

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 24 JUNE 2015**

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

SUBJECT: **FULL APPLICATION - REMOVAL OF EXISTING ROOF, DEMOLITION OF EXISTING FLAT-ROOFED GARAGE AND ERECTION OF NEW GARAGE, ERECTION OF EXTENSION TO REAR OF GARAGE CONSTRUCTION OF NEW HIGHER-PITCHED ROOF OVER THE WHOLE STRUCTURE TO CREATE NEW ROOMS IN THE ROOF SPACE AT 28 SUMMERDALE ROAD, QUEENSFERRY**

APPLICATION NUMBER: **053329**

APPLICANT: **MR M ALLEN**

SITE: **28 SUMMERDALE ROAD, QUEENSFERRY**

APPLICATION VALID DATE: **28TH APRIL, 2015**

LOCAL MEMBERS: **COUNCILLOR G HARDCASTLE**
COUNCILLOR H. BROWN

TOWN/COMMUNITY COUNCIL: **HAWARDEN**

REASON FOR COMMITTEE: **MEMBER REQUEST - CONSIDERS THAT THE PROPOSALS WILL NOT AFFECT THE STREETSCENE**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This application seeks planning permission for the removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new

rooms in the roof space at 28 Summerdale Road, Aston Park, Queensferry.

2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

2.01 In the opinion of the Local Planning Authority, the proposal, due to its scale and massing, and increase in roof height would introduce a discordant note into the streetscene which would be visually harmful to its character and appearance. As such the proposal conflicts with Policy GEN1 (a) and Policy HSG12 of the Flintshire Unitary Development Plan.

3.00 CONSULTATIONS

3.01 Local Member

Councillor H. Brown:

Requests Planning Committee determination and a site visit. States that as there are numerous property types in the area and no neighbour objections, that there will be no impact on the streetscene.

Councillor G. Hardcastle:

Requests Planning Committee determination and a site visit. Advises that due to the fact that there are different house types in the area, that the character of the streetscene will not be affected by the development.

Hawarden Community Council:

No response received at time of writing report.

Head of Assets and Transportation:

No observations.

Head of Public Protection:

No adverse comments to make.

Welsh Water/Dwr Cymru:

Advises that there is a public sewer crossing the site. No development to take place either side of the centreline.

4.00 PUBLICITY

4.01 Neighbour Notification –

No responses received at time of writing.

5.00 SITE HISTORY

5.01 Ref: 040567 – Erection of a single storey rear extension approved 19.12.05.

Ref: 051592 - Removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new rooms in the roof space refused 13.2.14. Dismissed on appeal 2.5.14.

Ref: 052649 - Removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new rooms in the roof space refused 10.12.14.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
Policy GEN1, GEN2, D2 and HSG12

7.00 PLANNING APPRAISAL

7.01 This application seeks planning permission for removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new rooms in the roof space at 28 Summerdale Road, Aston Park, Queensferry.

7.02 The application site is located within the settlement boundary and comprises of a small detached bungalow with single integral flat roof garage to the side. The bungalow is of brick construction with a tiled roof. There is a vehicular access and driveway to the front with a medium sized garden to the rear. The bungalow lies within a continuous frontage of bungalows all with similar styling and uniform roof heights.

7.03 The proposal seeks to completely refurbish the bungalow by way of demolishing the existing garage and rebuilding it and adding an additional extension to the rear. The roof over the whole of the enlarged dwelling will be reconstructed and raised to create new bedrooms within the roof space.

7.04 This application is the second application submitted by the applicant and is following the refusal of planning permission in 2014 for the alteration and extension of the property. At that time the applicant referred the application to the Planning Inspectorate and the proposal was subsequently dismissed for the reasons that that the increased ridge height and expanse of roof would create a discordant note in the streetscene harmful to visual amenity. The current application is the second application for an amended scheme put forward by the applicant, the first application Ref. 052649 being refused in December, 2014. The proposal has been amended to show a reduction in the overall height by approximately 1m but still raising the existing ridge height by approximately 1.1m. The overall size and

expanse of the roof has not been altered from that of the originally refused application.

- 7.05 Having assessed the amended proposal, it is considered that not only will the increased roof height be out of character with those around it, it also creates a very dominant expanse of roof area on each side of the bungalow, detrimental to the it's visual appearance. The overall scheme introduces an incongruous, alien roof height amongst the surrounding line of bungalows to an extent that it would appear visually prominent. The Inspector, when considering the original scheme, made particular reference not only to the increase in height and the visual impact of this but also the resultant massing of the roof. It is considered that merely lowering the height does not overcome the issue with regards to scale of the proposal when viewed amongst the adjacent properties and therefore the amended scheme does not overcome the original reasons for refusal given by the Inspector on appeal.

8.00 CONCLUSION

- 8.01 For the reasons outlined above it is considered that the proposal will be contrary to planning policy and is recommended for refusal.
- 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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