

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **22<sup>ND</sup> FEBRUARY 2016**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF EXTENSION TO DWELLING AND FORMATION OF NEW ACCESS AT COED ISSA COTTAGE, LLANFYNYDD**

**APPLICATION NUMBER:** **056109**

**APPLICANT:** **GHP LEGAL**

**SITE:** **COED ISSA COTTAGE, LLANFYNYDD**

**APPLICATION VALID DATE:** **04.01.17**

**LOCAL MEMBERS:** **COUNCILLOR H ISHERWOOD**

**TOWN/COMMUNITY COUNCIL:** **LLANFYNYDD COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **CONSIDER THE PROPOSED EXTENSION IS OUT OF CHARACTER**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This is a planning application for a single storey extension to the existing two storey dwelling and the formation of a new vehicular access with parking and turning area at Coed Issa Cottage, Llanfynydd.
- 1.02 It is considered that the proposed extension to the existing dwelling is in accordance with Policy HSG 12 and meets the Councils requirements for LPGN 1 - Extensions and Alterations. The proposed

vehicular access and parking area is acceptable in highways terms and provides a highway benefit in terms of off –road parking for the existing dwelling.

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

1. 5 years commencement
2. In accordance with the approved plans
3. Materials to be submitted and agreed.
4. Siting, layout and design of access to be submitted and agreed
5. Access not to commence until details approved
6. Visibility splay 2.4m x 28m to the north west and 2.4m x 8.0m to the south east, including details of the length and height of wall removal
7. Visibility splay to be maintained and no obstructions exceeding 1.0 m
8. Access to be in accordance with standard details.
9. Access gates to open inwards at a distance of 5 m from the carriageway
10. Parking and turning area to be retained for lifetime of development.
11. Details of access and parking area to be agreed, gradient not to exceed 1 in 10 including site sections and levels and details of any retaining features
12. Positive means to prevent run off.
13. Landscaping for access to be submitted and agreed
14. Planting agreed to be undertaken within first available planting season.

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor Mrs H Isherwood

Requests Committee determination and a site visit, consider that the proposal is out character with the area.

Llanfynydd Community Council

No response received.

Highways Development Control Manager

The proposed means of access does not accord with visibility requirements for a 30mph speed restriction. The proposal is only acceptable on the premise that there is in theory a net highway gain though the provision of off road parking.

Conditions should cover;

- Siting, layout and design of access to be submitted and agreed
- Access not to commence until details approved

- Visibility splay 2.4m x 28m to the north west and 2.4m x 8.0m to the south east
- Visibility splay to be maintained and no obstructions exceeding 1.0 m
- Access to be in accordance with standard details.
- Access gates to open inwards at a distance of 5 m from the carriageway
- Parking and turning area to be retained for lifetime of development.
- Gradient and levels of access and parking area to be agreed, gradient not to exceed 1 in 10
- Positive means to prevent run off

#### Head of Public Protection

No adverse comments to make regarding the proposal

#### Airbus

The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with safeguarding criteria, accordingly have no aerodrome safeguarding objections to the proposal.

### **4.00 PUBLICITY**

#### 4.01 Site Notice, Neighbour Notification

One objection on the grounds of:-

- Question boundaries adjoining property own the wall, demolition of the boundary wall and hedge is property of Coed Issa Farm.
- Removal of ground will effect neighbours septic tank
- Two natural water courses flow through the site, removal of soil could affect them
- Plan is not a true representation of the road layout/visibility highway safety issues.
- Clarification on adjoining door to Coed Issa Farm

### **5.00 SITE HISTORY**

#### 5.01 **055072**

Application for a replacement dwelling and creation of a new access point and associated parking – Withdrawn 07.09.16

### **6.00 PLANNING POLICIES**

#### 6.01 Flintshire Unitary Development Plan

GEN1 – General Requirements for Development

GEN3 – Development in the Open Countryside

D1 – Design Quality, Location and Layout

D2 – Design

HSG12 – House Extension and Alternations  
AC13 – Access and Traffic impact  
AC18 - Parking Provision and New Development

Technical Advice Note 12 - Design  
Local Planning Guidance Note No. 1 - Extensions and Alterations to Dwellings.  
Local Planning Guidance Note No. 2 - Space Around Dwellings.  
Local Planning Guidance Note No. 11 - Parking Standards.

The application site is within the open countryside outside the defined settlement boundary for Llanfynydd.

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

This is a planning application for a single storey extension to the existing two storey dwelling and the formation of a new vehicular access with parking and turning area at Coed Issa Cottage, Llanfynydd.

### **7.02 Site Description**

The application site is a two storey traditional cottage constructed of stone with a slate roof. It has a small lean to at the side which provides a store. There are single storey adjoining steel sheeted outbuildings to the south east of the dwelling. The dwelling has no vehicle access or parking provision. The existing dwelling is located on a sloping site which is elevated from the main road which is the B5101. Access to the site is served by pedestrian steps. The site frontage is bounded by a stone wall and hedge planted within the wall. The private garden area is to the front of the dwelling and extends to the east. There is a hedge along the rear boundary of the dwelling which separates it from the field beyond.

