

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **6th SEPTEMBER 2017**

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

SUBJECT: **FULL APPLICATION – ERECTION OF FIRST FLOOR EXTENSION AT 1 WILLIAM CLOSE, PENYFFORDD**

APPLICATION NUMBER: **057278**

APPLICANT: **MR & MRS JANET STEELE**

SITE: **1 WILLIAMS CLOSE, PENYFFORDD, FLINTSHIRE CH4 0NG**

APPLICATION VALID DATE: **18TH JULY 2017**

LOCAL MEMBERS: **CLLR C HINDS**
CLLR DTM WILLIAMS

TOWN/COMMUNITY COUNCIL: **PENYFFORDD COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **APPLICANT IS RELATED TO A MEMBER OF STAFF**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This application is for the extension of no. 1 Williams Close, Penyffordd, which is currently a bungalow, by the addition of a first floor.

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

- 2.01
1. Time limit on commencement
 2. In accordance with approved details
 3. Materials to match existing

4. Topographical plan to be provided showing finished floor levels/maximum height of roofline of resultant building.

3.00 CONSULTATIONS

3.01 Local Member

Councillor C Hinds- No objection

Councillor DTM Williams- No response at time of writing

Penyffordd Community Council

No response at time of writing

Head of Public Protection

No adverse comments

4.00 PUBLICITY

4.01 Neighbour Notification

No responses received

5.00 SITE HISTORY

5.01 No relevant planning history

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1- General Requirements for Development

Policy D2- Design

Policy HSG12- House Extensions and Alterations

7.00 PLANNING APPRAISAL

7.01 Proposal

The application is for the extension of an existing 3-bedroom bungalow by introducing a first floor, extending the dwelling upwards and creating a detached two storey dwelling.

7.02 Principle of Development

The application site is within the settlement of Penyffordd as defined by the Flintshire Unitary Development Plan. The application property is a lawful dwelling.

7.03 The policy governing house extensions, policy HSG12 of the Unitary Development Plan, gives a guide figure of 50% as a maximum increase of the existing floorspace. The proposal exceeds this, being an 100% increase of the original floorspace. This guide figure should

be weighed against the main thrust of the policy, which is to ensure that development is not out of scale or form with the existing dwelling and respects the design and setting of the existing dwelling and surrounding area. The character of the surrounding area is that of two storey dwellings, both detached and semi-detached and therefore the proposal respects the design and setting of the surrounding area. The application property is one of only two bungalows in Williams Close. There is also a bungalow on Well House Drive, surrounded by two storey dwellings. As such I consider the proposal to be more in keeping with the character of the locality than the existing dwelling and therefore although the proposal would be a substantial increase the location. It is therefore considered the proposal complies with the principles a and b of Policy HSG12.

7.04 Impact upon streetscene

The three neighbouring properties that abut the application site are detached two storey dwellings of a similar scale to the proposal. At present the single storey dwelling is a slightly incongruous feature within the context of the locality.

7.05 In order to ensure that the resultant building is in keeping within the context of the streetscene I suggest the imposition of a condition requiring topographical details of the site in order to ensure that the ridge line of the resultant dwelling is in line with the existing two storey dwellings this will ensure the proposal respects the setting of the surrounding area and complies with Policy HSG12.

7.06 Impact upon neighbouring living conditions

The site is well served by residential amenity space for the size of dwelling proposed and in accordance with the SPGN2- Space around dwellings.

7.08 The rear of the resultant dwelling will be approximately 20 metres from the rear wall of no. 28 Well House Drive. Although this is 2 metres short of the distance given in the supplementary guidance the garages to the rear of both properties, and existing screening, mitigate against adverse overlooking arising from either property. The standards provided are in accordance with that provided by the prevailing pattern of development in the locality with neighbouring properties sustaining a similar relationship. It is therefore considered the proposal complies with part C of Policy HSG12 as the proposal does not have an unacceptable impact on people living nearby.

8.00 Other matters

8.01 Members attention is drawn to item 10 on the agenda which refers to a recently allowed appeal for a similar extension in Flint.

8.00 **CONCLUSION**

In conclusion I consider the proposal to be acceptable in terms of the relevant adopted policies and in context of the character of the

streetscene, and taking into account the impact of the resultant building on neighbouring amenity. As such I recommend accordingly.

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.

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: James Beattie
Telephone: (01352) 703262
Email: james.beattie@flintshire.gov.uk