

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **2ND SEPTEMBER 2020**

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

SUBJECT: **HOUSEHOLDER APPLICATION FOR A SINGLE
STOREY SIDE EXTENSION**

**APPLICATION
NUMBER:** **061296**

APPLICANT: [REDACTED]

SITE: **FERN BANK,
OLD WARREN,
BROUGHTON,
CH4 0EG**

**APPLICATION
VALID DATE:** **30TH APRIL 2020**

LOCAL MEMBERS: **COUNCILLOR D BUTLER
COUNCILLOR M LOWE**

**TOWN/COMMUNITY
COUNCIL:** **BROUGHTON & BRETTON COMMUNITY
COUNCIL**

**REASON FOR
COMMITTEE:** **APPLICANT IS A LOCAL AUTHORITY STAFF
MEMBER INVOLVED IN THE PLANNING
PROCESS**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a householder planning application for the proposed erection of a single storey side extension at Fern Bank, Old Warren, Broughton.

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

2.01 Conditions

1. Time limit on commencement
2. In accordance with approved plans

3.00 CONSULTATIONS

3.01 Local Member
 Councillor D Butler
 No Objection

Councillor M Lowe
 No comments received

Broughton Bretton Council
 No Objection

Clwyd Powys Archaeological
 No Objection

Airbus Operations Ltd
 No aerodrome safeguarding objection

4.00 PUBLICITY

4.01 The application was publicised by way of Neighbour Notification Letters.

 At the time of writing no neighbour consultation responses have been received.

5.00 SITE HISTORY

5.01 No previous planning history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
 Policy GEN1 General Requirements for Development
 Policy GEN3 Development in the Open Countryside
 Policy D1 Design Quality, Location and Layout
 Policy D2 Design
 Policy HSG12 House Extensions and Alterations

Supplementary Planning Guidance
 SPGN No 1. Extensions and Alterations to Dwellings

SPGN No 2. Space Around Dwellings

7.00 PLANNING APPRAISAL

7.01 Proposal and Site description

The dwelling is a single storey bungalow within a substantial plot, at the south side of Old Warren. The bungalows side elevation fronts the road. There are a number of single storey outbuildings to the east and rear of the site.

7.02 It lies at the end of a row of properties, general residential in nature but with the immediate neighbour being a depot. To the north and west to site looks onto areas of open countryside. The dwelling is set back from the road with a single point of vehicle access.

7.03 The proposal is a single storey extension on the southern elevation (side) to provide a modern open plan kitchen dining area. The proposal incorporates minor changes to existing doors and windows to facilitate the revised internal arrangements. It also introduces grey composite cladding to the extension as well as the side elevation which fronts Old Warren.

7.04 Main Issues:

The main issues to be considered in determination of this planning application relate to :

- a) Principle of the development
- b) Scale and Design
- c) Impacts upon Living Conditions

7.05 Principle of the Development.

The dwelling lies just north of the settlement boundary of Broughton. Whilst policy generally directs new development to existing settlements, Policy GEN3 (c) permits extensions to existing buildings.

7.06 The principle of the extension is therefore acceptable.

7.07 Scale and Design

The proposal is for a modest extension and general refurbishment of the existing dwelling. The extension (4m x 9.2m) is to the south and would not dominate views from the road. It would be visible in views from the north and west, albeit filtered by landscaped boundaries and set against a backdrop of built form comprising the sites outbuildings.

The height of the extension is below the existing ridge and it appears subservient in scale to the main building.

7.08 The use of composite cladding on both the proposed extension and the existing side elevation, together with roof tiles to match existing,

will modernize the existing building in a sensitive and cohesive way.

- 7.09 Overall, the extension is subsidiary in scale and form, retains a generous sized garden and uses materials to deliver a cohesive design. As such we consider the proposal satisfies the aims of Policy HSG12 and SPGN 1

7.10 Impacts upon Living Conditions

There are windows in the extension but these are some 14m from the nearest boundary and screened by the existing outbuildings. Furthermore the adjacent occupier is not residential in use. The proposed extension is not considered to have any impact upon the living conditions of nearby residents, thus satisfying the requirements of Policy HSG12.

8.00 CONCLUSION

- 8.01 Whilst the site is located outside of the defined settlement boundary, the proposal comprises a well-designed, modest extension, delivering improved accommodation for which there is policy support. The location of the extension is discrete, it is of an appropriate scale and there is no identified harm.
- 8.02 This type of development is positively supported within PPW 10 as a sustainable development making effective use of the land. Clear direction is given to Planning Authorities to encourage such development which supports the pattern of built form within the settlement and respects adjacent properties.
- 8.03 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.
- 8.04 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.
- 8.05 The Council has had due regard to its public sector equality duty under the Equality Act 2010.
- 8.06 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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