

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **25<sup>th</sup> SEPTEMBER 2024**

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

**SUBJECT:** **GROUND FLOOR EXTENSION TO THE REAR OF THE HOUSE TO PROVIDE A NEW KITCHEN SPACE AND ENHANCE FAMILY LIVING AREA AND A DOWNSTAIRS SHOWER ROOM AND SEPARATE TOILET TO AID DISABILITY.**

**APPLICATION NUMBER:** **FUL/000497/24**

**APPLICANT:** **BILL CREASE, QUAYCRAFTS**

**SITE:** **BURTON HOUSE, CHURCH HILL, CONNAHS QUAY, DEESIDE, CH5 4AD**

**APPLICATION VALID DATE:** **25/06/2024**

**LOCAL MEMBERS:** **COUNCILLOR D OWEN**

**TOWN/COMMUNITY COUNCIL:** **CONNAHS QUAY TOWN COUNCIL**

**REASON FOR COMMITTEE:** **APPLICANT IS AN ELECTED MEMBER**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This householder application proposes the ground floor extension to the rear of the dwelling to provide a new kitchen space and family living area as well as providing a downstairs shower room and separate toilet to aid a person with a disability at Burton House, Church Hill, Connahs Quay. The proposal has been assessed having regard to the principle of development, detailed matters of scale, form and impact upon surroundings, all of which are deemed to be acceptable and a recommendation of approval is made.

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

- 2.01
- 1) The development hereby approved shall be commenced before the expiration of five years from the date of this permission.
  - 2) The development shall be carried out in accordance with the following approved plans and documents:
    - Application form Received 25/06/2024
    - Location Plan Received 25/06/2024
    - Existing Ground Floor Plan - Dwg 2 Received 25/06/2024
    - Existing First Floor Plan - Dwg 3 Received 25/06/2024
    - Existing Elevations - Dwg 4 Received 25/06/2024
    - Proposed Roof Plan 2 - Dwg 5 Rev 01 Received 25/06/2024
    - Proposed Ground Floor Plan - Dwg 6 Rev 01 Received 25/06/2024
    - Proposed First Floor Plan - Dwg 7 Rev 01 Received 25/06/2024
    - Proposed Roof Plan - Dwg 8 Rev 01 Received 25/06/2024
    - Proposed Elevations - Dwg 9 Rev 01 Received 25/06/2024
    - Green Infrastructure Statement - Received 24/07/2024

### **3.00 CONSULTATIONS**

#### 3.01 Local Member

Councillor D Owen

No response at time of writing.

Connahs Quay Town Council

No response at time of writing.

Highways DC

No objections

Community & Business Protection

No objections.

Built Heritage

No objections.

### **4.00 PUBLICITY**

#### 4.01 Neighbour Notification

No responses received.

## **5.00 SITE HISTORY**

5.01 019607 Proposed lean-to carport. Approved 11/08/92.

## **6.00 PLANNING POLICIES**

6.01 Flintshire Local Development Plan  
STR4 Principles of Sustainable Development  
STR5 Transport and Accessibility  
STR13 Natural and Built Environment, Green Networks and Infrastructure  
PC1 The Relationship of Development to Settlement Boundaries  
PC2 General requirements for development  
PC3 Design  
HN5 House Extensions and Alteration  
PC5 Transport and Accessibility

Supplementary Planning Guidance  
SPGN1 Extensions and Alterations to Dwellings  
SPGN2 Space around dwellings

National Planning Policies:  
Planning Policy Wales – Edition 12 (Feb.2024)  
Future Wales: The National Plan 2040 (FWP 2040)

## **7.00 PLANNING APPRAISAL**

7.01 Site Description  
The site is a detached two-storey dwelling, located in a residential area within the Settlement Boundary of Connah's Quay as defined in the Flintshire Local Development Plan. The site has parking area to the front and large garden to the rear.

7.02 Proposed Development  
This householder application proposes the erection of a ground floor extension to the rear of the dwelling which involves an infill extension together with demolition of existing breakfast room, garage and workshop and replacement with dining room, kitchen, snug and ground floor shower room and toilet to aid disability. An existing workshop building will remain. The proposed extension will be single storey with flat roof containing nine roof lights. A new window is proposed to the front elevation replacing the garage room. The side elevation will remain blank with two sets of bifold doors to the rear.

