

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **30th AUGUST 2023**

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

SUBJECT: **OUTLINE – DEMOLITION OF EXISTING DWELLING AND REDEVELOPMENT OF THE SITE BY THE ERECTION OF A BUILDING COMPRISING 4 NO APARTMENTS, ONE OF WHICH IS TO BE AFFORDABLE WITH ASSOCIATED WORKS.**

APPLICATION NUMBER: **OUT/000042/22**

APPLICANT: **MR A BRUMBY**

SITE: **LORNELL, HALKYN STREET, HOLYWELL, FLINTSHIRE**

APPLICATION VALID DATE: **23/5/22**

LOCAL MEMBERS: **COUNCILLOR T PALMER**

TOWN/COMMUNITY COUNCIL: **HOLYWELL TOWN COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST IN ORDER TO ASSESS ACCEPTABILITY OF SCHEME AND ADEQUACY OF HIGHWAYS**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This outline application with all matters reserved for subsequent approval save access, layout, and scale, proposes the demolition of an existing bungalow at Lornell, Halkyn Street, Holywell, and redevelopment of the site by the erection of a building comprising 4 No apartments. Amended plans have been received in progression of the application reducing the number of apartments from 6-4, on which further consultation has been undertaken.

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

- 2.01
1. Outline – Reserved Matters
 2. Outline – Time Limits
 3. Materials to be submitted and approved.
 4. No surface water to discharge directly or indirectly into public sewerage system.
 5. Visibility splays of 2.4m x 43m in both directions to be provided with no obstruction to visibility over 0.6m in height.
 6. Visibility splays to be kept free from obstruction during site works.
 7. Access to be constructed as a vehicular footway crossing.
 8. Access to be a minimum of 5m in width.
 9. Parking facilities to be provided and retained.
 10. Positive means to prevent surface water run off onto highway to be provided.
 11. Construction Traffic Management Plan to be submitted and approved.

3.00 CONSULTATIONS

3.01 **Local Member – Councillor T Palmer**

Request site visit and planning committee determination to assess the acceptability of the scheme and adequacy of access to serve the proposed development.

Holywell Town Council

Oppose the application for the following reasons:

- i. highway concerns
- ii. overdevelopment of the site given its relationship to the Pant y Wern Care Home.
- iii. waste management and collection

Highways Development Control

Following the receipt of amended plans, confirm that an acceptable access and parking can be provided to serve the development.

Community and Business Protection

No adverse comments

Welsh Water/Dwr Cymru

Confirm that adequate capacity exists within the existing public sewerage system. Recommend that any permission includes a condition in respect of surface water disposal.

Natural Resources Wales

No observations

Built Heritage Officer

Support the amended design of the proposed building in the context of the character of existing development in the locality.

4.00 PUBLICITY

- 4.01 Neighbour Notification
65 neighbour notification letters sent to adjoining uses /properties.
No responses received at time of preparing report.

5.00 SITE HISTORY

- 5.01 None - relevant

6.00 PLANNING POLICIES

- 6.01 Flintshire Local Development Plan (LDP)
STR2 – The Location of Development
STR4 – Principles of Sustainable Development, Design and Placemaking
STR5 – Transport and Accessibility
STR13 – Natural and Built Environment, Green Networks, and Infrastructure
PC1 – The Relationship of Development to Settlement Boundaries
PC2 – General Requirements for Development
PC3 – Design
PC4 – Sustainability and Resilience of New Development
PC5 – Transport and Accessibility
HN2 – Density and Mix of Development
EN8 – Built Historic Environment and Listed Buildings

Supplementary Planning Guidance Notes (SPGN)

- SPGN2 – Space Around Dwellings
SPGN3 – Landscaping
SPGN11 – Parking Standards

National Policy / Guidance

- Planning Policy Wales (PPW)
The National Plan Wales 2020-2040
Technical Advice Note 12- Design
Technical Advice Note 18 – Transport

7.00 PLANNING APPRAISAL

7.01 Introduction

The site the subject of this application amounts to approximately 0.05 hectares in area, and currently accommodates an existing detached bungalow named "Lornell"

7.02 The site is located on the western side of Halkyn Street, Holywell to the north of an over 55 retirement home at Plas y Wern, south of Ysgol y Fron Junior School, west of Jennard Court and east of Nos. 1 / 2 Tros y Maes Villas. The site is within the settlement boundary as defined in the Flintshire Local Development Plan and is adjacent to the Conservation Area boundary of Holywell.

