

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **28 OCTOBER 2020**

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

SUBJECT: **DEMOLITION OF CONSERVATORY AND
ERECTION OF SINGLE STOREY FRONT
EXTENSION**

**APPLICATION
NUMBER:** **061229**

APPLICANT: **Mr C WILLIAMS**

SITE: **MARWIN , DOLFECHLAS ROAD , RHYDYMWYN,
FLINTSHIRE**

**APPLICATION
VALID DATE:** **07.04.20**

LOCAL MEMBER: **Cllr W O THOMAS**

**CILCAIN
COMMUNITY
COUNCIL:** **OBJECT DUE TO SCALE OF DEVELOPMENT
PROPOSED.**

**REASON FOR
COMMITTEE:** **COUNCILLOR REQUEST GIVEN CONCERNS
ABOUT THE SCALE OF DEVELOPMENT
PROPOSED AND IMPACT ON CHARACTER OF
SITE AND SURROUNDINGS.**

SITE VISIT **YES.**

1.00 SUMMARY

This application seeks consent for the demolition of an existing front conservatory and erection of new single storey extension to the frontage of an existing bungalow, "Marwin", Dolfechlas Road, Rhydymwyn.

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

2.01 Proposed conditions

1. Time on commencement of development
2. In accordance with approved plans
3. Materials to be match existing

3.00 Consultation responses

3.01 Local Member Cllr. O. Thomas

Requests committee determination and site visit due to there already being a large extension to the rear of the property, and this in conjunction with the proposed front extension will take the development on the site over 100%. Considers that the extension will be out of keeping with adjacent housing.

Cilcain Community Council

Objects to the proposal as the development would exceed 100% of the original footprint of the dwelling, which is beyond the 50% guidance. Considers that, due to the existing extension to the rear of the dwelling, the recreational area to the rear is extremely small. Also considers that the increase in the amount of living space is inappropriate and extends the frontage of the dwelling beyond the neighbouring building line, and will infringe views

Community and Business Protection

No adverse comments to make regarding this proposal.

Airbus

No aerodrome safeguarding objection to the proposal.

4.00 **PUBLICITY**

4.01 Neighbour Notification

5 letters of objection received, the main points of which are summarised as follows:-

- Overdevelopment of the site given previous extensions to the property
- Scale of development would result in an increase of over 50% of the original bungalow contrary to policy / guidance
- Detrimental impact on character of existing bungalow and wider surroundings
- Detrimental impact on the living conditions of occupiers of an adjacent property.by way of overshadowing and chimney pollution.

5.00 **SITE HISTORY**

- 5.01 **033692**
Erection of conservatory
Approved 22nd April 2002

6.00 **PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan
GEN1 - General Requirements for Development
GEN2- Development Inside Settlement Boundaries
HSG12 - House Extensions and Alterations
D1- Design Quality, Location and Layout
D2 Design

Additional Guidance

Supplementary Planning Guidance Note 1 Extensions and Alterations
Supplementary Planning Guidance Note 2 Space Around Dwellings

7.00 **PLANNING APPRAISAL**

- 7.01 Introduction
This full application seeks planning consent for the demolition of an existing conservatory sited at the front of an existing bungalow Marwin, Dolfechlas Road, Rhydymwyn and the erection of a new single storey extension across to its frontage.
- 7.02 The application site is within the settlement boundary of Rhydymwyn, within a row of established detached dwellings, each on a different plot size and of individual design. As such the street scene has no specific defined character of appearance with a mix of plot sizes and or house types / designs.
- 7.03 Proposed Development
This application proposes demolition of the existing pitched roof conservatory, which projects from the front of the dwelling by approximately 4m, is 3.4m wide and 3.6m high. The existing conservatory only extends over part of the existing buildings frontage.
- 7.04 By comparison, the proposed new extension is L shaped in its form and is proposed to extend over the full frontage width of the existing bungalow (approximately 8.8m) and project forward from the existing bungalow by approximately 7.4m on the western boundary, and 5.2m on the eastern boundary.
- 7.05 Policy HSG12 of the adopted Flintshire Unitary Development Plan permits extension or alterations to existing dwellings, provided that the proposal accords with the criteria as set out within the policy, and has regard to guidance set out in the Council's Supplementary Planning

Guidance Notes 1 and 2. Therefore the principle of the proposal is acceptable.

