

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **28<sup>th</sup> MARCH 2018**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING AT 8 TAI MAES, MOLD**

**APPLICATION NUMBER:** **057900**

**APPLICANT:** **MR MARK HODGKINSON**

**SITE:** **8 TAI MAES, MOLD**

**APPLICATION VALID DATE:** **19<sup>th</sup> DECEMBER 2017**

**LOCAL MEMBERS:** **CLLR BRIAN LLOYD**

**TOWN/COMMUNITY COUNCIL:** **MOLD TOWN COUNCIL**

**REASON FOR COMMITTEE:** **LOCAL MEMBER REQUEST DUE TO OVERBEARING NATURE, PROXIMITY TO BOUNDARY AND LOSS OF PRIVACY**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This is a householder application for the erection of a two storey rear extension at 8 Tai Maes, Mold.
- 1.02 The main issue for consideration is the impact upon neighbouring residential living conditions.

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

- 2.01
1. Time limit on commencement
  2. In accordance with plans and particulars

3. Windows annotated W1, W2 and W3 will be obscure glazed and non-opening up to 1.7m when measured from internal floor height.

### **3.00 CONSULTATIONS**

#### 3.01 Local Member

Councillor Brian Lloyd

Requests committee determination with site visit due to overbearing nature, proximity to boundary and loss of privacy.

Mold Town Council

No objection.

Head of Public Protection

No adverse comments.

Natural Resources Wales

No objection to the proposal.

### **4.00 PUBLICITY**

#### 4.01 Neighbour Notifications

Two responses received from the owners/occupiers of neighbouring properties who object on the following grounds:

- Overbearing and over-dominant;
- Overlooking;
- Loss of light;
- Size of the extension;
- Unacceptable reduction in size of garden; and
- Does not meet separation distances.

### **5.00 SITE HISTORY**

5.01 No relevant history

### **6.00 PLANNING POLICIES**

#### 6.01 Flintshire Unitary Development Plan

Policy GEN1 – General Requirements for Development

Policy D2 – Design

Policy HSG12 – House Extensions and Alterations

Supplementary Planning Guidance Note No. 2 Space Around Dwellings

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

Planning permission is sought for the erection of a two storey extension to rear of the dwelling at 8 Tai Maes, Mold.

### **7.02 Site Description**

The property is a detached dwelling on a residential estate of mixed house types. To the front of the site there is off-road parking provision with access to the rear where there is private amenity space and an existing conservatory.

### **7.03 Proposed Development**

The proposal is to erect a two storey extension to the rear, which replaces the existing conservatory. The extension allows the ground floor living accommodation to be reconfigured and provides new accommodation in the form of study and kitchen/diner/snug. At first floor the proposal introduces a fifth bedroom with ensuite. The two storey extension projects to the rear by 4 metres, has a ridgeline that is 500mm lower than the original and creates a gable elevation that has two windows as first floor. These two windows serve the new bedroom. There is also a new window proposed in the side elevation to serve another bedroom. These three windows are drawn onto the plans with clear annotation to confirm that the lower panels shall be fixed and fitted with obscured glazing with top openers only (at 1700mm from floor level).

### **7.04 Main Issues**

Policy HSG 12 (a) requires that an extension is subsidiary in scale and form to the existing dwelling. The proposed extension extends 2/3 of the width of the existing dwelling with the proposed ridgeline 500mm lower than the main ridgeline. The proposal is therefore subsidiary in scale to the main dwelling and it not considered to be overbearing.

The form of the extension is considered to subsidiary given that the plot can accommodate the proposal whilst still providing private 'L' shaped amenity space of approximately 130 sq. metres which is 60 sqm in excess of the SPGN2 guidance requirements for new dwellings. The garden is however 'L' shaped and it would be 12m at it longest and 8m long at its shortest following implementation of the proposal. The SPGN is clear that an overall garden length is a standard to be applied to new development. The proposal would provide 130sqm of private garden space which would remain in a usable shaped and well-related to the dwelling it therefore broadly complies with the aims of Supplementary Planning Guidance Note No. 2 Space Around Dwellings in relation to private garden space for dwellings.

With regards to design the proposed extension has been designed to

respect the existing dwelling and the local setting and therefore complies with point b of Policy HSG 12.

Policy HSG12 (c) considers unacceptable impact on people living nearby. There are two habitable windows introduced in the first storey of the proposal which are 18.5 m from the rear elevation of the nearest property. SPGN 2 Space Around Dwellings has a recommended interface distance of 22m between facing bedroom windows. It is therefore proposed that the lower panes of those windows are obscure glazed and non-opening. Similarly an existing bedroom will have a side facing window of which the lower panes will be obscure glazed and non-opening. A condition has been imposed to secure this which it is considered mitigates any concerns with regard to overlooking.

#### Other matters

7.05

An objection has been received in relation to loss of light. The proposed extension would be positioned 2m West from the common boundary to nearest neighbour at No 6. The loss of light may be considered a material consideration in the planning balance. However, in these circumstances this matter attracts very little weight because of the subsidiary scale and orientation of the proposal to the West of the neighbouring dwelling which would not adversely affect the reasonably expected enjoyment of any rooms or garden space at No 6.

### **8.00 CONCLUSION**

8.01 It is considered that this proposal is in accordance with Planning Policy HSG12 and broadly in compliance with the aims of the guidance contained within SPGN 2 Space Around dwellings.

#### Other Considerations

8.02

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: Lauren Eaton-Jones**

**Telephone: 01352 703299**

**Email: [lauren.eaton-jones@flintshire.gov.uk](mailto:lauren.eaton-jones@flintshire.gov.uk)**