

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **12<sup>TH</sup> NOVEMBER 2014**

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

**SUBJECT:** **FULL PLANNING APPLICATION FOR THE ERECTION OF A DWELLING AT LAND ADJACENT TO 21 MARNEL DRIVE, PENTRE.**

**APPLICATION NUMBER:** **051742**

**APPLICANT:** **MR IAN POWELL**

**SITE:** **LAND ADJACENT TO 21 MARNEL DRIVE, PENTRE, DEESIDE**

**APPLICATION VALID DATE:** **6<sup>th</sup> FEBRUARY 2014**

**LOCAL MEMBERS:** **COUNCILLOR MRS G.D. DISKIN**  
**COUNCILLOR A.G. DISKIN**

**TOWN/COMMUNITY COUNCIL:** **HAWARDEN COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **REQUESTED BY COUNCILLOR MRS G.D. DISKIN DUE TO OVER-DEVELOPMENT AND OVERLOOKING OF NEIGHBOURING PROPERTY**

**SITE VISIT:** **YES (Committee Resolution to defer decision pending a site visit)**

**1.00 SUMMARY**

- 1.01 This application was deferred from the previous Committee meeting in order for a Committee Site Visit to be carried out.
- 1.02 This is a full application for the erection of a two storey dwelling with the main matters for consideration being the design of the dwelling and the resulting residential/visual impact.

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

## 2.01 Conditions

1. Time limit on commencement
2. To be built in accordance with plans and particulars
3. Sample materials to be submitted.
4. Notwithstanding the details submitted the means of foul drainage shall be subject to further approval.

## 3.00 CONSULTATIONS

### 3.01 Local Member

Councillor Mrs G D Diskin

Requested committee determination.

Councillor A G Diskin

No response received at time of writing.

Hawarden Community Council

No objection (in response to amended plans).

Head of Assets and Transportation

No objection.

Head of Public Protection

No adverse comments.

Welsh Water/Dwr Cymru

No objection.

Coal Authority

Site located within a Coal Authority Informative Area

SP Energy Networks

Submitted a plan showing the Manweb equipment within the area of interest, together with the current electrical safety awareness document and contacts document. The plan demonstrates that there is no equipment within the planning application boundary.

## 4.00 PUBLICITY

### 4.01 Neighbour Notifications

5 letters of objection received from the owners/occupiers of the neighbouring property, 19 Marnel Drive, who are objecting on the following grounds:

- Questioning ownership;
- Overlooking garden;
- Loss of privacy (exacerbated by land levels);
- Highway safety;
- Potential damage to tree roots causing instability and/or structural issues in the future;

- Surface water run-off;
- Flooding;
- Development does not harmonise with the site and its surroundings; and
- Impact upon water and drainage;
- Ground level is higher where the dwelling is to be erected;
- Lack of off-road parking provision;
- Inaccuracy of proposed streetscene drawing submitted due to land levels;
- Over-dominance;
- Lack of private amenity space serving proposed dwelling;
- Potential difficulties with large vehicles emptying the septic tank;
- Septic tank odour;
- Inappropriateness of backland/tandem development;
- Adjacent to flood zones 2 and 3; and
- Anachronistic development within the existing streetscene.

## **5.00 SITE HISTORY**

5.01 No planning history.

## **6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan  
 Policy GEN1 – General Requirements for Development  
 Policy D2 – Design  
 Policy HSG3 - Housing on Unallocated Sites within Settlement Boundaries  
 Policy AC18 – Parking Provision and New Development  
 Policy EWP16 – Water Resources

## **7.00 PLANNING APPRAISAL**

### 7.01 Introduction

This is a full application for the erection of a dwelling which was originally submitted as a large dormer style bungalow. Following negotiations with officers amended plans have been received that show a complete re-design of the dwelling, which is now a two storey dwelling with integral garage.

### 7.02 Site Description and Proposed Development

The site currently forms part of the garden for no. 21 Marnel Drive which sits in a corner position. The proposal introduces a new dwelling in the corner and separates the existing plot into two fairly equal sized plots. To the right-hand side of the plot this leaves the existing property and garage with the new boundary running alongside the existing garage and widening to the rear to create private amenity space of approximately 180 sq. metres and off-road parking provision

to the front of the dwelling.

7.03 The proposed dwelling is orientated to face down the driveway, rather than toward one of the existing dwellings and provides off-road parking provision to the front of the dwelling. Again, the new dwelling has approximately 180 sq. metres of private amenity space to the rear.

7.04 Planning Policy

The proposal is for a new dwelling on an unallocated site within a settlement boundary. The settlement of Pentre is a Category B settlement that currently has a growth limit of just 0.5%. Given that a Category B settlement has an upper growth limit of 15% this planning application is considered acceptable in planning policy terms.

7.05 Design and Appearance/Residential Impact

The proposed dwelling is two storey with a single storey element to the left-hand side that comprises of an integral garage with the kitchen behind it. The dwelling has three bedrooms and a bathroom at first floor with living room, study and kitchen/diner at ground floor. There is very limited potential for overlooking neighbouring properties given that the front elevation has a door and study window at ground floor and a bathroom (obscured glazing) and bedroom at first floor. There is a distance of 22 metres from the study and bedroom window to the neighbouring dwelling, 19 Marnel Drive, which complies with Local Planning Guidance Note No. 2 'Space Around Dwellings' that specifies a minimum distance of 12 metres given that they are habitable rooms facing a flank wall.

7.06 The proposed dwelling has been designed to have consistent roof lines with the neighbouring properties on both sides, which has demonstrated through the submission of a streets scene drawing and section through the site.

7.07 Infrastructure

Welsh Water confirmed that the proposed development as it was originally submitted (connecting to the mains) would overload the existing public sewerage system and therefore objected to the development. The applicant then entered into discussions with Welsh Water directly and later submitted details regarding the installation of a domestic sewage treatment plant within the application site. Welsh Water have since confirmed that they withdraw their previous objection and raise no objection to the scheme as amended.

Whilst Welsh Water do not object to a private sewage treatment plant, this approach is generally not acceptable within sewered, built-up areas. It is therefore recommended that connection to the mains sewer be further explored and a condition to address this is attached below.

## **8.00 CONCLUSION**

- 8.01 The proposed development is considered acceptable in both principle and design, subject to the conditions listed.
- 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.

### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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