I will consider the three criteria set out in Policy HSG12 in turn below;

7.06 Scale and Form

Supplementary Planning Guidance Note 1 paragraph 2.2 and the justification and explanation to Policy HSG12, state that as a general guide, house extensions should not be more than 50% of the original floor space and extensions that are out of scale and character will not be permitted.

7.07 It is acknowledged that the property has had both front /rear single storey extensions added to it, since it was originally built with:

a) that at the rear being built under permitted development rights; and
b) that at the front under 033692 as referenced in paragraph 5.00, of this report.

7.08 The existing building on site occupies a footprint of approximately 113m², with the original dwelling comprising approximately 81m² of this total. In comparison, the new building when extended, would occupy a total footprint of approximately 148m², representing a 35m² increase from that which currently exists on site, and a 67% increase in comparison to the original dwelling.

7.09 Whilst this increase is greater than the 50% specified, it is considered that the extensions are viewed independent of each other. The associated linear curtilage is physically capable of accommodating the extension proposed, whilst retaining a frontage area some 16m in depth from the road. This helps to assimilate the development into the site and its wider surroundings. In this context, it is considered that the proposal is acceptable in scale relative to the existing bungalow and does not represent over development of the site.

7.10 The acceptability of this proposed scale of development however, needs to be considered in conjunction with its proposed design and impact on the living conditions of occupiers of adjacent properties, which are referenced in detail below.

Design

7.11 The extension is proposed to provide a living room and additional bedroom and en-suite for the property. Its proposed design incorporates the use of render and a large area of glazing to the front elevation. This forms the main design feature of the extension, and helps to break up its proposed massing. The materials proposed are a common feature in the locality.

7.12 The proposal will facilitate a visual improvement to the dwelling through removal of the existing conservatory. Whilst this similarly has a large

area of glazing, it is my view that this is not formally integrated into the wider design of the bungalow, appearing in visual terms as a distinct later addition. The scheme as proposed will secure an improved design through removal of this feature and securing an improvement and consistency in the bungalows appearance.

- 7.13 This it is considered would be sympathetic not only to the existing bungalow, but the wider street scene which is made up of a variety of individual designs and scales, with no one particular scale /design dominating the areas character .

Impact on living conditions

- 7.14 The property Marwin is located in a central position between two existing dwellings, named "Tall Cedars" adjacent to the western boundary, and "Bell Air" on the eastern. The impact of the proposed development on the occupiers of these dwellings, are of fundamental importance in the consideration of the application.
- 7.15 The proposed extension as referenced would be L shaped in nature, and extend from the frontage of the existing bungalow by approximately 7.4m relative to "Tall Cedars", and 5.2m to "Bell Air".
- 7.16 The distance relative to the common site boundaries with each property would be approximately 1.4m and 2.8m respectively. The dwellings are designed so that "Tall Cedars", has an integral garage closest to the boundary and the configuration of "Bell Air" is such that the habitable element of this property is set back from the common site boundary. In addition the site is approximately 0.9m lower than the adjacent property "Tall Cedars".
- 7.17 Due to the position of habitable windows on "Tall Cedars" the proposed extension will not intercept the 45 degree horizontal and 25 degree vertical emphasis parameters within Supplementary Planning Guidance Note No 1. As such there would be no detrimental impact upon residential amenity.
- 7.18 In addition the height of the proposed extension would be approx. 2.7m to the eaves and incorporate a ridged roof, the apex being approx. 5.2m on that part of the dwelling that is relative to "Tall Cedars" and 4.9m relative to "Bell Air".
- 7.19 As the ridge of the roof of the new extension would run at 90 degrees relative to the existing property, this helps to reduce the overall massing. This it is considered in combination with it being single storey in design, would not have a detrimental impact on the living conditions by way of overshadowing on the occupiers of existing dwellings having regard to SPGN 2 - Space Around Dwellings.

8.00 CONCLUSION

The extension and alteration of the property in the manner proposed is considered to be of appropriate form and scale relative to the existing bungalow and existing development at this location which is characterised by a mix of house types, scales and designs. The proposal is reflective of the character of the existing property and offers an opportunity for an improvement to its existing form and design. It is my view that there is no detrimental impact on the living conditions of occupiers of existing properties from overlooking or overshadowing and is acceptable having regard to policies GEN1, HSG12 and D2 of the Flintshire Unitary Development Plan, and Supplementary Planning Guidance Notes 1 and 2.

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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