7.03 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 effects upon the visual appearance and character of the area
- 3) The effects upon the amenities of adjoining residents
- 4) The effects upon highways

7.04 Principle of Development

Policy HN5 of the Local Development Plan states that extensions or alterations to existing dwellings will be permitted provided that the proposal:

- a) is subsidiary in siting, scale and form to the existing dwelling, and does not represent an overdevelopment of the site;
- b) respects the existing dwelling and surroundings in terms of design and materials;
- c) will not have an unacceptable impact on the living conditions of occupiers of adjoining developments.

7.05 It is considered that the proposal complies with the above criteria for Policy HN5 along with Policies PC1, PC2, PC3 and PC5 of the Local Development Plan for the reasons set out below in this report.

7.06 In addition to the above policies consideration has been given to the guidance with regards to extensions and space around dwellings contained in Supplementary Planning Guidance Notes 1 and 2 with which the application accords.

7.07 Furthermore, PPW12 references the concept of placemaking whose positive implementation through good design is to ensure the well being of people and communities. 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 The principle of the proposed development accords with both local and national planning policy.

7.09 Scale of Development

The proposed rear extension is small in scale and largely within the footprint of buildings to be demolished. Therefore, it is considered that the existing rear garden area can more than accommodate the new development whilst ensuring that the dwelling will retain adequate amenity space once built. Therefore, the proposals are not an overdevelopment of the site.

7.10 Character and Appearance

The proposed materials are considered to match and complement the existing dwelling, whilst the replacement of the existing garage and workshop will enhance the appearance of the dwelling. It is therefore

considered that there would be no adverse impact upon the character and appearance of the property or surrounding area. The proposals harmonise with and are subsidiary to the existing dwelling. The proposals are therefore compliant with the provision of policies PC2, PC3 and HN5 of the Flintshire Local Development Plan.

7.11 Living Conditions

The property sits within an area of residential dwellings. 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.

7.12 There have been no representations received from the neighbouring properties.

7.13 With regards to the neighbouring properties, the proposed extension will largely replace existing structures. The extension is single storey and will be screened by the existing boundaries between the properties. There are no new windows on either side elevation and the proposed rooflights are within flat roofs. Therefore, it is not considered to be overbearing nor cause a loss of privacy or light. Overall, the proposal will not impact the living conditions of neighbouring properties.

7.14 Impact on nearby Listed Buildings

The application site is located approximately 75m away from St Marks Church and Lychgate which are both Grade II Listed Buildings. St Mark's Church dated is 1836 and is listed as a good early 19<sup>th</sup> century church, the simple gothic detail of the exterior contrasting with the late Georgian character of the interior. The Lychgate is listed as a well-detailed early 20<sup>th</sup> century memorial lychgate in Arts & Crafts tradition, and for group value with the church of St Mark.

7.15 The Council's consideration of the application has established that the site is located at an oblique angle to the heritage assets and across a busy main distributor road. Furthermore, the proposed scheme comprises works to be located to the rear of the existing dwelling and therefore, it is considered that the proposals would not adversely impact any of the nearby Listed Buildings.

7.16 Scheme for Biodiversity Enhancement

The applicant confirms that a wildlife pond is to be added to the garden area together with an area of grass to become a mini wildflower meadow. In addition, five fruit trees have been planted to supplement the ageing apple and cherry trees in the garden, and additional trees are to be planted to create a woodland area. Furthermore, a "hedgehog hotel" and "logpile" are to be created using some of the dead timber from the ageing fruit trees and a composting bin is to be used to process garden waste. These provisions are

included within the Green Infrastructure Statement and are considered to be in accordance with Policy STR13 of the Flintshire Local Development Plan and Planning Policy Wales Edition 12.

## **8.00 CONCLUSION**

8.01 To conclude, the proposal is designed to harmonise with the existing dwelling and surrounding area. The proposal would not have a detrimental impact on the character of the surrounding area. The proposal has been designed carefully to limit the impacts of the neighbouring living conditions. Therefore, the proposal complies with policies PC1, PC2, PC3, HN5, and PC5 of the Local Development Plan and Supplementary Planning Guidance 1 and 2.

8.02 It is recommended that planning permission be granted subject to the imposition of conditions as set out in section 2 above.

### **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

**Contact Officer:** Nicola Drury  
**Telephone:** 01352 703259  
**Email:** nicola.drury@flintshire.gov.uk