

Planning, Environment & Economy,
Flintshire County Council, County Hall,
Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
Development Plan
Settlement Boundary

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Map Scale 1:1250

OS Map ref SJ 2067

Planning Application **61229**

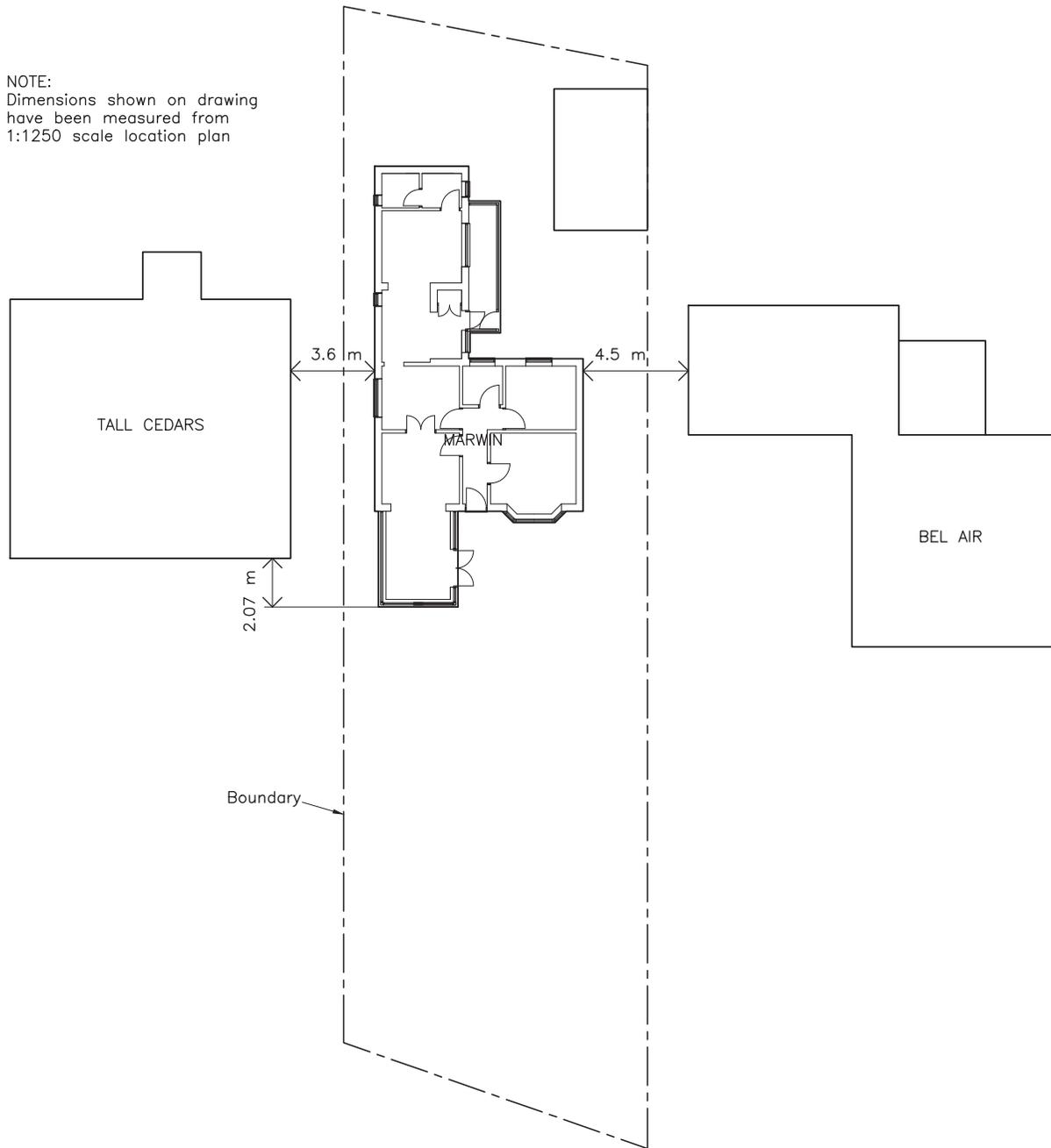
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 320346, 367128



