

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**
DATE: **7TH NOVEMBER 2012**
REPORT BY: **HEAD OF PLANNING**
SUBJECT: **Erection of a Conservatory at Rear at 19 Hawker Close, Broughton.**
APPLICATION NUMBER: **050133**
APPLICANT: **Councillor Derek Butler**
SITE: **19 Hawker Close, Broughton, Chester**
APPLICATION VALID DATE: **08/10/2012**
LOCAL MEMBERS: **Councillor D Butler and Councillor M Lowe**
TOWN/COMMUNITY COUNCIL: **Broughton and Bretton Community Council**
REASON FOR COMMITTEE: **Applicant is Councillor**
SITE VISIT: **No**

1.00 SUMMARY

1.01 The proposal is a full application which seeks permission for a single storey extension to provide extra living accommodation at the rear of the dwelling

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

2.01 Approval subject to the following conditions

1. Time Limitation
2. As per the approved plans

3.00 CONSULTATIONS

3.01 Local Member- Cllr. M. Lowe
No response at time of writing.

Broughton and Bretton Community Council
No response at time of writing.

Head of Public Protection
No Objection.

4.00 PUBLICITY

4.01 Neighbour notifications
No Objections received at time of writing.

5.00 SITE HISTORY

5.01 Erection of a two story side extension to provide a garage and utility with a bedroom above. 4/1/7824.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan – Edited Written Statement
GEN1 General Requirements for development
HSG12 House extensions and alterations
D2 Design

7.00 PLANNING APPRAISAL

7.01 The site comprises of a semi-detached 2 storey dwelling of brick construction which is part clad to the front elevation under a tiled roof. There is currently parking for two vehicles off road with access to a garden to the rear of the property. There is a close boarded fence on the south west boundary of approx 1.8m in height and hedging of approx 2.5m on the north boundaries.

7.02 The proposal consists of a conservatory which projects from the dwelling by 3.7 meters with a width of 3.2 and a height of 2.4. The conservatory will consist of upvc windows with a dwarf wall to the NW elevation, full upvc doors to the NE elevation and a 1.7 metre high wall with high level windows to the SW elevation matching a similar conservatory at the adjoining property

7.02 The main issues are considered to be the impact of the development on visual amenity and on the residential amenity of the adjoining occupiers. The extension is subsidiary in scale and form to the existing dwelling and does not represent an overdevelopment of the site. The design is in keeping with the existing dwelling with the proposed use of bricks being of a similar colour. The existing close

boarded fence and hedging will screen the majority of the extension. There are no additional windows to be inserted that could cause detriment. The Council's Ecologist has no objection, confirming that there are no protected species in the pond on the park to the north.

8.00 CONCLUSION

8.01 Considering the scale and design of the conservatory I am satisfied that it meets the relevant policy criteria and the application is recommended for approval.

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