

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **5TH FEBRUARY 2020**

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

SUBJECT: **OUTLINE APPLICATION FOR CONSTRUCTION OF TWO SEMI-DETACHED TWO STOREY HOUSES AT 128 MOLD ROAD, BUCKLEY.**

APPLICATION NUMBER: **059457**

APPLICANT: **MR. A. FRANCO**

SITE: **LAND TO REAR OF 128 MOLD ROAD, BUCKLEY**

APPLICATION VALID DATE: **28TH JANUARY 2019**

LOCAL MEMBERS: **COUNCILLOR MRS C.A. ELLIS**

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

REASON FOR COMMITTEE: **MEMBER REQUEST TO ASSESS ADEQUACY OF HIGHWAYS AND IMPACT ON AMENITY OF OCCUPIERS OF EXISTING DWELLINGS**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This outline planning application with all matters reserved for subsequent approval, proposes the erection of a pair of 2 storey semi-detached dwellings on land to the rear of 128 Mold Road, Buckley.

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

2.01 That subject to the applicant entering into a Section 106 Obligation or making an advance payment of £1,100 per dwelling in lieu of on-site

recreational provision, that planning permission be granted subject to the following conditions:-

1. Outline – Reserved Matters.
2. Outline – Time Limit.
3. Materials to be submitted and approved.
4. Siting, layout and design of means of access to be in accordance with details to be submitted and approved.
5. Adequate facilities to be provided and retained within the site for the parking and turning of vehicles.
6. No development to commence until land contamination survey has been submitted and approved.
7. Verification works to be completed where necessary prior to occupation of any dwelling.

2.02 If the Obligation pursuant to Section 106 of the Town & Country Planning Act (or outlined above) is not completed within six months of the committee resolution, the Chief Officer (Planning & Environment) be given delegated authority to REFUSE the application.

3.00 CONSULTATIONS

3.01 Local Member

Councillor Mrs C.A. Ellis

Request site visit and planning committee determination in order to assess the acceptability of development from a highway perspective given the relationship of the site to the existing pelican crossing and on the amenity of occupiers of nearby properties.

Buckley Town Council

No response received at time of preparing report.

Highway Development Control

No objection. Recommend that any permission includes conditions in respect of access, parking/turning and surface water run-off.

Community and Business Protection

No objection subject to the imposition of conditions to secure the submission of a land contamination survey and verification of associated remediation works if necessary, prior to occupation of any dwelling unit.

Welsh Water/Dwr Cymru

Note the proposal for foul flows from the development to be disposed of via the public sewerage system and surface water to be discharged into a soakaway.

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

2 letters of objection received, the main points of which can be summarised as follows:-

- Inadequacy of access/detrimental impact on highway safety.
- Impact on privacy/amenity of occupiers of existing dwellings.
- Ground Stability.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development Inside Settlement Boundaries.

Policy D1 – Design Quality, Location & Layout.

Policy D2 – Design.

Policy AC13 – Access & Traffic Impact.

Policy 18 – Parking Provision & New Development.

Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries.

Policy HSG8 – Density of Development.

Additional Guidance

Planning Policy Wales (PPW) – Edition 10

Supplementary Planning Guidance Note 2 – Space Around Dwellings.

7.00 PLANNING APPRAISAL

7.01 Introduction

This outline application proposes the erection of a pair of semi-detached dwellings on land to the rear of 128 Mold Road, Buckley. All matters are reserved for subsequent approval.

7.02 Site/Surroundings

The site the subject of this application amounts to approximately 0.7 hectares in area and comprises part of the curtilage area associated with 128 Mold Road (A549) to the north of its junction with Stanley Road. The site is located to the east of an existing cul-de-sac development at Mayfield Mews and a hairdressers operating from 132 Mold Road.

7.03 Proposed Development

Although submitted in outline, with all matters reserved for subsequent approval, indicative sketch plans submitted show the proposed development of 2 No. semi-detached properties to the rear of the existing dwelling at 128 Mold Road. Whilst this property has an existing access (to be retained as part of the development), vehicular access to serve the new development would be obtained from a new driveway located between the existing dwelling and 132 Mold Road, It is proposed that the dwellings would be 2 storey in height, the parameters for each unit being 5 m x 8.4 m x 7.5 m (high).

