

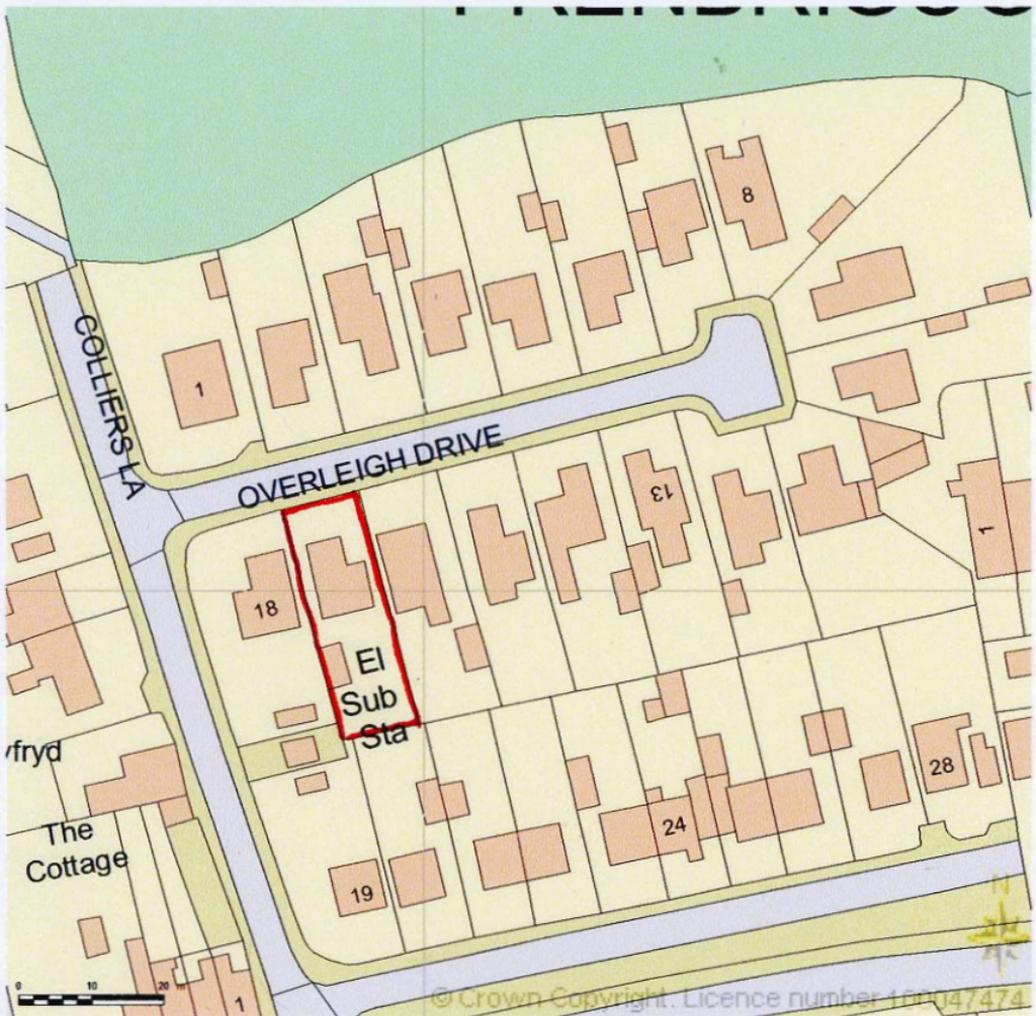


Sir y Fflint
Flintshire
COUNTY COUNCIL

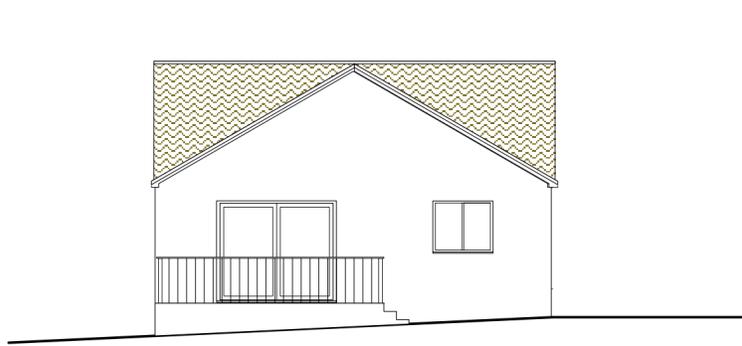
Planning, Environment & Economy,
Flintshire County Council, County Hall,
Mold, Flintshire, CH7 6NF.
Chief Officer: Mr Andrew Farrow

