

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

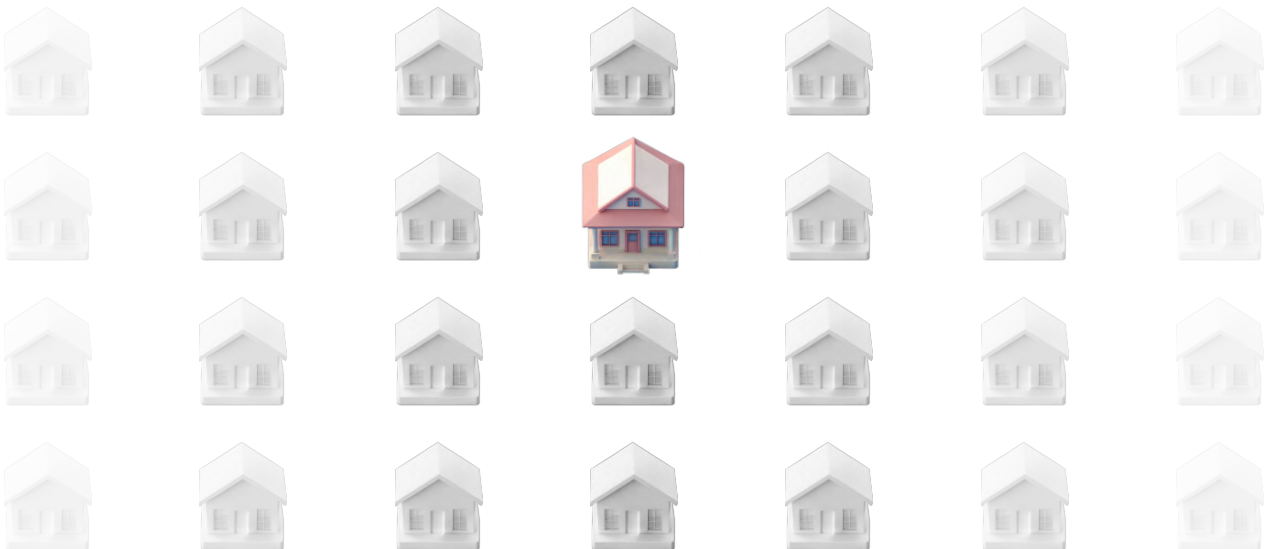
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

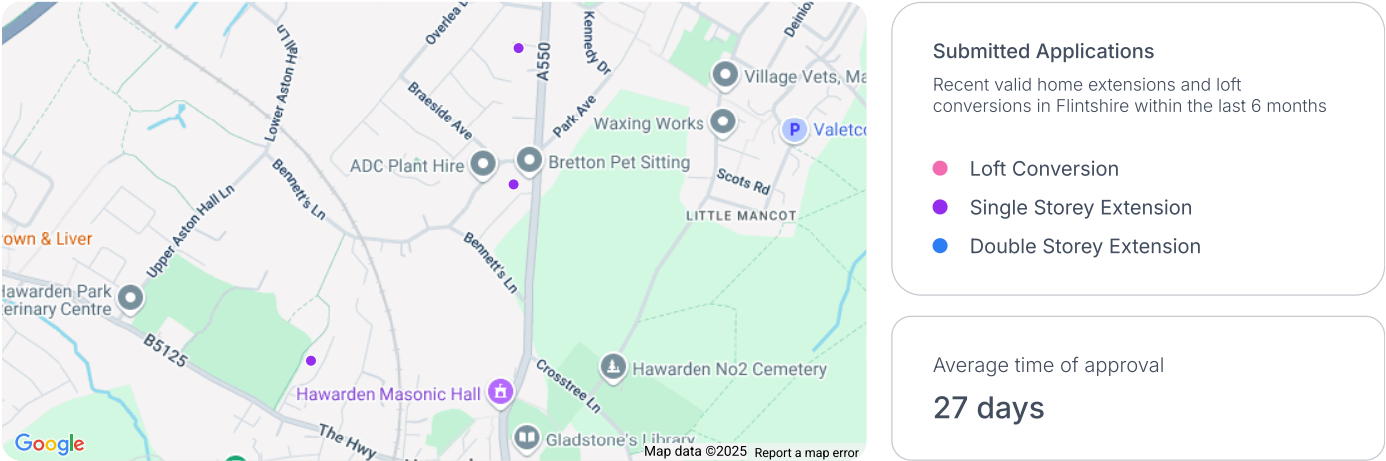
The Nest,, Bennetts Lane, Deeside, CH5 3HG

