

**FLINTSHIRE COUNTY COUNCIL**

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

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

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

**SUBJECT:** **FULL APPLICATION – PROPOSED SIDE EXTENSION AND REPOSITIONING OF EXISTING CONSERVATORY FROM SIDE OF HOUSE TO REAR AT LLWYN FARM, FFYNNONGROYW.**

**APPLICATION NUMBER:** **052586**

**APPLICANT:** **COUNCILLOR G BANKS**

**SITE:** **LLWYN FARM,  
FFYNNONGROYW**

**APPLICATION VALID DATE:** **28<sup>TH</sup> AUGUST 2014**

**LOCAL MEMBERS:** **COUNCILLOR G BANKS**

**TOWN/COMMUNITY COUNCIL:** **LLANASA COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **LOCAL MEMBER IS THE APPLICANT**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

- 1.01 This application seeks planning permission for the repositioning of existing conservatory from the side of the dwelling to the rear, and for the erection of a single storey extension on the side elevation.
- 1.02 The proposal is considered to comply with policies GEN1 and HSG12 of the adopted Flintshire Unitary Development Plan.

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

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

1. Time limit.
2. In accordance with the approved plans.

### **3.00 CONSULTATIONS**

#### 3.01 Local Member

Councillor G Banks  
No comments received

#### Llanasa Community Council

No objection

#### Head of Assets and Transportation

Public Footpath 18 abuts the site but appears unaffected by the development. The path must be protected and free from interference from the construction.

#### Head of Public Protection

No objection

#### Natural Resources Wales

No comments received

### **4.00 PUBLICITY**

#### 4.01 Site Notice

No comments received

### **5.00 SITE HISTORY**

5.01 No relevant history

### **6.00 PLANNING POLICIES**

#### 6.01 Flintshire Unitary Development Plan

GEN1 – General Requirements for Development  
HSG12 – House Extensions and Alterations

### **7.00 PLANNING APPRAISAL**

#### 7.01 Introduction

The application site is located in the open countryside as defined in the adopted Flintshire Unitary Development Plan.

7.02 The existing dwelling is a detached, two storey dwelling set within large grounds.

7.03 The proposed conservatory will be positioned on the south east elevation of the property and the single storey extension will be on the south west elevation. The conservatory measures 3.5m x 3.5m and is constructed of white upvc. The proposed extension will have a mono-pitch roof and will be the full length of the elevation and will project 3.3m from the existing wall. The materials will match that of the dwelling, i.e. render finish with slate roof.

7.04 Visual Impact

The proposed extension and conservatory will not be readily seen from the nearby public highway as the site is well screened. Notwithstanding this, the proposals are in keeping and sympathetic in their design to the existing dwelling and therefore will not be detrimental to the character of the dwelling nor character of the area.

7.05 Residential Amenity

There are no immediate neighbours that the proposal would have any detrimental impact upon.

**8.00 CONCLUSION**

8.01 The proposal is considered to be acceptable as a matter of planning policy principle. The proposed development takes account of the applicable planning policies and represents the correct balance between the various issues which relate to this site.

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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