Legend	<p>This plan is based on Ordnance Survey Material with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100023386. Flintshire County Council, 2021.</p>
	Planning Application Site
	Adopted Flintshire Unitary Development Plan Settlement Boundary
Map Scale	1:1250
OS Map ref	SJ 2663
Planning Application	61817

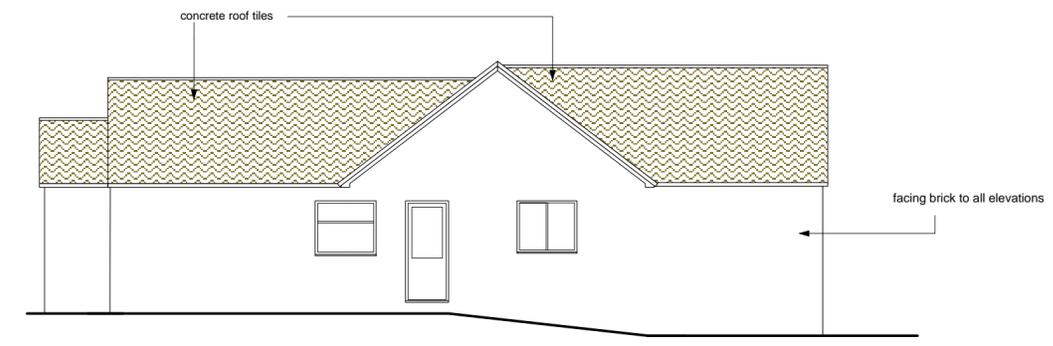
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 326513, 364011



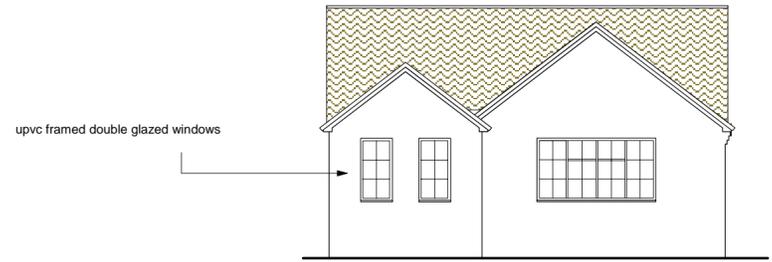
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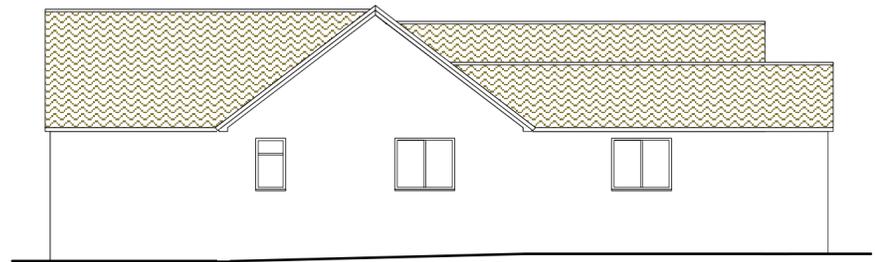
Proposed Rear Elevation



