

FLINTSHIRE COUNTY COUNCIL

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

DATE: **25TH FEBRUARY 2015**

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

SUBJECT: **FULL APPLICATION – ERECTION OF AN AFFORDABLE HOME AND ALTERATIONS TO EXISTING VEHICULAR ACCESS AT GLENELLA, LONDON ROAD, TRELAWNYD.**

APPLICATION NUMBER: **052333**

APPLICANT: **LESLEY SEAR**

SITE: **GLENELLA, LONDON ROAD, TRELAWNYD**

APPLICATION VALID DATE: **20TH JUNE 2014**

LOCAL MEMBERS: **COUNCILLOR N STEELE-MORTIMER**

TOWN/COMMUNITY COUNCIL: **TRELAWNYD GWAENYSGOR COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **A SECTION 106 AGREEMENT IS REQUIRED TO SECURE A PAYMENT OF 30% OF THE VALUE OF THE PROPERTY TO THE COUNCIL IN THE FUTURE TO PROVIDE AFFORDABLE HOUSING PROVISION IN THE COUNTY.**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for the erection of a single, detached, two storey dwelling within the settlement of Trelawnyd. It is considered that the proposal is acceptable in terms of the principle of the development and the impacts the proposal would have on the character of the area and neighbouring properties, subject to the applicant entering into a section 106 agreement to secure a payment of 30% to the Council in the future to provide affordable housing in the

County.

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 secure a payment of 30% to the Council in the future to provide affordable housing in the County.

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

1. Time.
2. In accordance with approved plans.
3. The proposed shed shall be 2m from the carriageway
4. Boundary shall not be higher than 1m
5. Land drainage runoff.
6. Surface water.
7. Foul and surface water to be drained from the site separately.

3.00 CONSULTATIONS

3.01 Local Member

Councillor N Steele-Mortimer

No comments received at the time of writing this report.

Trelawnyd and Gwaensygor Community Council

No comments received at the time of writing this report.

Head of Assets and Transportation

No objection subject to the following conditions:

- a) The proposed shed shall be set back 2m from the carriageway kerb line
- b) Any boundary proposed fronting the site shall be no greater than 1.0m in height above the nearside channel level.

Head of Public Protection

No adverse comments.

Welsh Water/Dwr Cymru

No objection subject to the following conditions:

- Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

- Foul water and surface water discharges shall be drained separately from the site.

Clwyd and Powys Archaeological Trust

No objection

4.00 PUBLICITY

4.01 Neighbour Notification

One letter received from a neighbouring property objecting on the following grounds:

- Overlooking impact.
- The projecting building line will harm their amenity.

5.00 SITE HISTORY

5.01 Flare Ref: 011957

Applicant: Mr And Mrs R. Toye

Proposal: ERECTION OF A DETACHED DOUBLE GARAGE

Location: Glen Ella, London Road, Trelawnyd

Decision: Approved

Decision Date: 9 September 1988

Flare Ref: 028085

Applicant: Mr And Mrs R. Toye

Proposal: ERECTION OF A CONSERVATORY/PORCH TO FRONT AND LEAN-TO EXTENSION TO SIDE OF DWELLING

Location: Glen Ella, London Road, Trelawnyd

Decision: Approved

Decision Date: 17 March 1998

Flare Ref: 044416

Applicant: Ms K Toye

Proposal: Outline - Erection of a dwelling

Location: Land at: Glenella, London Road, Trelawnyd, Rhyl, LL18 6DL

Decision: Approved

Decision Date: 17 March 2008

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

GEN1 – General Requirements for Development

D2 - Design

HSG3 – House Extensions and Alterations

AC – Access and Traffic Impact

7.00 PLANNING APPRAISAL

7.01 Introduction

The application site is located within the settlement boundary of Trelawnyd, as defined in the adopted Flintshire Unitary Development Plan (FUDP).

7.02 Site Description

The application site previously formed part of the garden area of Glenella, the adjacent two storey dwelling. Access to the site is via a private road to the north of the site, which leads off the main road through Trewlawnyd, the A5151.

7.03 The site is elevated above the main road by approximately 1.5m. The southern boundary of the site with the main road comprises a stone wall with a privet hedge on top. The boundary with the neighbouring properties comprises close boarded fencing and hedges.

7.04 Principle of Development

Trelawnyd is a category C settlement and therefore a new dwellings must meet a local need. Whilst the application is not for an affordable dwelling, the applicant is prepared to address policy HSG3 by entering into a Section 106 whereby should they sell the property in the future then 30% of the value is payable to the council to provide affordable housing provision in the County.

7.05 Impact on the Visual Amenity of the Area

The streetscene is characterised by a variety of dwellings of varying designs and sizes. The application site is situated in between a bungalow and a two storey property. The design of the proposed dwelling reflects this by having low eaves and having the gable fronting the main road, similar to the bungalow, yet the ridge height will be similar to that of the two storey dwelling. This will create an effective link between the existing bungalow and two storey dwelling.

7.06 The initial proposal indicated that the dwelling would be sited closer to the main road; however, this has since been amended by setting the dwelling further back so that it is now in line with the existing dwellings.

7.07 Impact on Residential Amenity

There are no neighbours that would experience any unacceptable adverse overlooking or overbearing impact as a result of the development.

7.08 Highway Impact

The site will provide sufficient on site parking which will be to the north of the property.

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.

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