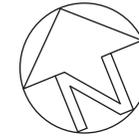
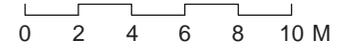
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NOTE:
Dimensions shown on drawing
have been measured from
1:1250 scale location plan



Sketch scheme	
Planning Application	*
Building Regulations Application	

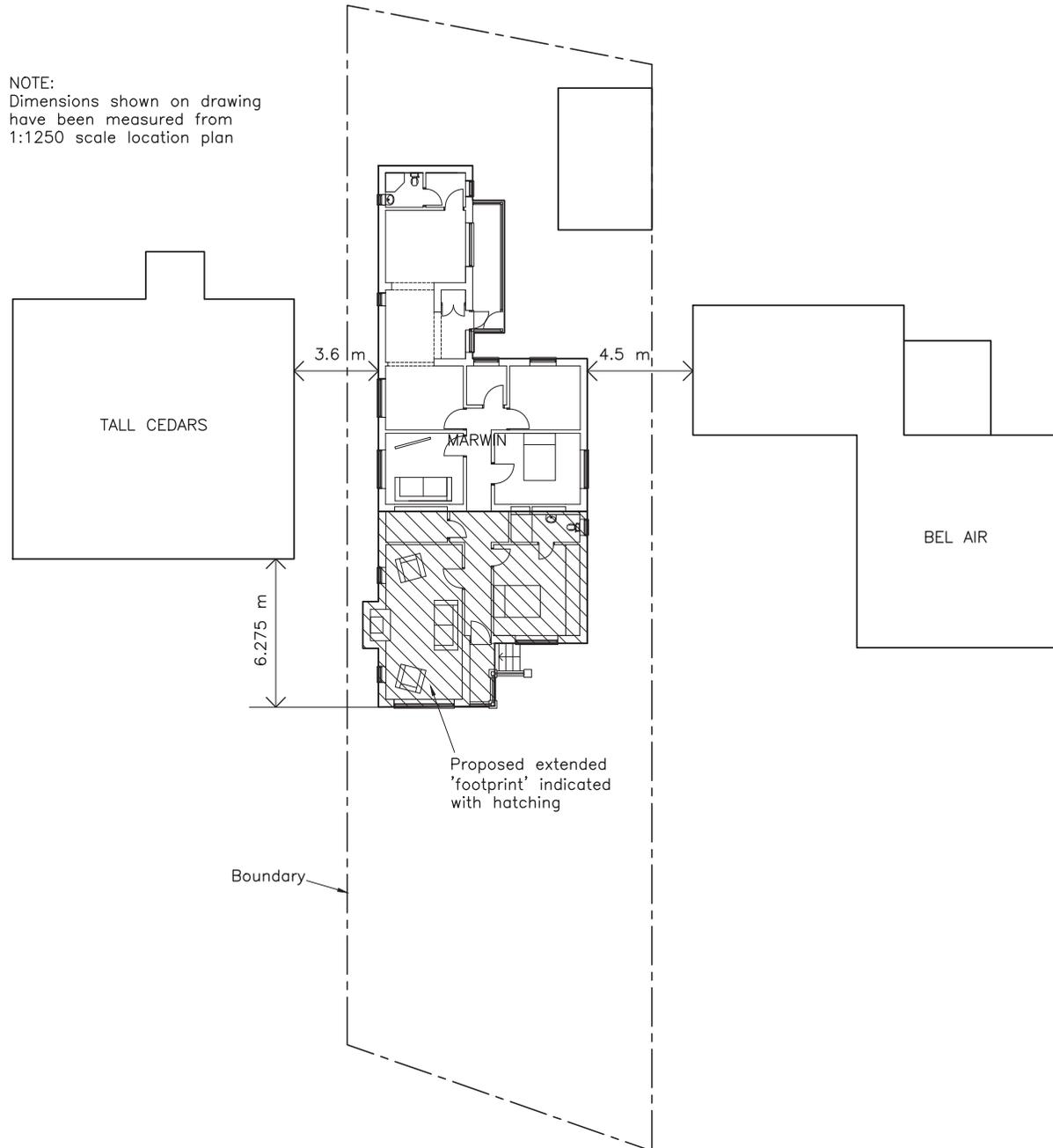


EXISTING BLOCK PLAN

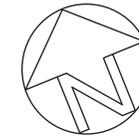
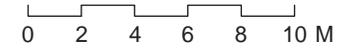
EDW Architecture Ltd. THE RECTORY MEWS, WREXHAM ROAD, PULFORD, CHESTER CH4 9DG. Tel: 01244 570765 E-Mail: edward@edwarchitecture.co.uk		
CLIENT: Mr. C. Williams.		
PROJECT: Marwin, Vicarage Road, Rhydymwyn, Mold, Flintshire, CH7 5HL.		
