

FLINTSHIRE COUNTY COUNCIL

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

DATE: **15TH MAY 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **APPEAL BY MR. JOHN HENRY AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR APPLICATION FOR REMOVAL OR VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION REF: 048059 TO VARY MATERIALS TO BE USED IN THE DEVELOPMENT AT CHERRY TREE COTTAGE, HAFOD ROAD, GWERNAFFIELD - DISMISSED**

1.00 APPLICATION NUMBER

1.01 050053

2.00 APPLICANT

2.01 MR JOHN HENRY

3.00 SITE

3.01 CHERRY TREE COTTAGE, HAFOD ROAD, GWERNAFFIELD, CH7 5ES

4.00 APPLICATION VALID DATE

4.01 28th August 2012

5.00 PURPOSE OF REPORT

5.01 To inform Members of the appeal decision, following the refusal under officer delegated powers of a full planning application for the removal or variation of Condition No. 3 of planning permission ref 048059 to vary materials to be used in the development at Cherry Tree Cottage, Hafod Road, Gwernaffield. The appeal was considered by way of an exchange of written representations and was DISMISSED.

6.00 REPORT

6.01 BACKGROUND AND MAIN ISSUE

Planning permission has been granted for a replacement dwelling on site. The proposed dwelling was shown to be built of brick, and the Appellant objects to the condition which requires that external wall

materials should be finished in smooth render.

6.02 The Inspector saw the main issue as the implication of varying the disputed condition would have on the character and appearance of the Area of Outstanding Natural Beauty (AONB).

6.03 **REASONS**

The Inspector notes that within the area around the appeal site there are a variety of house styles, with only three being predominantly constructed of brick, the remainder finished in painted render. A public footpath adjoins the appeal site to the east. The AONB boundary includes the row of properties on Hafod Road whilst the houses on the opposite side of the road are outside the designation.

6.04 The Inspector notes that the extensive areas of walling would be visible from the public footpath and from the road side and considers that these and other viewpoints from the Gwernaffield approach would be significant as they look into the AONB.

6.05 In the context of the appeal site, the Inspector considers the brickwork would appear harsh and an overall contrasting material to the predominance of rendered wall in the immediate area. Large areas of brick walling, when viewed from the footpath would appear stark for a development which is situated immediately adjacent to an area of dense foliage and rising topography.

6.06 The Inspector notes the examples of other brick buildings cited by the appellant. He also notes the assessment of this particular part of the AONB, but states there is no dispute that the site is within it, and although located on the fringe of the landscape designation, the view into the AONB is important in terms of its scenic quality. Whilst the view of the development from the south may not be so apparent, the view from the footpath and the roadside looking towards the development and from within the AONB is significant.

6.07 Although the Inspector noted that there is no blanket policy for render for development within the AONB, he considered the use of brick in the context of this site would not harmonise with the surroundings. Therefore the proposal would conflict with Development Plan Policy.

7.00 CONCLUSION

7.01 The Inspector concludes that the implication of varying the disputed condition would harm the character and appearance of the Area of Outstanding Natural Beauty. Having considered all other matters raised, none outweigh his conclusion on the main issue and the appeal is dismissed.

Contact Officer: Celeste Ringrose
Telephone: (01352) 703235
Email: celeste.ringrose@flintshire.gov.uk