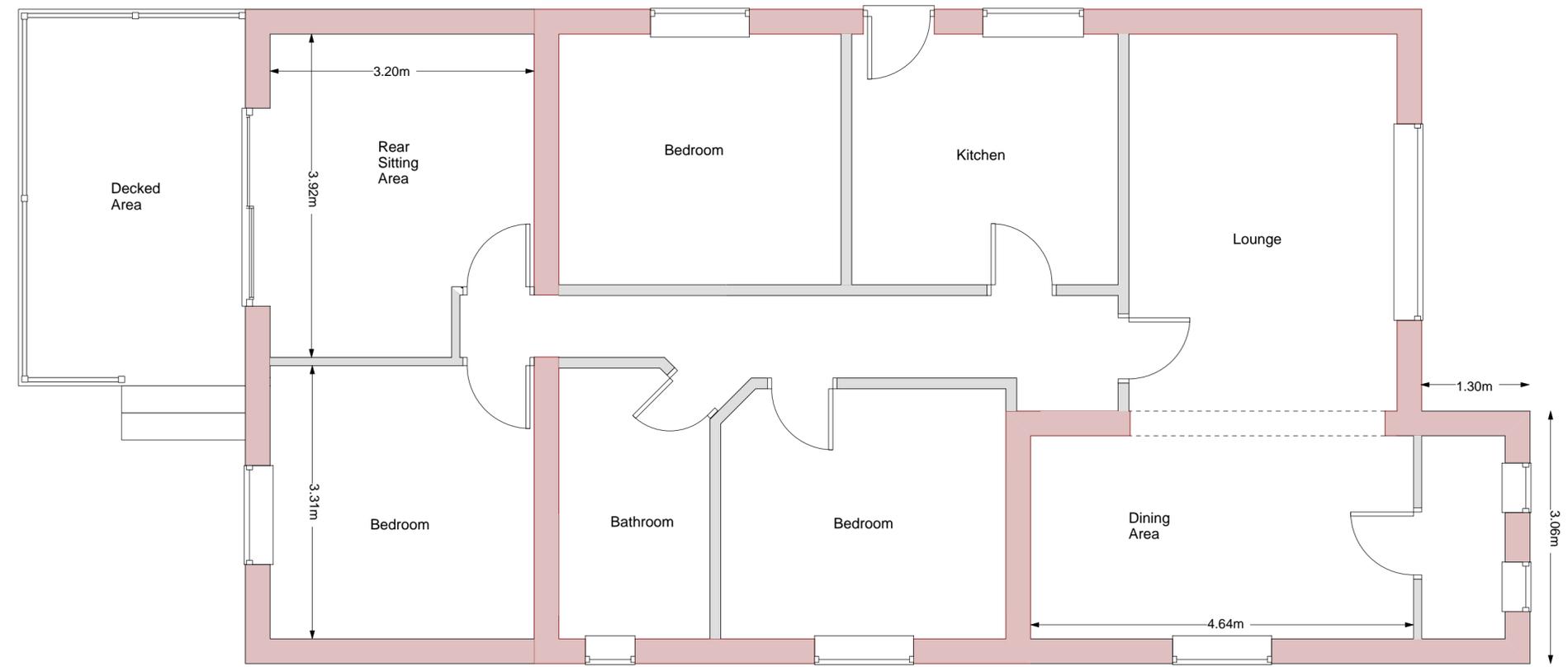
Proposed LHS Elevation



Proposed Front Elevation



Proposed RHS Elevation



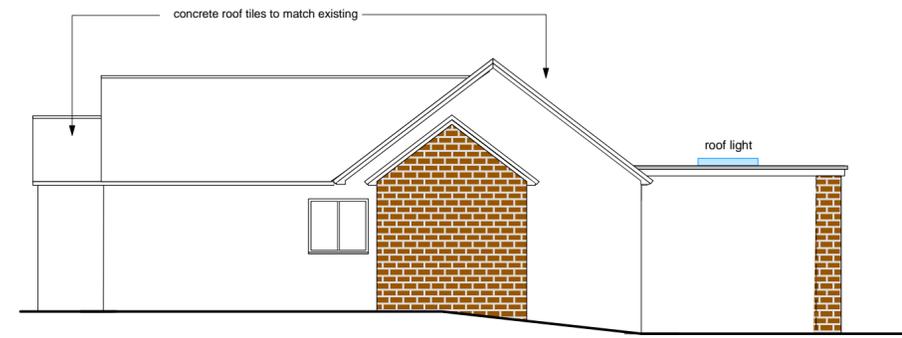
Proposed Plan

Mr. J. Makaruk, 17, Overleigh Drive, Buckley	
Existing Layout as of 2020	
Dwg No. M16/6	Rev.
Scale 1/50, 1/100 @ A2	Date Dec 2020
Drawn by: JNL DESIGN Tel: 07792 595 480	

