

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **25<sup>TH</sup> FEBRUARY 2015**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF SINGLE STOREY AND TWO STOREY EXTENSIONS AND ERECTION OF DETACHED GARAGE AT ALYSTON, BRETTON LANE, BRETTON.**

**APPLICATION NUMBER:** **053032**

**APPLICANT:** **Mr JAMES BATEMAN**

**SITE:** **ALYSTON, BRETTON LANE, BRETTON.**

**APPLICATION VALID DATE:** **05/01/2015**

**LOCAL MEMBERS:** **COUNCILLOR W MULLIN**

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

**REASON FOR COMMITTEE:** **THE APPLICANT IS CLOSELY RELATED TO ELECTED MEMBERS**

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

**1.00 SUMMARY**

- 1.01 This is a full application for the erection of single storey and two storey extensions and the erection of a detached garage.
- 1.02 The proposal is considered to comply with policies GEN1, D2 and HSG12 of the 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 W Mullin**

No response received at time of writing.

Broughton & Bretton Community Council  
No objection.

Head of Public Protection  
No adverse comments.

Airbus UK  
No aerodrome safeguarding objection to the proposal.

### **4.00 PUBLICITY**

#### **4.01 Neighbour Notifications and Site Notice**

No responses received at time of writing.

### **5.00 SITE HISTORY**

#### **5.01**

No relevant history

### **6.00 PLANNING POLICIES**

#### **6.01 Flintshire Unitary Development Plan** Policy GEN1- General Requirements for Development Policy D2 – Design Policy HSG12 – House Extensions and Alterations

### **7.00 PLANNING APPRAISAL**

#### **7.01 Introduction**

The application site falls within the settlement boundary of Bretton as defined by the Flintshire Unitary Development Plan.

#### **7.02**

The dwelling is a detached property that sits comfortably on a large plot. The proposed extensions to the rear provide additional living accommodation in the form of a family room, utility room and study at ground floor and a fourth bedroom at first floor. The two storey element of the proposal projects by 4 metres but retains the existing appearance when viewing the existing and proposed rear elevations.

7.03 The application also proposes the erection of a detached double garage to the front of the dwelling that incorporates a study at first floor. As originally submitted, a dormer window was included on the garage, however, following discussions the dormer was omitted and replaced with additional roof lights in order to improve the overall appearance.

7.04 Visual Impact

The proposed extensions to the dwelling will not be readily seen from the public highway as the works are to the rear of the property. Notwithstanding this, the proposals are in keeping with the existing dwelling, as well as surrounding properties. To the front of the site the proposed garage will obviously be quite visible, yet there are several properties along Bretton Lane with detached double garages to the front of the dwellings.

7.05 The proposals are, therefore, in character with the area and will not be detrimental to the existing property or the area as a whole.

7.06 Residential Amenity

Given the position of the dwelling within the plot and distances to its boundaries, there will be no adverse impact upon any neighbouring properties.

**8.00 CONCLUSION**

8.01 The proposal is considered to be acceptable in principle as it complies with the relevant planning policies and is also acceptable in design given that the proposals relate well to their surroundings.

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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