

FLINTSHIRE COUNTY COUNCIL

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

DATE: **9TH OCTOBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **ERECTION OF 2NO. FLATS, DEMOLITION OF EXISTING GARAGE, CREATION OF TWO NEW VEHICLE ACCESSES WITH ASSOCIATED PARKING FOR THE PROPOSED FLATS AND EXISTING DWELLING OFF VICTORIA ROAD - LAND AT 16 BEACONSFIELD ROAD, SHOTTON.**

APPLICATION NUMBER: **051022**

APPLICANT: **MR JULIAN TAM**

SITE: **LAND AT 16 BEACONSFIELD ROAD, SHOTTON, FLINTSHIRE**

APPLICATION VALID DATE: **24/07/2013**

LOCAL MEMBERS: **COUNCILLOR MRS A MINSHULL**

TOWN/COMMUNITY COUNCIL: **SHOTTON TOWN COUNCIL**

REASON FOR COMMITTEE: **COUNCILLOR WOULD LIKE THE COMMITTEE TO SEE THE COMPLETE CHANGE OF ASPECT TO ROADS AND TRAFFIC CONGESTION IN LOCAL AREA**

SITE VISIT: **YES (For above reason)**

1.00 SUMMARY

1.01 This is a full planning application for the erection of 2no. flats, demolition of existing garage, creation of two new vehicle accesses with associated parking for the proposed flats and existing dwelling off Victoria Road on land at 16 Beaconsfield Road, Shotton. The main issues to be considered in relation to the development of the site are the design, impact and residential amenity and access. It is

considered that the development provides an acceptable form of residential development in an existing settlement in accordance with the Council's standards.

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

2.01 That conditional planning permission be granted subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to provide a commuted sum of £733 per unit to enhance recreation provision in the area in lieu of on site open space provision.

2.02 If the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the Committee resolution, the Head of Planning be given delegated authority to REFUSE the application.

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

1. Time limit
2. In accordance with plans
3. Material to match existing dwelling
4. Land Drainage standard conditions
5. Surface water drainage scheme to be submitted
6. Foul and surface water discharges
7. Party wall of outbuilding to be made good in accordance with details to be submitted and approved by LPA
8. The boundary wall shall be reduced to not exceed 1 metre in height.

3.00 CONSULTATIONS

3.01 Local Member

Councillor Mrs A Minshull

Request Committee site visit so committee can see the complete change of aspect to road and traffic congestion in local area.

Shotton Town Council

Ward member has requested site visit on this planning application

Head of Assets and Transportation

No objection to the proposal but recommends a condition in relation to the reduction in height of the boundary wall to 1 metre.

Head of Public Protection

No adverse comments to make.

Welsh Water/Dwr Cymru

Standard conditions and Advisory notes to be added to any consent.

Environment Agency

No objection to the proposal. Informative to be added to any consent that details their Standard Advice – Guidance Notes for Developers.

4.00 PUBLICITY

4.01 Neighbour Notification letter sent.

8 objector letters received on the grounds of;

- proposal will spoil the character and setting of the area,
- too many flats in Shotton West ward already, lots of complaints about people being crammed into the area with all the social problems.
- pressure on local amenity sites /play areas
- parking problems on Beaconsfield and Victoria Roads, which both have double yellow lines, additional traffic. Proposed access points onto Victoria road will increase danger to both drivers and pedestrians,
- loss of garden out of character with area
- congestion frequently means people park inappropriately and inconsiderately.
- health hazard when garage is demolished (asbestos)
- noise and disturbance during construction and afterwards
- the garden area provides natural drainage for area
- loss of natural light into property, will be overlooked and will restrict views.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 – New Development

STR4 – Housing

GEN1 – General Requirements for Development

GEN2 – Development Inside Settlement Boundaries

HSG3 – Housing on Unallocated Sites Within Settlement Boundaries

D1 – Design Quality, Location and Layout

D2 – Design

AC18 – Parking Provision and New Development

The proposal is in accordance with the above development plan policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

This is a full planning application for the erection of 2no. flats, demolition of existing garage, creation of two new vehicle accesses with associated parking for the proposed flats and existing dwelling off Victoria Road on land at 16 Beaconsfield Road, Shotton, Flintshire.