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



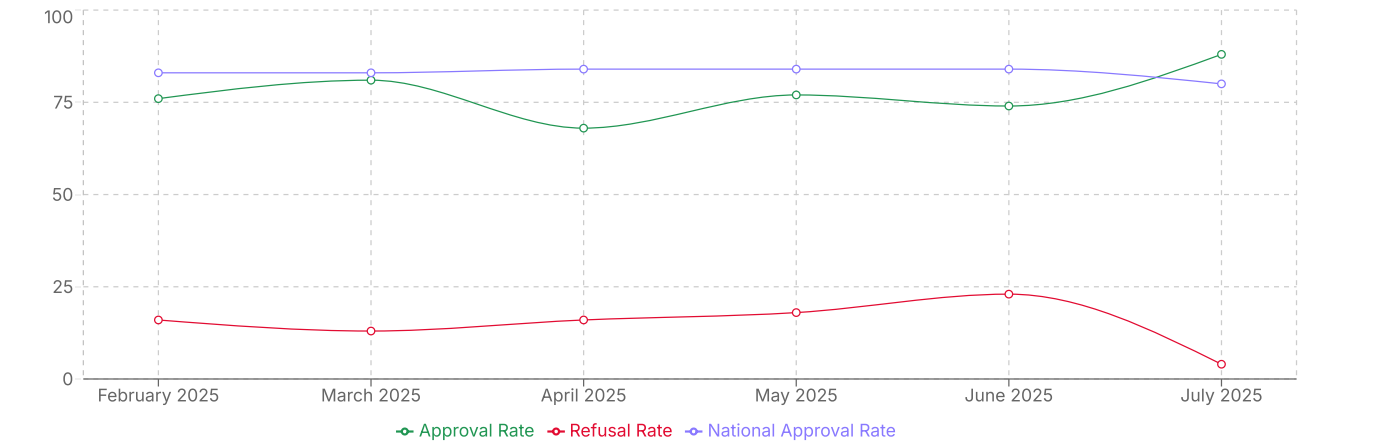
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **94% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

1

The number of loft conversions

that have been approved in the last 6 months in Flintshire council

0

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

-10 days

An estimated timeline

for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Flintshire. Here are our recommendations based on common refusal points to consider when preparing your application.

- Conduct a thorough assessment of the potential impacts on the residential amenity of neighboring properties to avoid unacceptable disruptions.
- Design the loft conversion in accordance with local planning policies (especially GENERIC 1 and HSG12) to ensure it aligns with the character and rules of the area.
- Consider the existing pattern of development in the area to avoid creating a cramped or overdeveloped appearance with the loft conversion.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

4 Fieldside Hawarden Deeside 3JB CH5

● 86 meters away

[ref OUT/000905/23](#)

22.02.2024



Loft Conversion

Approved

15 Penlan Drive Hawarden Deeside 3HP CH5

● 165 meters away

[ref 060922](#)

18.03.2020



Loft Conversion

Approved

89 Gladstone Way Hawarden Deeside 3HE CH5

● 248 meters away

[ref 059595](#)

15.04.2019

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **98% chance** of obtaining planning permission for a single storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

76

The number of single storey extensions

that have been approved in the last 6 months in Flintshire council

2

The number of single storey extensions

that have been approved within a 500m radius to you in the last 6 months

49 days

An estimated timeline

for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Flintshire. Here are our recommendations based on common refusal points to consider when preparing your application.

