

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **22<sup>ND</sup> MARCH 2017**

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

**SUBJECT:** **FULL APPLICATION - ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSION TO REAR OF DWELLING AT 5 CHURCH COTTAGES, OLD SEALAND ROAD, SEALAND.**

**APPLICATION NUMBER:** **056436**

**APPLICANT:** **MR. P. WISINGER**

**SITE:** **5 CHURCH COTTAGES, OLD SEALAND ROAD, SEALAND.**

**APPLICATION VALID DATE:** **10<sup>TH</sup> JANUARY 2017**

**LOCAL MEMBERS:** **CLLR CHRISTINE JONES**

**TOWN/COMMUNITY COUNCIL:** **SEALAND COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **APPLICANT IS RELATED TO AN ELECTED MEMBER**

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

**1.00 SUMMARY**

1.01 This is a full application for the erection of a single and two storey extension to the rear of 5 Church Cottages, Old Sealand Road, Sealand. The main issues to consider are the impact on residential amenity and the visual appearance of the proposal.

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

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

Conditions

1. Time Limit.
2. In accordance with plans.

**3.00 CONSULTATIONS**

3.01 Local Member

Cllr Christine Jones

No objection to the application being determined under delegated powers.

Sealand Community Council

No objection.

Head of Assets and Transportation

No objection.

Head of Public Protection

No objection.

SP Energy Networks

No response at time of writing.

**4.00 PUBLICITY**

4.01 Neighbour Notification

No response at time of writing.

**5.00 SITE HISTORY**

- 5.01 There is no relevant planning history.

**6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

GEN 1 – General Requirements for Developments

GEN 3 – Development in the Open Countryside

D1 – Design Quality, Location and Layout

D2 – Design

HSG12 – House Extensions and Alterations

**7.00 PLANNING APPRAISAL**

- 7.01 The application is for the erection of a single and two storey extension to the rear of 5 Church Cottages, Old Sealand Road, Sealand. The application site is located within a small cluster of dwelling outside of the defined settlement of Sealand as defined in the Flintshire Unitary

Development plan.

7.02 The property consists of a two story end of terrace finished in red brick under a slate gable end style roof. The property is a fairly modest dwelling with a kitchen and lounge on the ground floor with two bedrooms and a bathroom on the first floor.

7.03 Principle

Extensions to dwellings are dealt with in Flintshire Unitary Development Plan under Planning Policy HSG 12. Generally extensions to dwellings are considered acceptable providing they are of an appropriate design to ensure that it is not overdevelopment and it does not have an adverse impact on the visual or residential amenity in the area.

7.04 Design

The proposed extension will protrude approximately 4.3 metres from the rear elevation and extend the entire length of the dwelling. The proposed extension will consist of both single storey and two storey elements. The element adjacent to the adjoining property will be single storey to reduce the impact of the proposal on the light entering the windows on the adjoining property. The extension then increases to two stories 2.25 meters from the common boundary of the adjoining terrace property.

7.05 The application proposes the use of matching brick and slate tiles to ensure that the proposed extension is in keeping with the existing row of terraced properties. In light of the above design, the proposal does not have an adverse impact on the on the joining property or the visual amenity of the area therefore complies with policy HSG12

7.06 Highways

The proposed dwelling will increase from a two bedroom property to a three bedroomed property. The highways department has raised no objection to the proposal on highways grounds.

**8.00 CONCLUSION**

8.01 It is considered that the proposal is in accordance with the relevant planning policies. The extension to the rear of the dwelling meets both Local and National Planning Policy, and would not have an adverse impact on the residential amenity of adjoining 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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