DRAWING TITLE: Existing block plan.		
DRAWN BY: EDW	DATE: 07/10/20	SCALE: 1:200 @ A3
JOB NO.: 160	DWG. NO.: 06	REVISION: -

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Sketch scheme	
Planning Application	*
Building Regulations Application	



PROPOSED BLOCK PLAN

EDW Architecture Ltd.
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E-Mail: edward@edwarchitecture.co.uk

CLIENT:
Mr. C. Williams.

PROJECT:
Marwin, Vicarage Road, Rhydymwyn,
Mold, Flintshire, CH7 5HL.

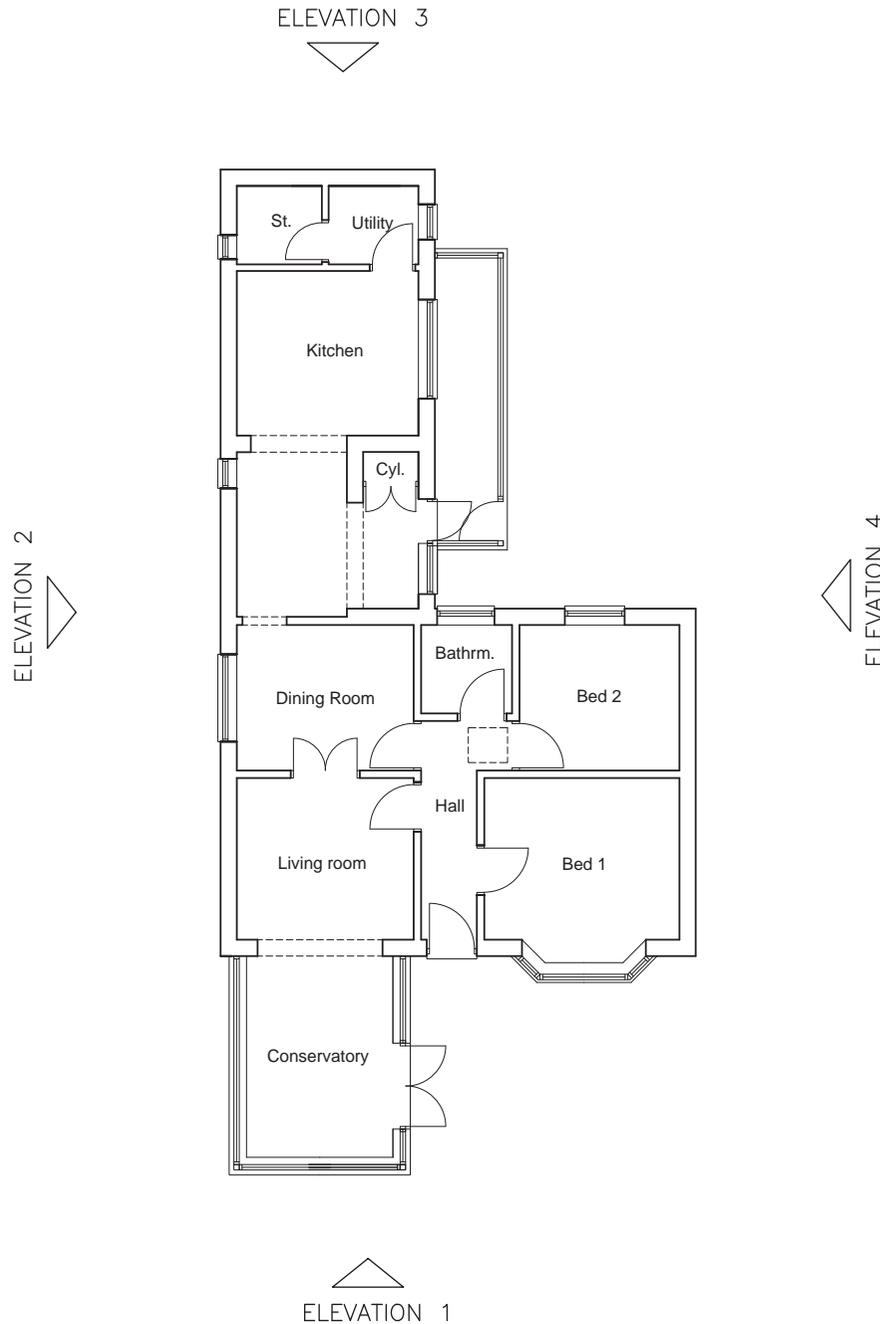
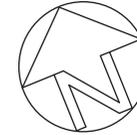
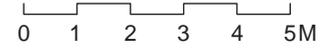
DRAWING TITLE:
Proposed block plan.