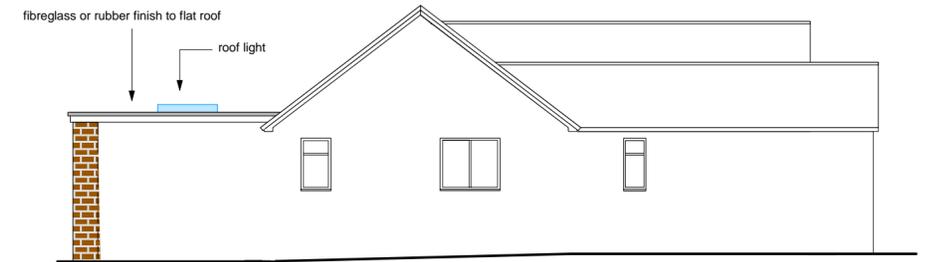


Proposed Rear Elevation

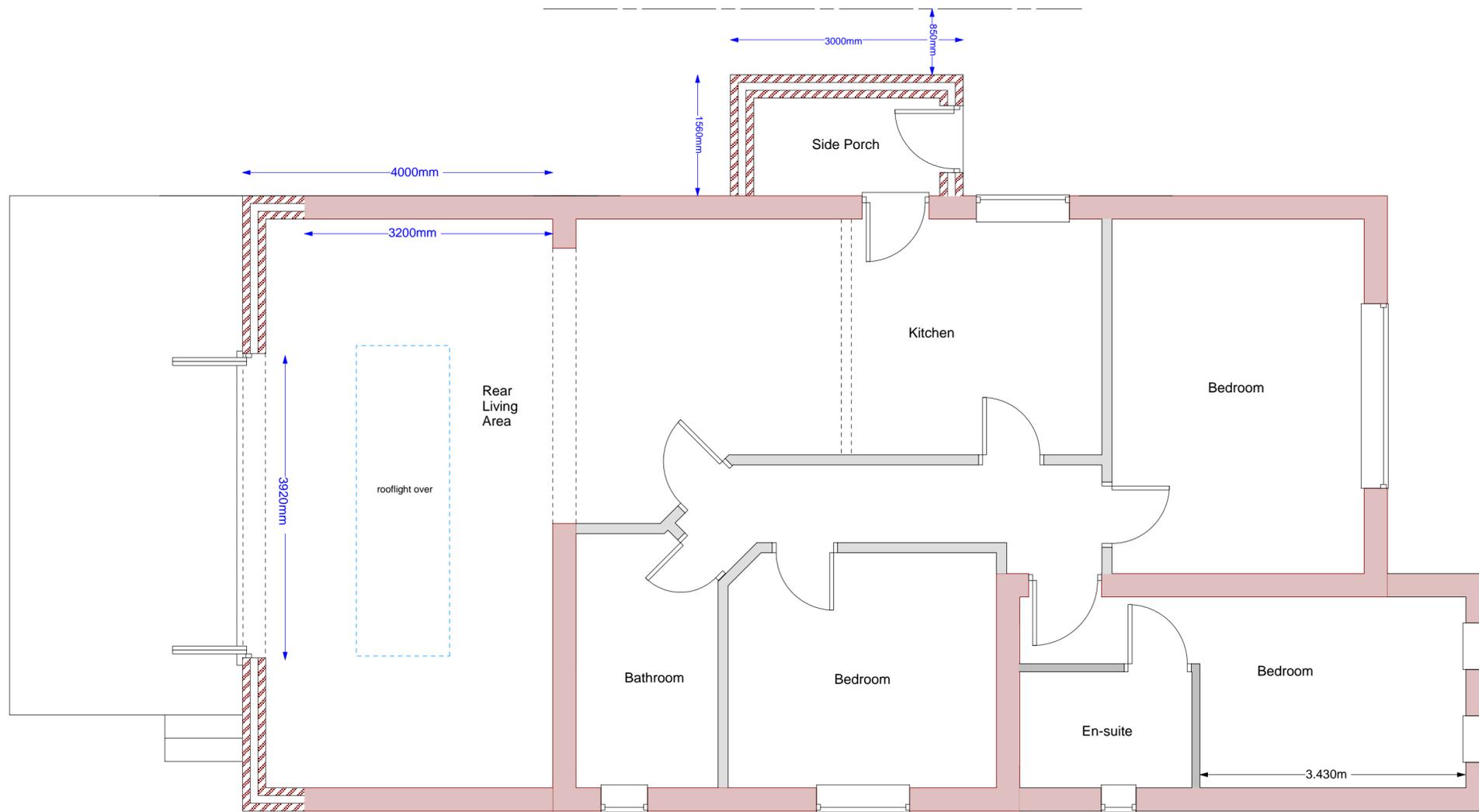
Proposed Front Elevation



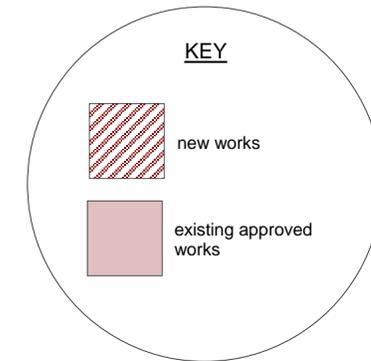
