

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

DATE: **16TH JANUARY 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **APPEAL BY MR. & MRS P. & C.E. HEWITT AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE CONSTRUCTION OF A LOFT EXTENSION BY RAISING PART OF THE EXISTING EXTERNAL WALLS AND ROOF TO ACCOMMODATE A BEDROOM, DRESSING ROOM AND EN-SUITE BATHROOM AND WITH NEW ROOF WINDOWS IN THE EXISTING RETAINED PART OF THE ROOF AT STONELEIGH, BAGILLT ROAD, HOLYWELL.**

1.00 APPLICATION NUMBER

1.01 049514

2.00 APPLICANT

2.01 Mr. & Mrs P. & C.E. Hewitt

3.00 SITE

3.01 Stoneleigh, Bagillt Road, Holywell

4.00 APPLICATION VALID DATE

4.01 29th February 2012

5.00 PURPOSE OF REPORT

5.01 To inform Members of the appeal decision against refusal of planning permission for the construction of a loft extension by raising part of the existing external walls and roof at Stoneleigh, Bagillt Road, Holywell. This application was refused under delegated powers on 23rd April 2012. Subsequently a written representations Householder Appeal was made on 22nd October 2012 and the Inspector reported back on

17th December 2012.

6.00 REPORT

- 6.01 The Inspector considered the main issues to be the effect of the proposal on the character and appearance of the dwelling and the surrounding area.
- 6.02 The Inspector noted that the dwelling was symmetrical in appearance. He noted that the dwelling had been extended with a conservatory and the other rear recess had a first floor balcony. He also noted that there was a garage to one side linked to the house by a wall, but that overall the identity of the house was clearly discernable. He commented that there was balance and proportionality to the appearance of the dwelling.
- 6.03 The proposal would raise the roof at the rear by one storey extending by similar extent the rear wing to form a gable. The side elevations would be raised so that the result would be a gable end instead of a hipped roof. The front roof slope would also be raised, but to a lesser extent than the rear, and new roof lights would be installed on this slope. The resultant effect would be to form an asymmetrical roof shape with higher eaves to the rear than the front. This change the inspector considered would appear incongruous and disproportionate because the balance and symmetry of the property would be lost by this addition. At the rear end of the property the proposed roof slope would be much shorter than the front, and the ridge point would as a consequence be moved towards the rear. The rear elevation would change from a two to a three storey and the identity of the dwelling would be entirely lost from this perspective, and when seen from a distance across the wooded valley from Old Bagillt Road. From the footpath in front of the property this change would also be noticeable when walking up the slope. The inspector noted that the property as it appears is quite imposing on higher ground and despite the landscaping in the front garden its profile is evident, and would be significantly altered by the proposed development
- 6.04 The Inspector therefore considered the proposal would cause a significant visual imbalance and fundamentally alter its symmetry, which would conflict with Flintshire Unitary Development Plan (UDP) Policy HSG12. This requires extensions to dwellings to be subsidiary in scale, and respect the design and setting of the existing dwelling and the surrounding area. He also found the proposal conflicts with UDP Policies GEN1 and D2, which considers design, scale and form and seeks to ensure that the development harmonises and protects the character of the locality.

7.00 CONCLUSION

- 7.01 The Inspector concluded that the proposal would harm the character

and appearance of the dwelling and the surrounding area and concluded that the appeal should be dismissed.

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