7.03 To the north west of the site is the farm complex of Coed Issa Farm which constitutes a number of buildings including the farmhouse. These are within close proximity to Coed Issa Cottage and part of the farm house protrudes out at two storey in front of the principle elevation of Coed Issa Cottage. The farm house runs from north east to south west and has windows facing west into the farm courtyard and east into the garden of Coed Issa Cottage.

### **7.04 Site History**

The site was subject to a previous planning application under reference 055072 for a replacement dwelling and new access. This application was subsequently withdrawn by the agent following concerns raised over the design and scale of the replacement dwelling. Following discussion with the applicant it was suggested that either an alternative designed replacement dwelling be submitted or the exiting building be retained with a single storey extension.

7.05 Proposed Development

The existing dwelling is a simple building with two rooms on the ground floor and two rooms on the first floor. It is proposed to erect a single storey side extension in place of the existing lean to and single storey outbuildings. The proposed extension is 6.2 metres wide and 4 metres deep and would provide a bathroom and additional bedroom making it a 3 bedroom dwelling. It is 4 metres in height to the pitch and adds a porch feature along the frontage of the house. The proposed extension is in stone on the front elevation with part render on the side elevation and full render to the rear. The roof would be slate to match existing.

7.06 It is proposed to create a new vehicular access, parking and turning area to the south of the dwelling. This location has been chosen to maximise visibility from an access point on the site frontage. The parking area would provide space for 2 cars with a turning area in order for cars to exit the site in a forward gear.

7.07 House extension

The existing dwelling has a floor area of 66 sq.m. The proposal would add a further 23sqm this would be approximately a 35% increase in the footprint of the original dwelling. The size of the proposal is neither over-assertive or obtrusive. The LPGN1, relating to house extensions, in paragraph 5.2 sets out that a 50% as a guide to the size of extensions which may be acceptable whilst remaining subsidiary to the host dwelling. Although this is only guidance in this case, the 35% increase in floor area results in a proposal which respects the main dwelling and the plot size.

7.08 The extension proposed will have a width of 6.2 metres and a depth of 4 metres and projects forward from the main dwelling by 1 metre. The extension does not extend the full depth of the main dwelling due to the topography of the site and the site boundary. The proposal proposes stone on the front elevation with a slate roof which is in keeping with the existing dwelling. The render element are to the rear and part of the side.

7.09 Due to the elevated nature of the site the dwelling and the neighbouring farm occupies a prominent position on the main approach into and out of the village. The proposed design and use of materials are more sympathetic to those on the original and neighbouring building than the existing steel sheeted building.

7.10 The surroundings built forms consists of a combination of semi-detached and detached dwellings consisting of a mixture of brickwork, stonework and render. The nearby roof structures are predominantly of gable construction using a variety of materials. The design of the extension and proposed use of materials is therefore considered acceptable in this context and due to the variety of design and materials used in the vicinity.

- 7.11 The private amenity space to the dwelling is to the front. The extension is on the footprint of the existing outbuildings so leads to no loss of amenity space. The creation of the access and parking area will lead to the loss of some garden area and stone wall however this is not considered to have a detrimental impact on the highway.
- 7.12 It is therefore considered the extension complies with both Policy HSG12 and Local Planning Guidance Note: 1 House Extensions to Dwellings.
- 7.13 New Access  
The dwelling currently has no vehicle access or parking. It previously may have been served by the adjacent farmyard which is now in a different ownership. It is therefore proposed to create a new vehicle access, parking and a turning area. This would provide parking for two cars. There is an existing stone wall with a hedge on top of it along the site frontage. This would need to be removed and the site frontage regraded to accommodate the access.
- 7.14 The objector has raised concerns that the plan as submitted is not a true representation of the road layout/visibility and will result in highway safety issues as
- 7.15 The highways development control manager has been consulted on the proposed new access. Whilst the proposed means of access does not accord with visibility requirements for a road which has a 30mph speed restriction as there is currently no off-street parking the highways manager is keen to encourage parking within the site and is satisfied that an access can be created which is sufficient to protect the safety of highway users.
- 7.16 The details of the necessary access and the landscaping can be will secured by condition.

## **8.00 CONCLUSION**

- 8.01 It is considered that the scale of the proposal is subsidiary to the main dwelling and respects the layout of the plot. The design of the extension and use of materials is considered sympathetic to host dwelling and in the locality. With the use of conditions to ensure a satisfactory highway access the proposal is considered to comply with both Policy HSG12 and Local Planning Guidance Note: 1 House Extensions to Dwellings.
- 8.02 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.

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.

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

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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