

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE:

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **DEMOLITION OF EXISTING GARAGE AND THE ERECTION OF A ONE BEDROOM ANNEX at 18 VAUGHAN WAY, CONNAH'S QUAY, DEESIDE**

APPLICATION NUMBER: **050312**

APPLICANT: **MR NOEL POPPLEWELL**

SITE: **18 VAUGHAN WAY, CONNAH'S QUAY, DEESIDE**

APPLICATION VALID DATE: **12/12/2012**

LOCAL MEMBERS: **COUNCILLOR I SMITH**
COUNCILLOR I DUNBAR

TOWN/COMMUNITY COUNCIL: **CONNAHS QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **COUNCILLOR SMITH HAS REQUESTED THAT THE APPLICATION BE REFERRED TO THE PLANNING COMMITTEE BECAUSE THE PROPOSAL IS TANDEM DEVELOPMENT**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This application seeks planning permission for the demolition of an existing garage and the erection of an annex to the rear of 18 Vaughan Way, Connah's Quay to provide ancillary accommodation for a family member.

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

2.01 The proposal is recommended for approval subject to the following conditions:

1. Time limit on commencement.
2. In accord with approved detail.
3. Materials to be agreed.
4. Removal of permitted development rights for new openings on West elevation.
5. Annex shall only be occupied for purposes ancillary to the dwelling

3.00 CONSULTATIONS

3.01 Local Member

Councillor I Smith

Requested that the application be referred to the Planning Committee because the proposal is tandem development and a site visit should be carried out so members can see the site.

Councillor I Dunbar

No comments received

Connah's Quay Town Council

Concern that it is tandem development.

Head of Assets and Transportation

No objection.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Neighbour Notification

3no. letters of objection have been received. The grounds of objection are as follows:

- The existing properties are already as close as they should be
- The proposed driveway is not necessary
- Loss of privacy

5.00 SITE HISTORY

5.01 049128 – Demolition of garage and the erection of an annex (refused 6th December 2011)

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 – General Requirements for Development

7.00 PLANNING APPRAISAL

7.01 Application Site

The application site is located within the settlement boundary of Connah's Quay as defined in the Flintshire Unitary Development Plan (UDP). The site comprises a dormer bungalow with a large detached double garage located behind the rear building line of the dwelling.

7.02 The character of the streetscape is defined by a mixture of detached single storey and two storey dormer bungalows of varying designs.

7.03 Planning permission has previously been refused (049128) for a larger, two-storey annex. The application was refused on the grounds of the impact on the single storey properties to the rear and that it was tantamount to the erection of a new dwelling.

7.04 Main Issues

In principle, the existing garage could be used for accommodation ancillary to the main dwelling without the need for planning permission and therefore the only material considerations are the design of the proposed building and the impact the building has on the amenities of the neighbouring properties and the character of the area.

7.05 Design

The proposal seeks to demolish the existing double garage and replace it with a single storey detached annex to provide accommodation for a family member of the applicant.

7.06 The existing garage measures approximately 6.5m x 6.6m and has an asymmetrical pitched roof measuring 3.2m in height at the ridge and 2.1m at the eaves. The proposed annex will measure 7m x 8.1m and will have a regular pitched roof measuring 4m in height at the ridge and 2.1m to the eaves. As such, the proposed building will be 0.8m higher than the existing building.

7.07 The existing garage is located on the boundary with the adjacent dwelling, no.16 Vaughan Way. The proposed garage will be sited on the same footprint as the existing garage only extending 1.5m to the rear and 0.5m to the side. This will result in the proposed annex being approximately 3m distance from the 1.8m high close boarded fence boundary with the neighbouring properties to the rear. There will be no windows on the west elevation.

7.08 Amenity

Given that the proposal will have no windows on the west elevation, which faces no.16, and that the proposal is only single storey, it is

considered that there will not be any detrimental overlooking or over bearing impact on the property. Furthermore, although there are windows in the rear elevation of the proposed annex, due the boundary fence to the rear, and the fact that the neighbouring properties to the rear are also single storey, it is considered that there would not be any undue over looking or overbearing impact on the properties to the rear.

7.09 Other Considerations

Objections have been received stating that the proposal is tandem development. However, the proposal is for annex accommodation and not a separate dwelling and therefore it will not result in tandem development.

7.10 The facilities contained within the proposed annex include for a bathroom, bedroom and living room. It is anticipated that the main dwelling will be relied upon for the kitchen facilities, which would ensure the proposal remains ancillary to the main dwelling.

7.11 Objections have also been received concerning the loss of property value; however, this is not a material planning consideration.

7.12 Furthermore, an objection has also been received regarding the proposed new driveway. The proposed driveway itself does not require planning permission, however; it will provide additional parking which will be lost through the demolition of the existing double garage and therefore the proposal complies with policy AC18 of the UDP.

8.00 CONCLUSION

8.01 It is considered that the proposal will not have a detrimental impact on the amenities of the occupants of the neighbouring properties, nor will it have a detrimental impact upon the character of the streetscene.

8.02 In considering this planning application 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.

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