

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **21<sup>st</sup> JULY 2021**

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

**SUBJECT:** **Erection of a side and ground floor rear extension**

**APPLICATION NUMBER:** **062917**

**APPLICANT:** **Mr S Harris**

**SITE:** **5 Alyndale Road, Saltney, Flintshire**

**APPLICATION VALID DATE:** **13<sup>th</sup> May 2021**

**LOCAL MEMBERS:** **Councillor Ms V Gay**

**TOWN/COMMUNITY COUNCIL:** **Saltney Town Council**

**REASON FOR COMMITTEE:** **Request from Local Member**  
Concerns over:

- Impact on the character and appearance of an area (design, appearance and intensity)
- Impact on highway safety (e.g. poor visibility, pedestrian safety, parking)
- Impact on community facilities

**SITE VISIT:** **Not requested**

**1.00 SUMMARY**

1.01 This item refers to a householder application for the erection of an extension to the side of the dwelling and for the erection of a family room extension to the rear. It is presented to Planning Committee at the request of the Local Member given concerns raised by constituents.

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

- 2.01
- Time limit on commencement
  - In accordance with approved plans
  - Materials to match existing

**3.00 CONSULTATIONS**

- 3.01 Local Member Councillor Ms Veronica Gay  
Requests determination by Planning Committee for the reasons stated above.

Saltney Town Council  
No response at time of writing.

Highways Development Control  
No objection.

Community and Business Protection  
No adverse comments.

**4.00 PUBLICITY**

- 4.01 Neighbour Notification

1no. letter in support received.  
1no. letter of objection on the following grounds:

- Planning approval would create a precedent by unbalancing a pair of semis as there are no side extensions with upper storeys the entire length of the existing property.
- Considers that a terracing effect would be created on a row of semi-detached properties.
- Reference to a “Impossibility in Principle” because of a lack of need of an upper story on an elevated side extension.
- Close location of more than one storey would take on an overbearing and depressing effect due to the narrow distance between the extension boundary and 7 Alyndale Rd property line
- The only approach to Englefield Avenue and Alyndale Rd is from a road junction which, if overcrowded development takes place post planning, could present problems i.e. in regard to parking and the existence of HMO’s.
- Essential measurements have been omitted from the drawings.

## **5.00 SITE HISTORY**

5.01 None

## **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

Supplementary Planning Guidance  
SPG Note 1 -Extensions and alterations  
SPG Note 2 - Space Around Dwellings

National Planning Policies:  
PPW Ed. 11  
TAN 12 – Design  
Future Wales: The National Plan 2040 (FWP 2040)

## **7.00 PLANNING APPRAISAL**

- 7.01 Site Description  
The application site comprises a semi-detached, two storey dwelling located on a moderate size plot with parking being accommodated off-road to the driveway at the front of the dwelling and a private amenity area extending to the rear. The surrounding area is predominantly residential with the application site located within a residential street with properties of very similar style being either two storey semi-detached or terraced dwellings.
- 7.02 Proposed Development  
Permission is sought for the erection of a two storey extension and single storey rear extension. The two storey extension is proposed to the south east side elevation of the existing dwelling. The proposed extension would project 2.1m from the existing side elevation, having a length of 7.39m. The proposed height is approximately 6.3m designed with a pitched roof that will have a lower ridge height than that of the existing roof by at least 1m. A small roof light is proposed on each roof slope. The side extension would also be set back from the existing front elevation by 0.75m.
- 7.03 To the rear of the dwelling an extension is proposed, projecting 4m, having a width of 5.1m and a maximum height to the pitched roof of 4.2m. To be used as a family room, bifold doors would face

rearwards with a small roof light proposed in each roof slope to provide light.

#### 7.04 The Main Issues

The main issues to be considered within the determination of this planning application are:

1. the principle of the development in planning policy terms,
2. the scale and form of the proposal and its effects upon the character and appearance of the surrounding area and
3. the effects of the proposal upon the living conditions of adjoining residents.

#### 7.05

##### Principle of Development

HSG12 states extensions or alterations to existing dwellings will be permitted provided that the proposal:

- is subsidiary in scale and form to the existing dwelling, and does not represent an overdevelopment of the site;
- respects the design and setting of the existing dwelling and surrounding area; and
- will not have an unacceptable impact on people living nearby.