DRAWN BY:	DATE:	SCALE:
EDW	07/10/20	1:200 @ A3

JOB NO.:	DWG. NO.:	REVISION:
160	07	-

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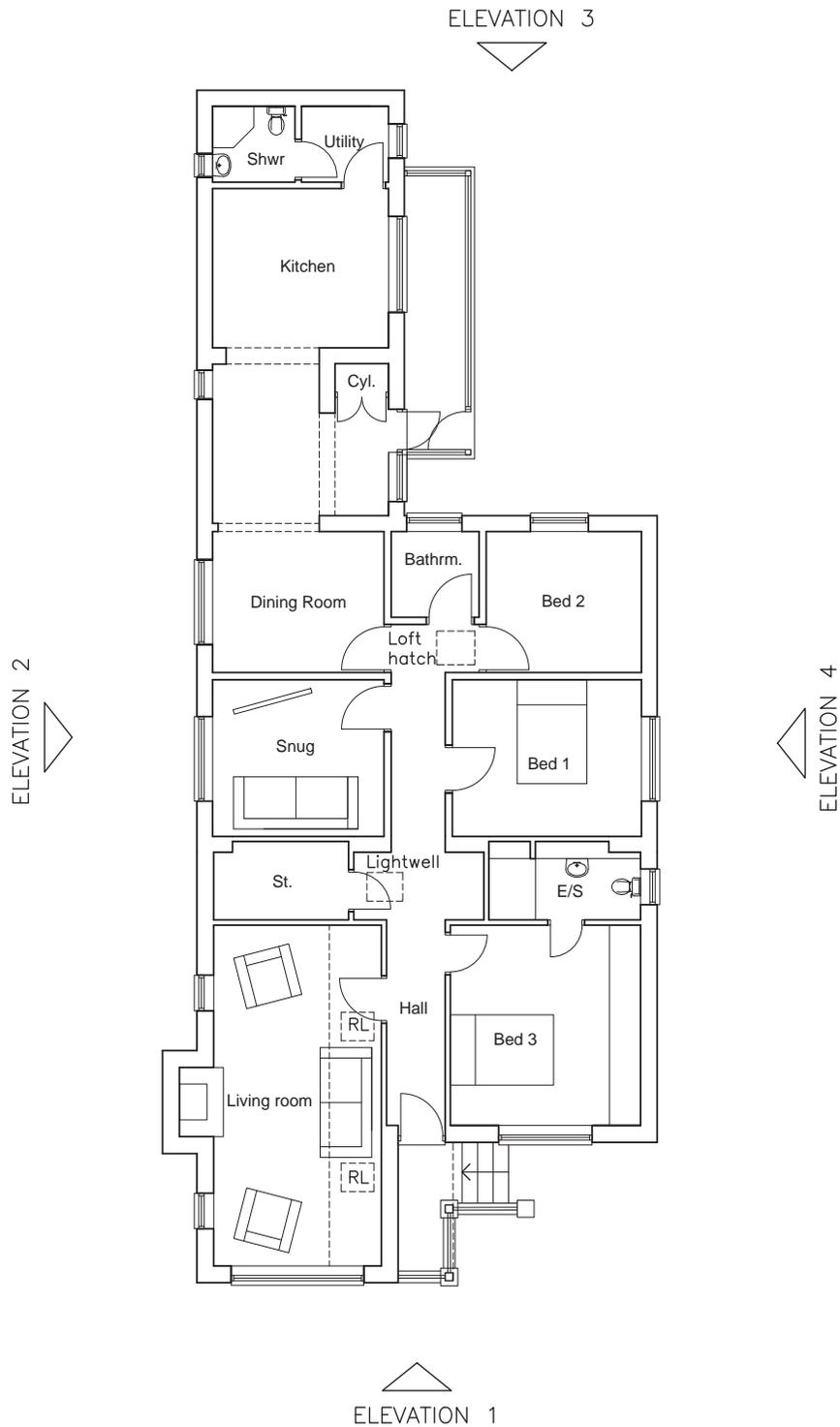
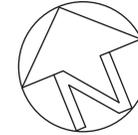
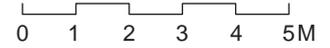
Sketch scheme	*
Planning Application	*
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CLIENT: Mr. C. Williams.		
PROJECT: Marwin, Vicarage Road, Rhydymwyn, Mold, Flintshire, CH7 5HL.		
DRAWING TITLE: Existing floor plan.		
DRAWN BY: EDW	DATE: 03/03/20	SCALE: 1:100 @ A3
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Sketch scheme	
Planning Application	*
Building Regulations Application	