Proposed LHS Elevation



Proposed RHS Elevation



Proposed Plan

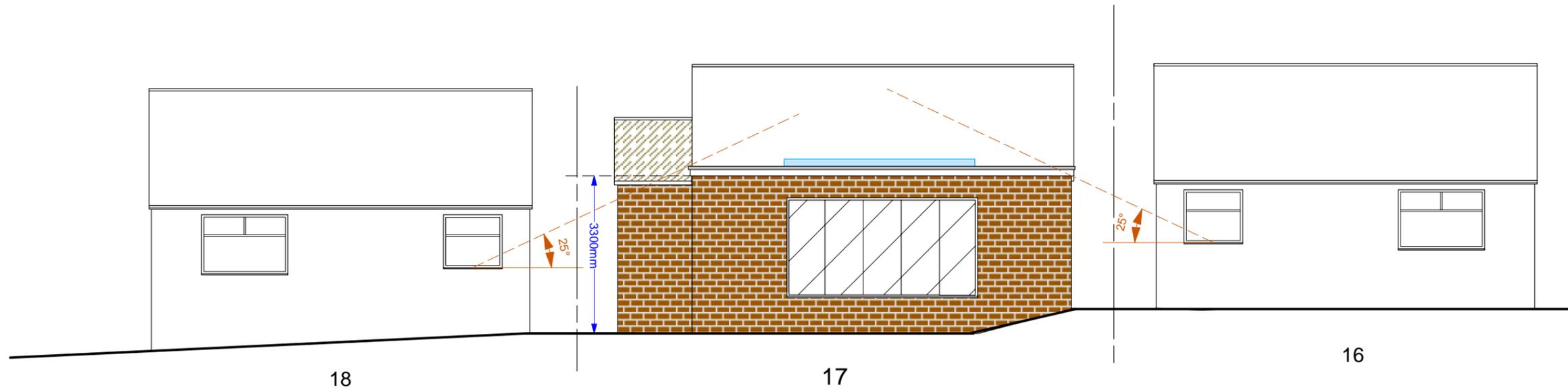


Mr. J. Makaruk,
17, Overleigh Drive,
Buckley

Proposed Premises

Dwg No. M16/7	Rev.
