

FLINTSHIRE COUNTY COUNCIL

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

DATE: **12TH APRIL 2017**

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

SUBJECT: **FULL APPLICATION – ERECTION OF SUNROOM AND GARAGE WITH BEDROOM EXTENSION ABOVE AT 7 PINWOOD ROAD, DRURY**

APPLICATION NUMBER: **056669**

APPLICANT: **MR. MIKE PEERS**

SITE: **7 PINWOOD ROAD, DRURY**

APPLICATION VALID DATE: **7TH MARCH 2017**

LOCAL MEMBERS: **CLLR. D. HUTCHINSON AND CLLR. M. J. PEERS**

TOWN/COMMUNITY COUNCIL: **BUCKLEY TOWN COUNCIL**

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

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full application for the erection of a sunroom and garage extension with bedroom extension above to the side of 7 Pinewood Road, Drury. 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. Dennis Hutchinson

No response received at time of writing report

Buckley Town Council

No objection to the proposal

Head of Public Protection

No objection to the proposal

4.00 PUBLICITY

4.01 Neighbour Notification

No responses received at time of writing report

5.00 SITE HISTORY

5.01 No relevant planning history

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

GEN 1 – General Requirements for Development

GEN 2 – Development Inside Settlement Boundaries

D1 – Design Quality, Location and Layout

D2 – Design

HSG12 – House Extensions and Alterations

7.00 PLANNING APPRAISAL

7.01 This application is for the erection of an extension to the side of the dwelling to provide a garage and sun room on the ground floor and bedroom on the first floor. The application site is located within the defined settlement boundary of Drury, a small village situated on the outskirts of Buckley.

7.02 The property consists of a detached dwelling finished in brick with attached single garage. The property is a traditional dwelling with kitchen, lounge and conservatory on the ground floor with three

bedrooms and a bathroom on the first floor.

7.03 Principle

Extensions to dwellings are considered under Planning Policy HSG12 of the Flintshire Unitary Development Plan and Local Planning Guidance Note No 1; Extension and Alterations to Dwellings. Policy HSG2 states that extensions to dwellings are generally considered acceptable providing that they do not have an adverse impact on the visual or residential amenity of the area. Furthermore, the design must ensure that the proposal does not constitute overdevelopment. LPGN No1 provides additional guidance regarding the scale and design of house extensions.

7.04 Design

The proposed extension will consist of both single storey and two storey elements. From the front elevation the proposed extension will have a garage style door with roof lights at first floor. The proposed roof of the extension is designed with a gable style which will be set lower than the existing roof. On the rear elevation the extension drops to single storey to reduce any impact on the neighbouring properties. This proposed roof design ensure the extension appears subsidiary to the main dwelling whilst retaining a design which is which respects the surrounding residential development.

7.05 The application proposes the use of matching bricks and roof tiles to ensure that it is in keeping with both the existing dwelling and the surrounding neighbouring properties. Overall the scale, form and design of the extension is sympathetic to the existing dwelling. Furthermore, as the proposal does not have an adverse impact on the living conditions of neighbouring occupiers, as sufficient interface distances between facing windows are maintained it is considered the proposal complies with policy HSG12, LPGN1 and LPGN2.

8.00 CONCLUSION

8.01 It is considered that the proposal is in accordance with the relevant planning policies and guidance. The proposed extension to provide garage, sunroom and first floor bedroom meets both Local and National Planning Policy, and would not have an adverse impact on the living conditions of the neighbouring occupiers.

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

Contact Officer: Claire Morter
Telephone: (01352) 703257
Email: Claire.e.morter@flintshire.gov.uk