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CLIENT: Mr. C. Williams.		
PROJECT: Marwin, Vicarage Road, Rhydymwyn, Mold, Flintshire, CH7 5HL.		
DRAWING TITLE: Proposed floor plan.		
DRAWN BY: EDW	DATE: 03/04/20	SCALE: 1:100 @ A3
JOB NO.: 160	DWG. NO.: 03	REVISION: -

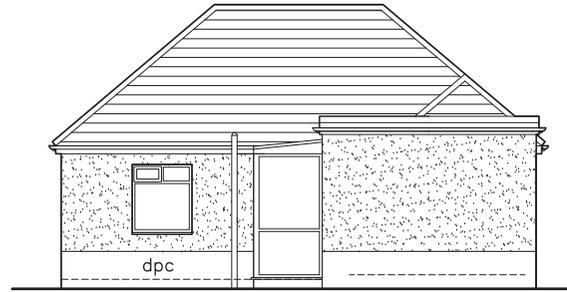
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Sketch scheme	*
Planning Application	*
Building Regulations Application	

0 1 2 3 4 5M

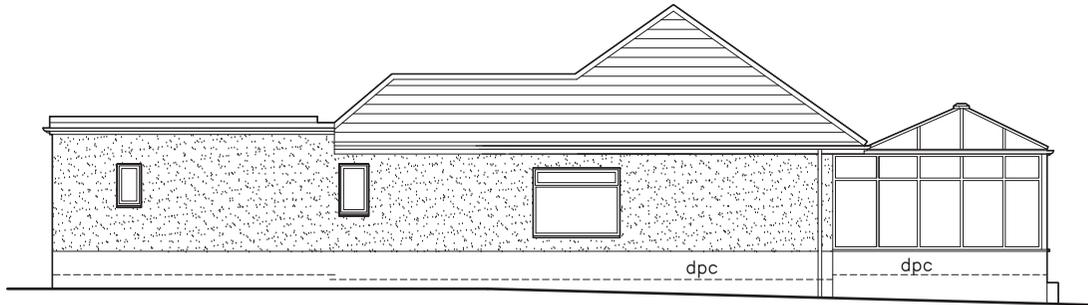


ELEVATION 1

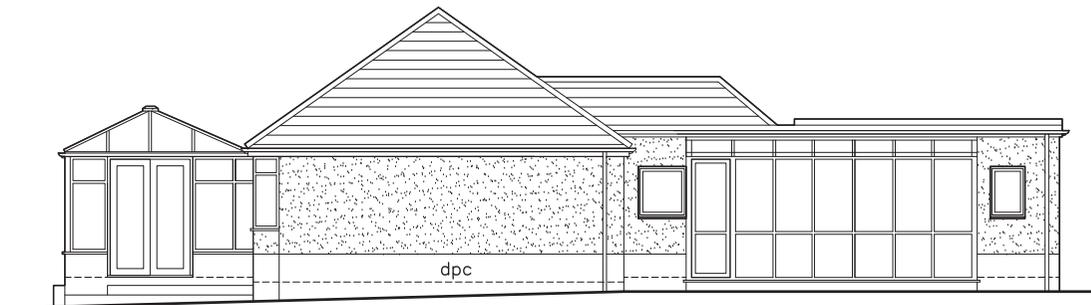


ELEVATION 3

EXISTING MATERIALS:
 Roof: Plain clay tiles.
 Walls: Clay facing brickwork and pebbledash.
