

FLINTSHIRE COUNTY COUNCIL

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

DATE: **23 JULY 2014**

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

SUBJECT: **FULL APPLICATION CHANGE OF USE TO FORM 2 FLATS IN EXISTING DWELLING AT 14 HOWARD STREET, CONNAH'S QUAY.**

APPLICATION NUMBER: **052061**

APPLICANT: **MRS C HOGG**

SITE: **14 HOWARD STREET, CONNAH'S QUAY, DEESIDE**

APPLICATION VALID DATE: **25 APRIL 2014**

LOCAL MEMBERS: **CLLR A.P. SHOTTON**
CLLR J.B. ATTRIDGE

TOWN COUNCIL: **CONNAH'S QUAY**

REASON FOR COMMITTEE: **CLLR A.P. SHOTTON AND CLLR ATTRIDGE REQUEST COMMITTEE DETERMINATION DUE TO CONCERNS REGARDING PARKING AND ACCESS. SITE VISIT REQUESTED SO MEMBERS CAN APPRECIATE THE CONCERNS OF LOCAL MEMBERS.**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This is a full application for the conversion of an existing dwelling into two flats. The issues for consideration are the principle of development, parking / highway issues and amenity.

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

2.01 That conditional planning permission be granted subject to the following conditions:

1. 5 year time limit.
2. In accordance with approved plans.

3.00 CONSULTATIONS

3.01 Local Members

Cllr A.P. Shotton and Cllr J.B. Attridge

_Request determination of the application at committee and site visit due to concerns with regards to parking and access.

Connah's Quay Town Council

Objects as it may cause an issue with parking and road safety. Also the application would set a precedent and further applications would be difficult to refuse.

Head of Public Protection

Has no adverse comments to make regarding this proposal.

Highways

Amended details with regards to parking provision on the application site were requested on the original submission, these have now been received. Having considered these details, highways have raised no objection to the proposal and do not intend to make a recommendation on highway grounds.

4.00 PUBLICITY

4.01 Neighbour Notification as a result of this publicity objections have been received on the following grounds;

- Change in occupation from family accommodation, the proposal will set precedent and change this aspect to the detriment of the community.
- Parking on street of concern, restrict driving conditions and highway safety will be compromised. Safety implications for children playing.
- The street is very busy and will create more congestion, on street parking.
- Don't see how cars will turn round in back garden and get in and out of parking area if more than one car, parking on the corner blocks views of other cars and people walking, especially as it's a school route.
- Overlooking from kitchen, dining room, living room making a lack of privacy.
- Consider insufficient light entering kitchen/dining/living room

ground floor flat, accommodation is very minimal.

5.00 SITE HISTORY

5.01 No relevant history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 - General Requirements for Development.

7.00 PLANNING APPRAISAL

Proposal

7.01 The application site is within a category A settlement of Connah's Quay. This application seeks consent for the subdivision of an existing detached two storey property in to two flats.

7.02 The ground floor flat comprises of a single bedroom flat and the first floor flat proposes a two bedroom flat, each having their own kitchen and bathroom area. The size, light conditions and layout of the flats has been considered by the environmental health section and they have raised no objection to the proposal in terms of their size or layout.

7.03 Street Scene Character

The street scene is currently made up of a variety of house designs, ranging from two storey terraced, detached and semi detached properties to single storey properties to the rear of the site. Currently the property No. 14 is occupied as a single dwelling as are other properties in the vicinity. Whilst I note concerns being raised by residents of Howard Street with regards to the proposal being out of character with the current street, other than changing the window design, there are no other external changes proposed. As such the proposal is not considered to change the visual character of the street scene and the change in occupation is not considered to adversely impact on the residential character.

7.04 Amenity

As mentioned above there is little by way of external alteration and no extension to the property is proposed in its conversion. The existing separation distance between the building and the single storey properties to the rear at Green Park is approximately 20 metres but what is a bedroom at present will become a first floor living room serving the upstairs flat. Considering that the properties are not directly in line the additional activity associated with this change is not considered to have a material impact on residential amenity of the property to the rear.

7.05

Highway issues

The main concerns raised are with regard to the parking provisions and the implications of the development on highway and pedestrian safety, especially as this area forms a route to school. The application been considered by the Highways officers who requested an amendment to provide 3.no independently useable parking spaces within the rear of the site, which use the existing dropped kerb vehicular access onto Howard Street. On the basis of this amendment it is considered that the scheme satisfies the requirements for parking provision on site in accordance with the relevant policy. Consequently, Highways officers have raised no objection to the proposal and have advised that they do not intend to make a recommendation on highway grounds.

7.06

Sound Mitigation

The Design and Access statement submitted in support of this application makes reference to the installation of fire/ sound proofing between the ground and first floor flats and this enables the amenity of these residents to be safeguarded in compliance with the above policy.

8.00

CONCLUSION

8.01

The proposed scheme allows for the provision of two flats which add to the housing mix in the area and considered acceptable in principle and in detail in compliance with the adopted Flintshire Unitary Development Plan Policy GEN1, subject to the specified conditions.

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.

Contact Officer:

Barbara Kinnear

Telephone:

(01352) 703260

Email:

Barbara.kinnear@flintshire.gov.uk