Scale 1/50, 1/100 @ A2	Date Dec 2020

Drawn by: **JNL DESIGN**
Tel: 07792 595 480



Proposed Rear Elevation

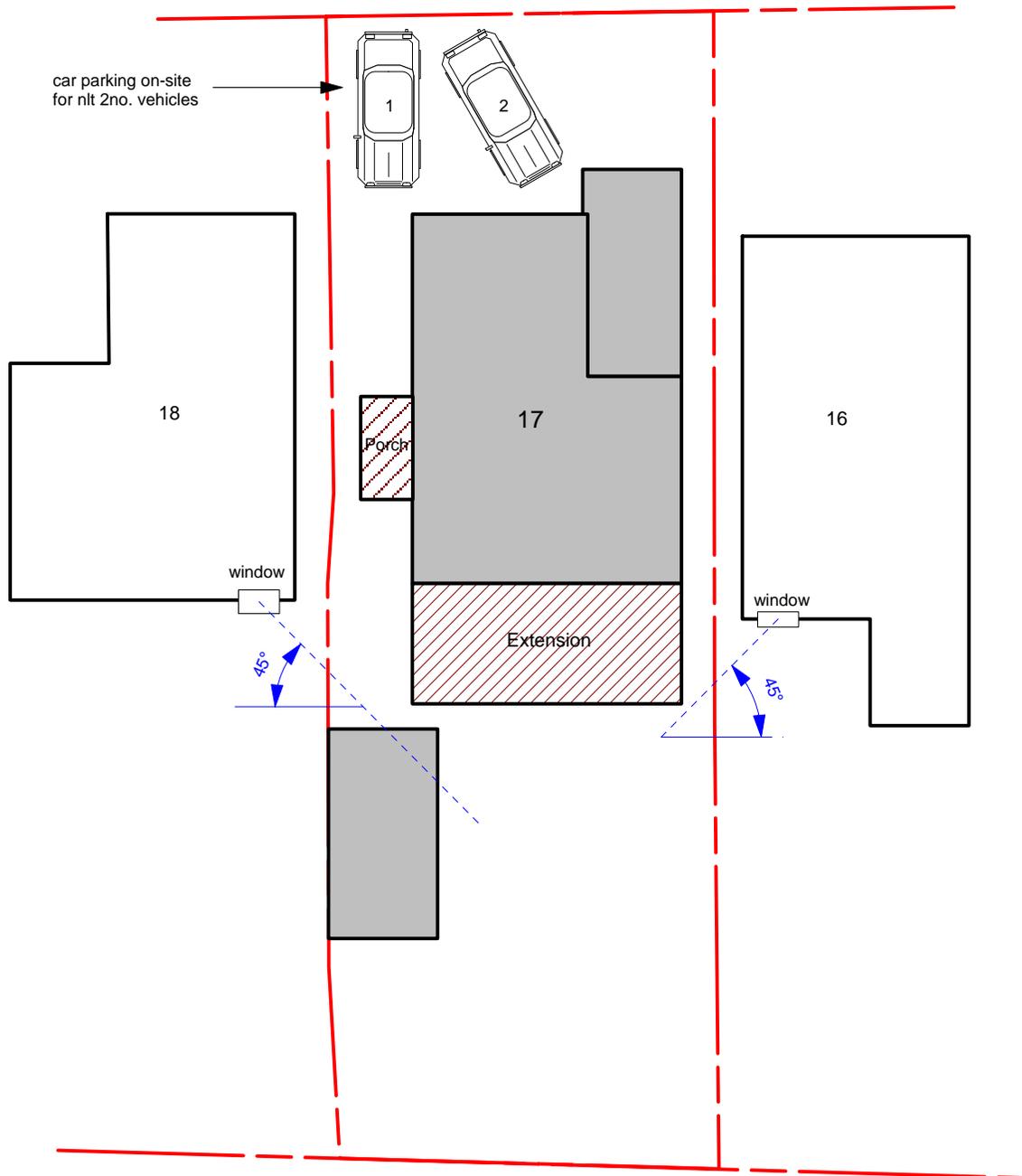
Mr. J. Makaruk,
17, Overleigh Drive,
Buckley

