

FLINTSHIRE COUNTY COUNCIL

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

DATE: **23RD JULY 2014**

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

SUBJECT: **FULL APPLICATION – SUBSTITUTION OF HOUSE TYPES FOR 13 NO. HOUSES PREVIOUSLY APPROVED UNDER RESERVED MATTERS APPLICATION REF: 050796 PURSUANT TO OUTLINE PLANNING PERMISSION REF: 038189 AT BROUGHTON PARK, BROUGHTON.**

APPLICATION NUMBER: **052112**

APPLICANT: **BLOOR HOMES**

SITE: **BROUGHTON PARK, BROUGHTON**

APPLICATION VALID DATE: **8TH MAY 2014**

LOCAL MEMBERS: **COUNCILLOR B. MULLIN**
ADJACENT WARD MEMBERS
COUNCILLOR D. BUTLER
COUNCILLOR M. LOWE

TOWN/COMMUNITY COUNCIL: **BROUGHTON & BRETTON COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 The proposal is a full planning application for the substitution of 13 No. houses. The proposed 2.5 storey (dormer style) properties would replace previously permitted 2 storey dwellings. The primary considerations are impacts on visual and residential amenities.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION,

SUBJECT TO THE FOLLOWING:-

- 2.01
1. Five year permission.
 2. Carried out in accordance with submitted details.
 3. Samples of external materials to be agreed beforehand.
 4. Positive means to prevent surface water run-off from any part of the site onto the highway to be submitted and approved by the Local Planning Authority.
 5. Prior to commencement of development submission/approval of finished floor levels for dwellings.
 6. Submission for approval of all drainage details.

3.00 CONSULTATIONS

3.01 Local Members

Councillor W. Mullin

Requests the application be referred to Planning Committee due the two and half storey nature of the development.

Adjacent Ward Councilor D. Butler

Requests the application be referred to Planning Committee due the two and half storey nature of the development.

Adjacent Ward Councilor M. Lowe

Requests the application be referred to Planning Committee due the two and half storey nature of the development..

Broughton & Bretton Community Council

Objection due to the two and half storey nature of the development.

Highways Development Control Manager

No objection subject to conditions

Pollution Control Officer

No adverse comments.

Airbus

No aerodrome safeguarding objection.

Clwyd-Powys Archaeological Trust

No comments.

National Grid UK Transmission

Notes to Applicant regarding plant in the locality.

4.00 PUBLICITY

- 4.01
- Press Notice, Site Notice, Neighbour Notification
None received.

5.00 SITE HISTORY

5.01 The site most recent and relevant planning history is detailed as follows:-

038189

Outline for residential development together with formation of new access granted on appeal subject to conditions on 25th September 2012.

050796

Reserved matters application following the grant of outline planning permission – permitted 21/10/13

6.00 PLANNING POLICIES

6.01 Adopted Flintshire Unitary Development Plan

Policy STR1 - New development

Policy STR2 - Transport and communications

Policy STR4 - Housing

Policy STR7 - Natural environment.

Policy STR11 - Sport, Leisure and Recreation.

Policy GEN1 - General requirements for development.

Policy GEN2 - Development inside settlement boundaries.

Policy D1 - Design Quality

Policy D2 - Location and layout.

Policy D3 - Building Design

Policy D4 - Landscaping.

Policy D5 - Crime Prevention

Policy AC2 - Pedestrian Provision and Public Rights of Way

Policy AC3 - Cycling Provision

Policy AC13 - Access and traffic impact.

Policy AC18 - Parking provision and new development.

Policy HSG1 - New housing development proposals.

Policy HSG8 - Density of development.

Policy HSG9 - Housing mix and type.

Policy HSG10 - Affordable housing within settlement boundaries.

Policy SR1 - Sports, Recreation or Cultural Facilities

Policy SR5 - Public Open Space - new housing development.

Policy EPW - Energy Efficiency in New Development

Policy EWP3 - Renewable Energy in New Development

Policy EWP17 - Flood Risk

Planning Policy Wales

7.00 PLANNING APPRAISAL

7.01 The Proposed Development

The proposed houses are located on an overall site which is roughly triangular in shape and is boarded to the west by existing residential

development (separated by hedging), to the south by the A55, to the east by the off slip road from the A55 and to the north by a roundabout beyond which is a newt reserve linked to Broughton Retail Park. The overall site as originally submitted was approximately 11.2 hectares in area, is generally flat, and is currently being built out. As part of the works required for a future Broughton Interchange, the overall site was reduced in size to 9.66 hectares.

7.02 The Flintshire Unitary Development Plan (FUDP) shows the land as a housing commitment and outline planning permission has now been issued along with a reserved matters approval. The proposed development for a substitution of 13 no houses which have been previously approved under those applications is therefore considered acceptable in principle.

7.03 Design and Appearance

The proposed dwellings are 4 & 5 bed, 2.5 storey in height and will either have external walling of brick and/or render, have a flat roofed dormer with the main roof being tiled. The previously permitted reserved matters application ref. 050796 permitted a number of 2.5 dormer style dwellings and therefore in broad terms the proposed house types would not appear out of character to those already permitted and therefore considered acceptable subject to conditions. The proposed dwellings are located well within the overall site and therefore not considered detrimental to existing adjacent residential amenities nor to future amenity. The proposed dwellings are dispersed across the site and would visually enhance the permitted scheme by introducing a further degree in variation and interest in the street scene.

7.04 Impact on Residential Amenity

The proposed dwellings are considered to be located at some distance from existing residential properties. The proposed development is therefore not considered to be detrimental to the amenities of adjacent properties.

7.05 As regards future residential amenities, the proposed dwellings are considered to provide adequate private amenity space in addition to space about dwellings, whilst at the same time benefiting from formal and informal open space within the site.

7.06 Highways

The proposed development would be accessed via the existing roundabout onto the Broughton Hall Road. Access for the development was permitted as part of the granting of the outline planning permission along with details permitted in the subsequently approved reserved matters application. The Highways Development Control Manager has raised no objections to the proposed development.

7.07 Other Issues

The previous outline and reserved matter applications for the site provides for public open space, affordable housing and educational contributions.

7.08

As regards ecology matters, Natural Resources Wales has not raised any objections to the proposed development. Drainage for the development is subject to the requirement of conditions imposed on the outline planning permission.

8.00 CONCLUSION

8.01 The proposed development is considered acceptable subject to the conditions referred to at paragraph 2.01 of this report.

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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