 Windows and doors: Upvc.
 Rainwater goods: Pvc.



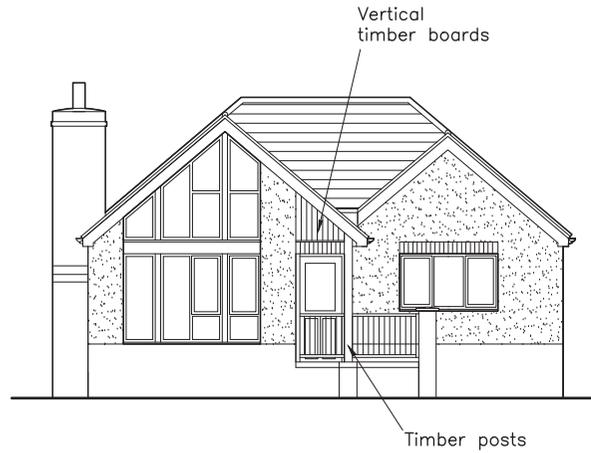
ELEVATION 2



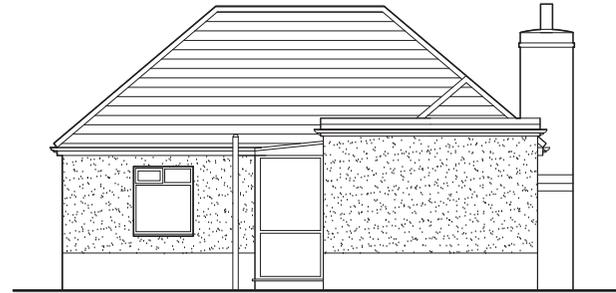
ELEVATION 4

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CLIENT: Mr. C. Williams.		
PROJECT: Marwin, Vicarage Road, Rhydymwyn, Mold, Flintshire, CH7 5HL.		
DRAWING TITLE: Existing elevations.		
DRAWN BY:	DATE:	SCALE:
EDW	04/03/20	1:100 @ A3
JOB NO.:	DWG. NO.:	REVISION:
160	02	-

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ELEVATION 1



ELEVATION 3

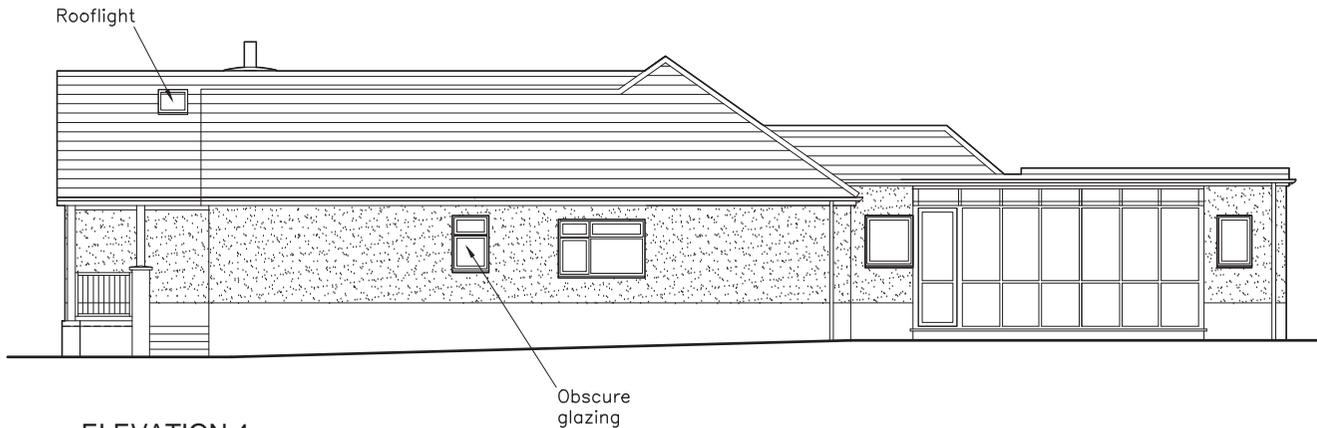
Sketch scheme	
Planning Application	*
Building Regulations Application	