7.02 The site is a corner plot enclosed by a brick constructed wall that abuts onto both Beaconsfield Road and Victoria Road. The site is a flat vacant garden area to 16 Beaconsfield Road which is a semi detached two storey dwelling. The site is located in a predominantly residential area in the form of two storey semi detached and terraced housing with some commercial uses to the north of the site on the main street in Shotton.

7.03 The Proposal

It is proposed to erect 2no. flats in the form of a detached dwelling with one flat at ground floor level and one flat at first floor level. Each flat would comprise of one bedroom, a bathroom, a kitchen and a living/dining room. The flats would have associated car parking on site and additional car parking would be provided for 16 Beaconsfield Road.

7.04 Residential Amenity

As stated above the plot is a corner plot and the building is designed having the frontage facing Beaconsfield Road on a similar building line to the existing dwellings. The external appearance of the building would be red brick with traditional slate roof to match the existing properties in the area.

7.05 The site is surrounded by residential properties and access roads. As stated above the proposed property is orientated facing Beaconsfield Road to mirror the other properties on Beaconsfield Road. This front elevation will have 2 doors and a window at ground floor and one window at first floor level. The side elevation facing the residential properties on Victoria Road will have 2 windows at ground floor and one window at first floor level. The side elevation that faces the existing dwelling will have 2 windows at ground floor and 2 windows at first floor. These windows face a blank wall of the existing dwelling. There are no windows proposed for the rear elevation that also faces Victoria Road. There is a separation distances of 20 metres from the windows on the proposed side elevation with the properties on Victoria Road. The separation distances are in accordance with the

Council's Local Planning Guidance Note 2 Space Around Dwellings. At present there is a brick built wall that encloses the garden area of 16 Beaconsfield Road. This wall will be retained as part of the proposal at a reduced height of 1 metre. A condition can be imposed to require this to be the case.

- 7.06 The proposal will provide for garden area to be retained for the occupiers of 16 Beaconsfield Road as well as a communal garden area for the flats.
- 7.07 One resident was concerned about overlooking from the proposed flats into their property which is located on the opposite side of Beaconsfield Road. It is considered that there would no direct overlooking from the proposed flats into the habitable rooms of the existing properties.
- 7.08 In terms of justifying the development, the site is located within the settlement boundary of Shotton within the Flintshire Unitary Development Plan. Shotton is a Category A settlement where the local need provisions in policy HSG3 do not apply. The proposal should be determined having regard to development management considerations and any additional factors such as flood risk.
- 7.09 Access
The application proposes to provide 5 car parking spaces, 3 spaces are to be provided for the flats and 2 further spaces for the existing dwelling being 16 Beaconsfield Road. These spaces are accessed off Victoria Road with the 3 spaces for the flats being to the side elevation of the flats and 2 spaces for the existing dwelling also off Victoria Road to the rear of the dwelling. Concerns have been raised from residents in relation to parking issues in the area, in particular the lack of parking, but the proposal will have a neutral impact on this as it meets the Councils parking standards.
- 7.10 The Head of Assets and Transportation has been consulted on the application and has no objection to the proposal provided that a condition is imposed to restrict the height of the boundary wall along the frontage together with any planting within a 0.5 metre strip shall not exceed 1 metre in height.
- 7.11 The Local Planning Authority's maximum parking standards require 1 space per flat and 1 car space per 2 units for visitors in accordance with UDP Policy AC18. This equates to a requirement of 3 spaces. The space required for residential properties is 2. The provision of 5 spaces therefore meets with the Council's standards in numerical terms.
- 7.12 Design and scale
Objectors have raised the issue that the scale of the development is

out of keeping with the area. The building is two storey and is considered in keeping with the elements of the nearest existing residential properties that are also two storey. The site is positioned surrounded by two storey residential development. It is therefore considered the form of the development is an acceptable form and design in this urban landscape.

7.13 As stated it is proposed the building would be red brick with a traditional slate roof as are the nearby residential properties. It is therefore considered the proposed development is in keeping with the surrounding area.

7.14 Other matters

As the proposal is for two residential units a Section 106 contribution towards local playing space provision will be sought.

8.00 CONCLUSION

8.01 In view of the above it is considered that the proposal complies with the relevant policies and the application is recommended for approval.

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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