- Conduct a thorough assessment to avoid overdevelopment by considering the size and scale of the extension in relation to the existing property.
- Consult with a planning professional to refine design elements and ensure that the extension does not significantly alter the character of the existing dwelling.
- Provide clear visual representations (such as elevations and plans) to demonstrate how the extension harmonizes with the existing building.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

113 Overlea Drive Hawarden Deeside 3HR CH5

● 96 meters away

[ref FUL/000857/23](#)

Approved

05.12.2023



Single Storey Extension

Oakmere Nursing Home Bennetts Lane Hawarden Deeside 3HG CH5

● 121 meters away

[ref 055795](#)

Approved

09.11.2016



Single Storey Extension

Pantile Cottage Bennetts Lane Hawarden Deeside 3HG CH5 ● 141 meters away

[ref 058630](#)

Approved

03.09.2018

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **92% chance** of obtaining planning permission for a double storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

13

The number of double storey extensions
that have been approved in the last 6 months in Flintshire council

0

The number of double storey extensions
that have been approved within a 500m radius to you in the last 6 months

40 days

An estimated timeline
for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Flintshire. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure that the proposed double-storey extension is subsidiary in scale and form relative to the existing dwelling to maintain its character.
- Thoroughly review and comply with the Flintshire Unitary Development Plan policies, particularly GEN1, HSG12, and D2, to meet local planning standards.
- Provide evidence of the historical use of the land as a separate residential unit for a minimum of four years if relevant to support compliance claims.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

15 Fieldside Hawarden Deeside 3JB CH5

● 142 meters away

[ref 061482](#)

Approved

26.08.2020



Double Storey Extension

23 Fieldside Hawarden Deeside 3JB CH5

● 184 meters away

[ref 055930](#)

Approved

11.01.2017



Double Storey Extension

42 High Park Hawarden Deeside 3EF CH5

● 246 meters away

[ref 062986](#)

Approved

04.08.2021

Previous Applications Overview

The Nest, Bennetts Lane, Deeside, CH5 3HG

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at The Nest, Bennetts Lane

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Other Applications at The Nest, Bennetts Lane

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



24 New Applications submitted

within 500m in the last year.

95 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Garden Room (Replacement)

Replacement of existing conservatory with timber framed garden room

1 Fieldside Hawarden Deeside 3JB CH5

● 23 meters away

[ref 063226](#)

05.10.2021

Approved

2 Dormer Bungalows (Replacement)

Replacement of existing bungalow with two new four-bedroom dormer bungalows and associated external works.

4 Fieldside Hawarden Deeside 3JB CH5

● 86 meters away

[ref OUT/000905/23](#)

22.02.2024

Approved

Outbuilding (Side Extension)

Single storey side extension to existing outbuilding

113 Overlea Drive Hawarden Deeside 3HR CH5

● 96 meters away

[ref FUL/000857/23](#)

05.12.2023

Approved

Cottage Extension & Garden Alterations

Lounge and garage extension to Pantile Cottage, including demolition of existing garage. Alterations to garden and bo...

Pantile Cottage Bennetts Lane Hawarden Deeside 3HG CH5

● 141 meters away

[ref 057953](#)

21.02.2018

Refused

House (Extension)

Proposed single storey side & rear wraparound extension

15 Fieldside Hawarden Deeside 3JB CH5

● 142 meters away

[ref 062433](#)

27.04.2021

Approved

Single Storey Extension (Lawful Development Certificate)

Application for a lawful development certificate for the proposed single storey extension to rear of property

6 Hillside Hawarden Deeside 3HQ CH5

● 147 meters away

[ref 057063](#)

22.06.2017

Approved

House (Extension & Conversion)

Rear extension and garage conversion

7 Penlan Drive Hawarden Deeside 3HP CH5

● 149 meters away

[ref 062833](#)

16.06.2021

Approved

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

2 Dwellings (Conversion)

Conversion of one semi detached dwelling into 2 dwellings

27 Gladstone Way Hawarden Deeside 3HE CH5

● 334 meters away

[ref 063222](#)

17.01.2022

Approved

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria
in the last 8 years.