

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 24 FEBRUARY 2016**

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

SUBJECT: **GENERAL MATTERS - ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS AT HEATHERDENE, VICARAGE ROAD, RHYDYMWYN**

1.00 APPLICATION NUMBER

1.01 053534

2.00 APPLICANT

2.01 MR. R DRILSSMA

3.00 SITE

3.01 LAND ADJ TO HEATHERDENE,
VICARAGE ROAD, RHYDYMWYN.

4.00 APPLICATION VALID DATE

4.01 13.04.15

5.00 PURPOSE OF REPORT

5.01 To inform Members that the applicant considers that it is not viable to construct and sell the dwellings at 70% market value and wishes to reduce the discount market value to 90%

6.00 REPORT

6.01 Members resolved to grant planning permission at Planning and Development Control Committee on 14th October 2015 for the erection of two semi-detached bungalows on land adjacent to Heatherdene, Vicarage Road, Rhydymwyn. This was subject to a S106 agreement to ensure that the dwellings are made affordable either by selling at 70% market value or that the properties are let at an affordable rent at the Local Housing Allowance rate for the area.

- 6.02 Following the resolution to grant planning permission the applicant has undertaken detailed costings for the build of the dwellings. He is now questioning the viability of selling the properties at 70% of the market value following an assessment of the detailed costings of the scheme. This scheme is being pursued by a private individual and not a house builder or housing association.
- 6.03 The applicant wants to achieve some small level of profit in order to make the development of the site worthwhile. During the application process the applicant incurred additional costs to gain approval in terms of providing an updated Flood Consequence Assessment to meet the requirements of Natural Resources Wales.
- 6.04 In light of the above the applicant is proposing the dwellings are sold at 90% market value which would ensure that the build costs are met and he has a marginal profit for building the scheme.
- 6.05 The Council has verified the expected build costs submitted by the applicant with in house surveyors who have advised that these appear to be realistic. The applicant has spoken to a local estate agent who advised that the likely market value for a two bedroom semi-detached bungalow is £135,000 which confirmed his initial estimated value. He also provided evidence of other similar properties on the market in the Mold area (although not new build) which achieve similar or lesser values for a two/three bedroom detached/semi-detached bungalow.
- 6.06 The Council considers that there could be more value in the scheme than suggested in terms of the final market value of the properties as Rhydymwyn is a desirable rural area with little new housing stock. This therefore makes it difficult to make a comparison with any recent sales within the local area. The intention of the application is to provide a types of accommodation which is lacking in the area in the form of small semi-detached bungalows for people wanting to downsize or get on the housing ladder in the village.
- 6.07 From the evidence provided and given the lack of evidence for the village locality it is considered that the dwellings could be sold at 90% discount market value but the S106 agreement should include a clause that ensures that should the properties be valued at in excess of the estimation of £135,000 then the market discount should be increased incrementally from 10% to a maximum of 30%. This will allow for any market fluctuations between now and when the houses are built and ready for sale. The views of the Housing Strategy Manager have been sought and they are in agreement that this approach is acceptable.

7.00 RECOMMENDATIONS

- 7.01 That planning be granted subject to the applicant entering into a S106 agreement/unilateral undertaking or earlier payment for the following contributions;
- £733 per unit for recreation enhancements in lieu of on-site provision towards teenager play provision at 'Donkey field' Rhydymwyn; and
 - Ensuring that the properties are sold at 90% of the market value at time of sale if the market value is more than £135,000 then the financial appraisal shall be reassessed in order for the relevant discount market value be applied; or
 - The properties are rented at an affordable rent at the Local Housing Allowance (LHA) rate for the area

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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