

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **20<sup>TH</sup> JULY 2016**

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

**SUBJECT:** **REMODELLING AND EXTENSION, ERECTION OF A GARAGE AND THE TEMPORAY SITING OF A CARAVAN AT TOP YR ALLT COTTAGE, BLACKBROOK ROAD, SYCHDYN**

**APPLICATION NUMBER:** **055612**

**APPLICANT:** **MR JOHN MCVEY**

**SITE:** **TOP YR ALLT COTTAGE, BLACKBROOK ROAD, SYCHDYN**

**APPLICATION VALID DATE:** **22<sup>ND</sup> JUNE 2016**

**LOCAL MEMBERS:** **CLLR M BATEMAN**

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

**REASON FOR COMMITTEE:** **FAMILY MEMBER OF PLANNING OFFICER**

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

**1.00 SUMMARY**

- 1.01 This is a full application for the erection of a side and rear extension along with an improve access and double timber garage at Top yr Allt Cottage, Blackbrook Lane, Sychdyn. The application also includes the temporary siting of a storage container and static caravan for residential use whilst the building work is being undertaken The main issues to consider are the principle of development, impact on visual amenity and the highway.
- 1.02 It is considered that the proposed dwelling is in accordance with Policy HSG12 and meets the Councils requirements for LPGN 2 Space Around Dwellings.

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

- 2.01
1. Time limit.
  2. In accordance with plans.
  3. Facilities to be provided and retained within the site for parking and turning of vehicles.
  4. The caravan and storage container are removed within 12 months.
  5. Turning and parking facilities shall be provided and retained.

**3.00 CONSULTATIONS**

3.01 Local Member: Cllr M Bateman  
No response at time of writing.

Northop Community Council  
No response at time of writing.

Head of Assets and Transportation's:  
Have requested a condition requiring turning and parking facilities to be provided and retained.

Head of Public Protection  
No adverse comments.

Ecology  
No response at time of writing.

Historic Parks and Gardens  
No response at time of writing.

Welsh Water/Dwr Cymru  
No Objection subject to an advisory note.

**4.00 PUBLICITY**

4.01 Site Notice  
No Responses received at the time of writing.

**5.00 SITE HISTORY**

5.01 None.

## **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan
  - STR1 – New Development
  - STR8 – Built Environment
  - GEN1 – General Requirements for Development
  - D1 – Design Quality, Location and Layout
  - D2 – Design
  - D3 – Landscaping
  - HSG12 – House Extension and Alternations

## **7.00 PLANNING APPRAISAL**

- 7.01 The application site is located just outside the settlement boundary of Sychdyn as defined in the Flintshire Unitary Development plan.
- 7.02 The dwelling is a detached two storey cottage of stone construction under a slate roof and was built as part of the Gwysaney Estate in circa 1830. The dwelling is situated within a large plot off Blackbrook road and remains largely unaltered over the past 100 years. This application seeks consent for the erection of a two storey extension and a single storey extension, to the rear and side elevation of the existing property, these extensions are within the grounds of the existing property. The two storey and single storey extensions are proposed to provide accommodation for the enlargement of the kitchen/lounge, downstairs toilet and an additional bedroom to the first floor. The application also include the siting of a caravan and storage for residential use whilst the works are undertaken.
- 7.03 The main issues in considering this application are the visual amenity impact and highways impact. As the site is located away from any other residential properties it is considered that there will be no impact on residential amenity.

### Visual Amenity

- 7.04 The orientation of the existing property on the plot leads to a long frontage and a linear built form. The proposed extensions continue this form, reflective of the character of this this particular property and the general vernacular when viewed from the road. The proposed extension has been stepped down from the existing ridge and eaves height by approximately 50cm.
- 7.05 The elevation facing the road has been designed to be in keeping with the existing dwelling with the use of windows in a matching style and proportion to the existing. The proposed extension to the rear elevation incorporate a cat slide style roof which screens a first floor balcony from the road. This elevation has a larger amount of glazing but as it is sunk into the ground slightly does not appear overbearing within the landscape. The proposed use of matching stone along with render is considered acceptable and in keeping with the style of the existing

dwelling.

7.06 The proposed temporary storage container and static caravan will have an impact on the visual amenity of the area but this will only be short lived. A condition will require the removal of the caravan and storage container within 12 months of this permission.

7.07 The proposed garage is on timber construction and is to be clad in oak cladding. It is to be located away from the dwelling and set back from the road. This will be visible from the public highway but its design and scale are considered to be acceptable.

#### Highways Impact

7.08 The application proposes a new area of porous hardstanding along with an improved access and a boundary wall. The proposed gate along with the majority of the boundary wall will be under 1 meter in height and therefore does not require planning permission. The boundary will be moved back from the highway by approximately 50cm in order to improve the visibility. The bound wall will raise to 2 meters in height for approximately 5 meters adjacent to the proposed extension.

7.09 The garage along with the porous hard standing's will provide an ample amount of space for the parking and turn of vehicles.

### **8.00 CONCLUSION**

It is considered that the proposed development of extension and alteration of the property in the manner proposed is compliant with relevant policies. The development in the manner proposed will not adversely impact upon visual amenity on the area or the highway.

#### 8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

8.02 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.

8.03 The Council has had due regard to its public sector equality duty under the Equality Act 2010.

8.04 The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

**LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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