of the application.

5.00 SITE HISTORY

5.01 No previous history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

HSG12 House extensions and alterations
GEN1 General requirements for development
GEN3 Development in the Open Countryside
GEN4 Green Barriers
D1 Design quality, location, and layout
D2 Design

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)

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 Site and Surroundings

The site comprises a semi-detached dwelling, with the dwellings arranged in an L-shape footprint and at right angle to one another. The application premises is arranged such that the dwelling presents a gable to the main highway, Sandy Way. The private garden areas for the site are located to the north and west, extending to the south along with this westerly projection. The garden areas for the neighbouring dwelling are located primarily to the front of that dwelling, the east.

7.02 The application premises has an external appearance akin to a traditional farmhouse, albeit that the symmetry of the front façade has been interrupted by the later additions of a front porch and single storey side extension. The dwelling is largely finished in white painted smooth render, beneath a concrete tile roof. Site boundaries are made up of a variety of vegetation, brick walls and low picket style fences.

7.03 The site is one of a few sporadic pockets of development to the west of Sandy Way, lying within an area of open countryside, over-washed by a Green Barrier designation. Larger modern housing estate development is located on the land to the east of Sandy Way.

7.04 The Proposal

The application has been the subject of extensive discussion to remove originally proposed unacceptable forms of extension and the application before members represents that which is considered acceptable in the context of the site.

7.05 The proposals seek permission for the further single storey side extension of the dwelling in a westward direction to provide a sunroom extension. The extension is accessed from the existing dwelling via a doorway from the existing kitchen and comprises a room of dimensions 4.6m x 3.6m. The room has glazed components to the west, north and south elevations, with double doors within the south facing glazing to enable access to the garden area. The room has flat roof, within which is set a roof lantern

7.06 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; and
3. the effects upon the living conditions of adjoining residents

7.07 The Principle of Development

The proposed development is located within an area of open countryside but comprises an existing dwelling and its curtilage. Policy GEN3 sets out the exceptions to the general presumption against development in the open countryside and identifies the extension of existing buildings as one such exception.

7.08 Policy GEN4 seeks to restrict development within Green Barriers in the interests of ensuring that development proposals do not contribute to the coalescence of settlements; and do not unacceptably harm the open character and appearance of the green barrier. Policy GEN4 identifies the exceptions to this presumption against development and it is noted that this includes the limited extension, alteration or replacement of existing dwellings.

7.09 Given that the proposed extension would be confined to the existing curtilage of the dwelling, it is considered that the proposals would not unacceptably impact upon the openness of the Green Barrier in this location and would, by virtue of the scale of the proposals, would not make any significant impact in terms of the coalescence of settlements.

7.10 Policy HSG12 states extensions or alterations to existing dwellings will be permitted provided that the proposal is subsidiary in scale and form to the existing dwelling, 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.

7.11 Policies 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. Given the above context whereby national and local policy confirms that the application site is in an appropriate location for residential development. PPW11 embodies the concept of placemaking whose positive implementation through good design is to ensure people's 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.

7.12 Having regard to the above, the proposals are considered to be compliant with the aims of these policies.

- 7.13 Impacts upon Character and Appearance
The proposals introduce a form of extension which is not entirely consistent with the sloping roofed form of the dwelling and the later extensions. However, given the form of the previous extension, the formation of a sun-room adjacent to this built form would be somewhat contrived and involve an alteration to roof form above the extensions which would imbalance the west facing elevation.
- 7.14 The proposal allows the earlier traditional form of dwelling to be read an understood as being older and from a different architectural time. The proposed sunroom is contemporary in form and external appearance, utilising a lot of glazing within the external walls and roof. The proposal does link to the main dwelling in that external walls not glazed will be finished in a smooth, painted render to match the main house.
- 7.15 The wider area does not have a distinctive vernacular and therefore the proposed extension can be seen in this context of modern 20th century built form. As such, it is concluded that the proposals would comply with the requirements of policies GEN1, D1, D2 and HSG12 in this regard.
- 7.16 Impacts upon Living Conditions
Given the unusual arrangement of the semi-detached dwellings, of which the application premises is one, it is essential that the proposals would not give rise to a detrimental impact upon the living conditions presently enjoyed by adjacent dwellings. SPGN 1 and 2 set out guidelines in respect of development of this form and most importantly, set out guides in relation to the space to be provided.
- 7.17 It is considered that the proposed extension does not result in any increased overlooking of the existing attached dwelling than is presently the case. The proposed windows look out over the garden area of the application premises and therefore there is no increased overlooking of the private garden area of the adjacent dwelling.
- 7.18 Turning to consider the dwelling located to the north, it is noted that this relationship provides a gable elevation in the neighbouring dwelling to the 'front' elevation of the application dwelling. The separation distance presently provided is approximately 12.6m. SPGN 2 suggests that such a relationship should provide for a minimum of 12m separation. This is satisfied by the current dwelling. The proposed extension is located somewhat to the west of this gable and does not project any closer northwards. In addition, boundaries between the extension and the adjacent dwelling comprise a hedge and post and panel fences of approximately 1.8m in height, as such, it is concluded that there is no adverse overlooking, or perception of the same, arising from this proposal.

7.19 It is considered that the proposals would satisfy the requirements of policies GEN1, D1, D2 and HSG12 and would be consistent with the advice and guidance set out in SPGN 1 and 2 in this regard.

8.00 CONCLUSION

The proposals represent a form of domestic scale extension and alteration to an existing dwelling which reacts sensitively but in a boldly modern way to both the unusual arrangement of built form and the design challenges arising from the somewhat traditional form of the existing dwelling. The proposals are acceptable in principle, having no adverse impacts upon the Green Barrier and open countryside and respecting both the character and appearance of the area and living conditions presently enjoyed by nearby residents.

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.

8.02 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.

8.03 The Council has had due regard to its public sector equality duty under the Equality Act 2010.

8.04 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: David Glyn Jones
Telephone: 01352 703281
Email: david.glyn.jones@flintshire.gov.uk