7.06 GEN1 and D1 states that development should harmonise with the site and surroundings in terms of the siting, scale, design, layout, use of space, materials, external appearance and landscaping.

7.07 PPW11 introduces the concept of placemaking whose positive implementation through good design is to ensure peoples and community well-being. PPW states that good design is fundamental to achieving sustainable places and is not simply about the architecture of a building or development but the relationship between all elements of the natural and built environment and between people and places.

#### 7.08 Scale of Development

The scale of the proposed side extension is subordinate in terms of floor area to that of the original dwelling and would not represent an over development of the site, with sufficient curtilage available to accommodate the extension. The extension has been designed in accordance with the principles contained in SPG note no. 2 – Space around Dwellings, having a lower roof ridge line than that of the existing and a frontage which is stepped back from the principal elevation, thus creating a subservient form. The scale and form of the proposed rear extension are subordinate to that of the original dwelling and would not lead to an over development of the site. The proposal is compliant with the criteria contained in policy HSG 12 of the Flintshire Unitary Development Plan and guidance contained in Supplementary Planning Guidance Notes 1 and 2.

7.09 Character and Appearance

In terms of character and appearance the design of both extensions as proposed respect the design and setting of the existing dwelling and the surrounding area. A condition requiring the use of materials which match the existing dwelling will ensure the development further harmonises with its setting.

7.10 The two storey side extension has also been designed so as to avoid the 'terracing effect" which can result from two story extensions where the ridge line has not be reduced and by providing a visual break. The proposal is therefore compliant with the provision of policies GEN1, HSG12 and D2 of the Flintshire Unitary Development Plan and guidance contained in Supplementary Planning Guidance Notes 1.

7.11 Impact on adjacent Living Conditions

The property is positioned between no.3 and no.7 Alyndale Road. The impact of the living conditions of the occupiers of these properties is of fundamental importance in consideration of this application having regard to planning policy and Supplementary Planning Guidance 2 – Space Around Dwellings. Any impact upon no. 3 would only arise from the rear extension proposed. Given that this property has a rear extension of similar projection, the impact is considered minimal. There is no breach of the 25/45 degree rules as set out in SPG note 1 with regard to the relationship between these two properties. Furthermore it is considered that the proposal is an adequate distanced from the neighbouring dwelling at no. 7 and that the proposal would not prevent the reasonable enjoyment of the rear rooms or garden space for those existing occupiers.

7.12 I have considered the impact of the two storey side extension on the living conditions afforded to no. 7 Alyndale Road. Whilst it is accepted that the proposal would extend up to the boundary, steps have been taken to limit scale and massing, by maintaining a visual break from the existing dwelling. There are no side windows proposed to give rise to overlooking, and the orientation of the site is such that there would be no adverse loss of natural light. No. 7 Alyndale Road has the benefit of car port to its (NW) side elevation which the development would abut. Given this is not a principal room use, adverse impact resulting from the proposed extension is considered to be minimal. The proposal is compliant in this regard with the provision of policies GEN1, HSG12 and D2 of the Flintshire Unitary Development Plan and guidance contained in Supplementary Planning Guidance Notes 1.

7.13 Other Issues

Impact on Highway and Pedestrian Safety

The existing and proposed floor plans indicate that the property currently has 3 no bedrooms and that the extension will not change this. Your maximum parking standards suggest that 2 no parking spaces should be provided to serve a 3 bedroom dwelling. It appears that parking for 2 no vehicles already exists within the site. On this basis, the Highway Authority confirm that they have no objection to the proposal nor do they wish to make a recommendation on highway grounds.

7.14 Impact upon Community Facilities

There is no evidence within the submitted application that there would be any impact on Community Facilities.

7.15 Party Wall Act Implications

The developer must ensure compliance with the Party Wall Act 1996. However this is a process that lies entirely outside of the consideration of this planning application.

**8.00 CONCLUSION**

The proposal has been designed carefully to provide a visually acceptable form of development, which seeks to limit impact upon the neighbouring living conditions in accordance with Policies GEN 1, HSG 12 and D2 of the Flintshire Unitary Development Plan and its 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.

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: Jenni Perkins**  
**Telephone: 01352 703327**  
**Email: [jenni.perkins@flintshire.gov.uk](mailto:jenni.perkins@flintshire.gov.uk)**