0 1 2 3 4 5M

PROPOSED MATERIALS:
 Roof: Plain clay or concrete tiles.
 Walls: Clay facing brickwork and pebbledash to match existing.
 Windows and doors: Upvc.
 Rainwater goods: Pvc.



ELEVATION 2



ELEVATION 4

■ ■ ■ EDW Architecture Ltd. ■ ■ ■
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 CHESTER CH4 9DG. Tel: 01244 570765
 E-Mail: edward@edwarchitecture.co.uk

CLIENT:
 Mr. C. Williams.

PROJECT:
 Marwin, Vicarage Road, Rhydymwyn,
 Mold, Flintshire, CH7 5HL.

DRAWING TITLE:
 Proposed elevations.

DRAWN BY:	DATE:	SCALE:
EDW	03/04/20	1:100 @ A3

JOB NO.:	DWG. NO.:	REVISION:
160	04	A

Statement from Community Council

Written Statement to object to the Planning Application

(a) Application Reference Number - BMK/061229

(b) Statement by Cilcain Community Council

:

Proposal: Demolition of conservatory to front of bungalow, and erection of single storey front

Location: Marwin, Dolfechlas Road, Rhydymwyn, Flintshire

The Community Council **strongly objects** to the proposed development for the following reasons:

- (i) Having made local enquiries, the Community Council understands that the proposed development is closer to being 150% greater than the original footprint of the dwelling. On this basis the Council believes there is absolutely no point in having a '50% guideline' if the planning authority allows the footprint to be exceeded by 150%.
- (ii) The Council is concerned that information on the original footprint of this dwelling has not been provided with the application details. The Community Council should not have to make its own enquiries to establish the history of the site.
- (iii) A three bedroom proposed development of this size should have an appropriate size of recreational area at the rear of the dwelling. According to the block plan, the recreational area at the rear of this dwelling is extremely small. The proposal which increases the living space is not therefore appropriate.
- (iv) The Community Council objects to the frontage of the proposed extension protruding so far in front of the building line of the adjoining properties. The Council understands that the adjoining property (Tall Cedars) has a regulation right to an unimpeded side view of 45 degrees from the front window. The proposed development would contravene this regulation.

Yours faithfully

Statement from Local resident

Statement objecting to Planning Application 061229

Concerns relating to the direct impact the proposal would have on our neighbouring property and quality of life, in addition to the effect on the wider area.

Overdevelopment

This proposal would be the fourth extension to the property since 2000 and amounts to an approximate overall increase of 150% of the building's original footprint (see Appendix A). This level of development goes substantially beyond the 50% increase described in Council guidelines

This extensive development results in a dramatic increase in the density of buildings and a reduction in green space which is overwhelming, especially in relation to our neighbouring property.

Overdominance and loss of light

More specifically, the intention to build 28ft forwards from the principle elevation of other properties in the vicinity is inherently out-of-proportion and overly dominant in relation to the wider surroundings.

This would have a profound impact on our home and quality of life in particular, resulting in overshadowing and subsequent substantial loss of light to the front and side of our house, especially our main living area (see Appendix B). This is in addition to concerns around privacy, impact on air quality and the overall residential amenity of our property.

Overall impact

The over-development and over-dominance described would have a hugely adverse effect on the village more widely, especially due to its central location on the main highway. Reducing the existing open aspect of the area and the attractiveness and quality of life associated with the village.