Proposed Development

7.03 The plans submitted as part of this application propose demolition of the existing bungalow and erection of a 2 – storey building comprising 4 No apartments. The building would measure approximately 14.6m x 10.6m x 7.9m (high) and be constructed having a mix of brick /render external walls and a concrete tile roof. Vehicular access to serve the development is proposed from Halkyn Street, through modification of the existing access.

Main Planning Considerations

7.04 The main considerations to be addressed in determination of this application include:

- i) Principle of Development
- ii) Scale / Design
- iii) Impact on Living Conditions
- iv) Adequacy of Access

These issues are addressed in further detail below.

7.05 Principle of Development

The site is located within the settlement boundary of Holywell which is a Tier 1 Main Service Centre as defined in the LDP, where provision is made in Policy STR2 for windfall sites coming forward, which help to contribute to the overall housing land supply and help to deliver the plans housing requirement. Given that the proposed development falls below the required threshold of 10 No units, set out in Policy HN3, there is no requirement or obligation to provide affordable housing, this being discretionary from the applicant's perspective. The principle of residential development is therefore supported, subject to the safeguarding of relevant development management considerations.

7.06 Scale /Design

Amended plans have been received in progression of the application, the scale /form/design of the building now proposed, having the appearance of a traditional pair of semi -detached dwellings. This amended design is supported by the Council's Built Heritage Officer and considered acceptable and sympathetic to the site and mixed form of single, 2 and 3 storey development in the locality, having regard to Policies PC2 and PC3 of the Flintshire Local Development Plan.

7.07 Impact on Living Conditions

Of particular importance in consideration of this application, is ensuring that the privacy of the occupiers of the proposed dwellings and those existing dwellings adjacent to the site are safeguarded as part of the proposed development. The submitted site layout does carry weight in the assessment process and considers the relationship of proposed building relative to existing development, in particular the 3-storey building at Plas y Wern adjacent to the sites southern boundary and 2 Troes Y Maes Villa whose side garden area abuts the sites western boundary. Whilst the internal layout of the apartments is not fixed as part of this application, there would be no direct interface relationship with Plas y Wern. The distance between the rear elevation of the proposed building relative to the gable of 2 Troes Y Maes Villa would however be approximately 23m which is more than the 12m guidance referenced in Supplementary Planning Guidance Note 2 – Space Around Dwellings. In addition, it is noted and acknowledged that the rear elevation of the building would be within 3m of the common site boundary with the garden area associated with the above dwelling increasing the perception of overlooking, but this is a residential area where a degree of overlooking can be reasonably expected to occur. It is therefore considered that that it is possible to design a layout meeting adequate interface separation distance which would safeguard the living conditions of occupiers of the existing / proposed dwellings.

7.08 Adequacy of Access

Consultation on the application has been undertaken with the Highway Development Control Manager who following the receipt of amended plans in progression of the application confirms that an acceptable access and parking can be provided to serve the development having regard to Policy PC5 of the LDP and SPGN11 - Parking Standards subject to the imposition of conditions in relation to access, visibility and submission of a Construction Traffic Management Plan.

8.00 CONCLUSION

The redevelopment of the site by the erection of a building as proposed as part of this amended outline submission, offers an acceptable scale /form/design of development that is sympathetic to

the site and that of existing development within the wider surroundings. There is no objection to the principle of development from a highway perspective and the application is supported as referenced in paragraph 2.00 of this report.

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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