7.04 Main Planning Considerations

It is considered that the main issues to be taken into account in determination of this application are:-

- i. The principle of development
- ii. Adequacy of highways.
- iii. The impact on the character of the surrounding area.
- iv. Impact on living conditions of occupiers of existing/proposed dwellings.

7.05 In commenting in detail in response to the Main Planning Considerations outlined above, I wish to advise as follows:-

7.06 Planning Policy/Principle

The site is located within the settlement boundary of Buckley a Category A settlement as defined in the Flintshire Unitary Development Plan. In such locations the principle of development for general market housing is supported, subject to the safeguarding of relevant development management considerations.

7.07 The application site comprises the rear curtilage of an existing dwelling and would constitute the erection of dwellings to the rear of existing development which fronts onto Mold Road. The definition of whether the site comprises tandem development is an important consideration in determination of the application. The proposed development however retains the existing access to serve the existing dwelling and proposes a new access alongside the property. The acceptability of the development must be considered having regard to the main planning considerations listed in paragraph 7.04 of this report.

7.08 Adequacy of Access

Whilst the objections to the development on highway grounds are duly noted, consultation on the application has been undertaken with the Highway Development Control Manager. As a result no objection to the proposed development at this location is raised subject to the imposition of conditions relating to access, parking and turning and surface water run-off.

7.09 Impact on Character and Appearance

The area is characterised by a mix of detached, semi-detached and terrace units utilising different construction materials including facing brick and render. There is also a development of 13 No. 2 storey dwellings adjacent to the site's western boundary which focusses development around a cul-de-sac at Mayfield Mews accessed from the west of 132 Mold Road. Development to the rear of 128 Mold Road would not only be read in relation to the frontage development at this location but viewed against the context of the existing cul-de-sac development. The layout of development is similar to surrounding pattern and density of nearby dwellings. It is therefore considered the development within this urban environment would not represent overdevelopment and no adverse impact on the character and appearance of the area.

7.10 Impact on Living Conditions of Occupiers of Existing/Proposed Dwellings

Although submitted in outline, indicative plans submitted as part of the application illustrate the development of a pair of semi-detached dwellings accessed of a central turning head arrangement within the site. Of fundamental importance is ensuring that as part of any development that the living conditions of occupiers of existing/proposed dwelling are safeguarded as part of the development.

7.11 Whilst limited weight is to be attached to the indicative layout plan submitted, it does show that it is possible to develop the site to provide for a separation distance between the rear of 128 Mold Road and the frontage of the units of approximately 26 m. Both semi-detached units would also have garden depths of approximately 11 m and 128 Mold Road would retain a garden depth of approximately 10m.

7.12 The orientation of the dwellings on Nos 2, 4, 6 & 8 of Mayfield Mews is such that the habitable rooms in the rear elevations are parallel to and within approximately 6 m of the common site boundary within the application site. The occupiers of these existing dwellings are adjacent to and currently have views into the rear curtilage of the existing property. The indicative layout produced, indicate that it would be possible to develop the site with no direct interface distances with the proposed units and those existing units which would back onto the access and associated turning head serving the proposed development.

7.13 Nos 10 & 12 Mayfield Court occupy corner plots within the cul de-sac development, at an approximate 45 deg angle to the common site boundary, their closest points being within approximately 9m. The proposed units as shown on the illustrative layout can be sited to ensure that there is no direct interface relationship between the units adjacent to the site boundary. The relationship between the proposed

and all existing dwellings as referenced above would be acceptable in accord with Supplementary Planning Guidance Note 2 (SPGN2) – Space Around Dwellings.

7.14 Other Considerations

Whilst the concern/objection relating to ground stability is noted, this is an issue which would be addressed from a building control perspective during the construction phase of the development in the event of permission being granted.

8.00 **CONCLUSION**

Whilst the objections to the development are duly noted, it is considered that the site is physically capable of accommodating a pair of semi-detached dwellings, whilst maintaining adequate separation distances between the existing and proposed dwellings having regard to SPGN2 – Space Around Dwellings. The scale of development is in my view reflective and sympathetic to the character of existing development in proximity to the site and there is no objection from the Highway Development Control Manager. It is therefore recommended 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

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