25 Degree Elevation

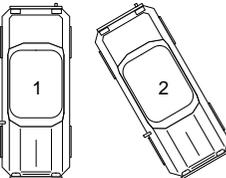
Dwg No.	M16/7	Rev.	
Scale	1/100 @ A3	Date	Dec 2020

Drawn by: **JNL DESIGN**
Tel: 07792 595 480

OVERLEIGH DRIVE



car parking on-site
for nit 2no. vehicles



18

17

16

Porch

Extension

window

window

45°

45°

Rev B - Dec 2020 - 45dgs marker shown
Rev A - Oct 2020 - car spaces added

Mr. J. Makaruk,
17, Overleigh Drive,
Buckley

Site Plan

Dwg No.	M16/3	Rev.	B
Scale	1/200 @ A4	Date	Feb 2015

Drawn by:
JNL DESIGN
Tel:07792 595 480

Statement from neighbour

Dear Sir / Madam

Thank you for your email regarding the above planning application (061817 and 053265).

This application states it is just for the replacement of a flat roof in lieu of a pitched roof, to which I have no objection.

Our main concern is the work previously completed which, to our knowledge, exceeds plans drawn up on 15/02/2015 Ref.053265 (decision date 15/04/2015).

Our main concerns are :-

- the infringement beyond the building line on the frontage of the property
- the depth and height of the extension at the rear of the property
- the insertion of two windows encroaching upon our privacy opposite our main bedroom window

At no point of this construction had we been notified of any extensions to 17 Overleigh Drive, from either the Planning Dept / Flintshire CC / the builders or house holder.

We have been kept completely in the dark at ALL stages of the work. No consideration has been given to any neighbourly concerns whatsoever and we find it most distressing that so much development has been allowed without relevant planning consent / decisions.

Statement from applicant

Please accept this email as my personal statement for the committee review regarding application 061817;

Thanks you for taking the time to review the proposed plans for my property. When I started the building work, I believed we were completing everything to permitted development, so we didn't apply to have the already approved plans altered. Through a council review we learned that we had gone slightly higher than the permitted development parameters. This was an honest mistake, we stopped work straight away and applied for the amended planning approval. we took this opportunity to amend the previously approved plans from a pitched roof to a flat roof. Given the number of rear extensions for the other properties on the road, and to stay in line with our neighbours rear extension, we felt we should make an effort to alter the design so it didn't look out of place.

We would be extremely grateful if you would look favourably on our application, it was not our intention to build outside of guidelines, it was simply human error. Our home will be one of the last properties on the street to complete a large extension. There will be little to no impact for our neighbours given we live on a hill, and below their ground level. all proposed action within the planning application complies with permitted development, with the exception of the one wall being slightly higher than allowed without planning. This would be very difficult to comply with as our garden slopes away.

Statement from Ward Member

Revisions to the original planning application 053265 for the above property were made in December 2019 under drawing number M16/2 Revision A. These are extensive alterations! Under what previous application number were the revision A proposals approved?

The application form for current application 061817 states under description of works only states:

Flat roof to rear extension replacing a previously approved pitched roof (Drawing M16/2 revision B)

The officer planning appraisal for the original application 053265 is flawed, by the omission of important relevant information.

The appraisal states: There is a window proposed in the side elevation, serving the dining room, which faces the flank wall of the neighbouring property (16) and causes no adverse impact.

However, a window was introduced into a bedroom on plan M16/2 under application 053265 which faces an existing window at number 16 Overleigh Drive **which does cause an adverse impact**. This did not form part of the planning appraisal and the adverse impact was not considered. This requires a review under the current application **to remove the adverse impact on number 16. (Plan M16/1 part of application 053265 shows the pre application property with NO window in the bedroom facing number 16)**

Current application 061817 shows plan M16/3 revision B with 45 degree markers shown in relation to the extension. Are the markers shown in relation to the extension 3.2 meters from the original property or the revised 4.0 metres from the original property?. Plan M16/3 requires the extension dimension adding relative to the 45 degree markers.

A front door introduced adjacent to the dining room under application 053265, (replacing an original external door) has subsequently been removed. No external escape route now exists at the front of the property. This is of concern and requires further investigation.