

FLINTSHIRE COUNTY COUNCIL

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

DATE: **24TH JUNE 2015**

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

SUBJECT: **FULL APPLICATION – ALTERATIONS AND EXTENSION TO DWELLING AT PEN Y BRYN BUNGALOW, 17 PEN Y BRYN, SOUGHTON**

APPLICATION NUMBER: **053670**

APPLICANT: **MRS M BATEMAN**

SITE: **PEN Y BRYN BUNGALOW,
17 PEN Y BRYN, SOUGHTON**

APPLICATION VALID DATE: **12TH MAY 2015**

LOCAL MEMBERS: **LOCAL MEMBER IS THE APPLICANT**

TOWN/COMMUNITY COUNCIL: **NORTHOP COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **APPLICANT IS A PLANNING COMMITTEE MEMBER**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for alterations and extensions to the existing dwelling.
- 1.02 The proposal is considered to comply with Policies GEN 1, D2 and HSG 12 of the Flintshire Unitary Development Plan.

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

- 2.01 The application is recommended for approval subject to the following conditions:

1. Time Limit.
2. In accordance with the approved plans.
3. Proposed bedroom window to rear elevation to be obscurely glazed.

3.00 CONSULTATIONS

3.01 Local Member

The local member is the applicant.

Northop Community Council

No objection.

Head of Assets and Transportation

No objection.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Neighbour Notification

No responses received.

5.00 SITE HISTORY

5.01 None.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN 1 – General requirements for development

Policy HSG 12 – House Extensions and alterations

Policy D2 – Design

7.00 PLANNING APPRAISAL

7.01 The application site is located within the settlement boundary of Sychdyn as defined in the Flintshire Unitary Development plan.

7.02 The dwelling is a detached bungalow of brick construction under a tiled roof, situated within a large plot off Pen-y-Bryn. The extensions and alterations proposed include the addition of extensions to the rear and side of the dwelling, the formation of a first floor within the bungalow including roof alterations and insertion of dormer additions to the front and rear.

7.03 The main issues in considering the application are visual and residential amenity impact.

7.04 Visual amenity impact

The extensions and alterations proposed are substantial but do not represent an over development of the site. The design and use of materials proposed are acceptable and appropriate to the character of the dwelling and surrounding area. The proposal complies with criteria contained within policies HSG 12 and D2 of the Flintshire Unitary Development Plan.

7.05 Residential amenity impact

Given the position of the dwelling within the plot, and the distances to its boundaries, it is not considered that the proposed development will cause an adverse impact upon the amenity of neighbouring properties. The proposal in this respect complies with criteria contained within Policy GEN 1 and Policy HSG 12 of the Flintshire Unitary Development Plan.

8.00 CONCLUSION

8.01 The proposed alterations and extensions to the dwelling are considered to be acceptable in planning policy terms and the application is therefore recommended for approval.

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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