

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY, 24<sup>TH</sup> JULY 2013**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **FULL APPLICATION - ERECTION OF A TWO STOREY EXTENSION INCLUDING BALCONY TO EXISTING BARN AT DEER LODGE, CYMAU**

**APPLICATION NUMBER:** **050430**

**APPLICANT:** **MR M PRICE**

**SITE:** **DEER LODGE, FFYNNON FARM, THE CYMAU, FLINTSHIRE**

**APPLICATION VALID DATE:** **25<sup>th</sup> JULY 2013**

**LOCAL MEMBERS:** **COUNCILLOR HILARY ISHERWOOD**

**TOWN/COMMUNITY COUNCIL:** **LLANFYNYDD COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **MEMBERS WILL BE ABLE TO SEE THE LAY OUT OF THE SITE AND NEIGHBOURING PROPERTIES.**

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

MEMBERS WILL BE AWARE THAT THIS APPLICATION WAS REPORTED TO COMMITTEE ON 17<sup>th</sup> APRIL 2013 WHEN ITS DETERMINATION WAS DEFERRED IN ORDER TO NEGOTIATE AN AMENDED SCHEME TO REDUCE THE SCALE OF THE PROPOSED EXTENSION. NEGOTIATIONS HAVE BEEN UNDERTAKEN AND AN AMENDED SCHEME SUBMITTED. THE AMENDED SCHEME IS STILL CONSIDERED TO BE OUT OF SCALE AND CHARACTER WITH THE ORIGINAL DWELLING AND THE APPLICATION IS PRESENTED BACK TO COMMITTEE WITH MY ORIGINAL RECOMMENDATION OF REFUSAL. THE MINUTES OF THE 17<sup>TH</sup> APRIL COMMITTEE PREVIOUS COMMITTEE REPORT ARE ATTACHED AS APPENDIX 1

**1.00 SUMMARY**

1.01 This householder application seeks planning permission for the erection of a two storey extension with balcony to the rear of Deer

Lodge, The Cymau, Flintshire. The main issue in regard to this application is the scale, design and form of the proposed extension in relation to the existing dwelling, which is a converted barn.

**2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS**

2.01 In the opinion of the Local Planning Authority the proposed development by virtue of its form, design and scale, would have a detrimental impact on the agricultural character of the building and would detract from the rural character of the area. As such the proposal is contrary to Policies GEN 1, D2 and HSG12 of the Flintshire Unitary Development Plan and Local Planning Guidance Note 1: Alterations and Extensions.

**3.00 CONSULTATIONS – No further representations have been received in regard to the amended plans.**

3.01 Local Member

Councillor Hilary Isherwood

Requests the application be referred to Committee with site visit so that members can see the character of the site and existing building.

Town/Community Council

Llanfynydd Community Council

Members felt that a pre-planning discussion needed to be undertaken as there is insufficient information with reference to parking facilities and whether the proposed development is in keeping with its surroundings and other properties.

Head of Assets and Transportation

No objection and no recommendations on highway grounds. Highway Supplementary Notes to be attached to any planning permission.

Head of Public Protection

No adverse comments.

**4.00 PUBLICITY**

4.01 Site Notice, Neighbour Notification

1 letter of objection has been received on the following grounds:

- Proposed materials do not match existing development
- Impact of proposed parking on existing courtyard
- Lack of detail in relation to car parking levels; retaining walls; groundworks and trees
- Parking provision and Groundwork

In regard to the amended plans the objector withdraws the objection providing:

The drive parking area is finished and that the building is finished in stone & tyrollean

Other issues have been raised which are not material planning considerations.

## **5.00 SITE HISTORY**

### **5.01 01/01337**

Single storey side extension. Planning permission granted 14/02/2002

### **4/4/23726**

Conversion of large barn into a dwelling house and conversion of small barn into 2 cottages for holiday let. Planning permission granted 01/11/1994

### **4/4/14354**

Change of use and alterations to agricultural building to form one dwelling. Planning permission granted 05/11/1985

### **4/4/13780**

Outline application for erection of one dwelling house in connection with fruit farm. Planning permission refused 5/3/1985

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

Policy GEN1 – General requirements for Development

Policy D2 – Design

Policy AC18 – Parking provision and new development

Policy HSG7 – Change of use to residential outside settlement boundaries

Policy HSG12 – House extensions and alterations

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

The householder application seeks planning permission for the erection of a two storey extension, including balcony to the rear of Deer Lodge, The Cymau, Flintshire.

### **7.02 Site Description**

The site is located outside any defined settlement boundary and set within a rural landscape. The property, a converted barn, originally formed part of a farm unit and comprises of the former farm house with garage which is a converted outbuilding; a further barn conversion with garage and the converted barn which is the subject of

this application. Access to the site is via a private road off Ffordd Las.

- 7.03 The building is a single storey barn conversion with a three storey element to the north west elevation. The building is of stone construction under a tile roof, with render to the three storey element.
- 7.04 The main issues in relation to this application are the scale, form and design of the proposed extension and the impact the parking provision may have on the site.

#### **Principle of Development**

Planning permission for the conversion of the barn into a residential dwelling was granted in November 1994. Conversion of existing rural buildings provide an exception to National and Local planning policy where there is a presumption against new residential dwellings in the open countryside. In order to meet policy criteria which allow such conversions, the building must be structurally sound and capable of conversion without significant extension and have traditional architectural and historic features which merit retention.

- 7.05 Policy HSG12 allows the extension and alteration to a dwelling provided it is subsidiary in scale and form to the existing dwelling and respects the design and setting of the existing dwelling.

Policy AC18 requires appropriate parking provision in line with the Council's parking standards. A two bedroomed property requires 2 car parking spaces with a four bedroom dwelling requiring 3 car parking spaces.

- 7.06 A small single storey extension to the property, approximately 5.5 metres long and 6 metres wide, was granted planning permission under reference 01/4/1337 in December 2001. This was not implemented, probably because of the topography and the potential impact on the trees and hedgerows to the site boundary.

#### **7.07 Issues**

The main issue is seen as the impact that the proposed extension will have in view of its scale, design and form in relation to the existing converted barn.

- 7.08 Since the application was deferred at Planning Committee in January 2013 negotiations have been undertaken with the applicant, where the reduction in length and the removal of the balcony were discussed. In addition advice was given in regard to the fenestration, particularly the removal of the large windows to the rear elevation and the creation of windows to reflect 'cart' openings, which are a feature of agricultural buildings, to the south east elevation, with all openings recessed. The issue of retaining walls and car parking were also discussed. As a result of these negotiations an amended scheme was submitted on 24<sup>th</sup> June 2013.

- 7.09 The amendments submitted are as follows:
- The length of the proposed extension has been reduced from 10 metres to 8 metres
  - The balcony to the rear elevation has been removed
  - The dormer windows have been removed
  - A change in finish to stone/lime render
  - Alterations to the fenestration.

Additional details have been submitted in regard to retaining walls and car parking provision.

- 7.10 Although the proposed two storey extension has been reduced in length from 10 metres to 8 metres this still represents an increase in floorspace of 77%. Whilst the removal of the balcony and large windows to the rear are welcomed, the amended fenestration, which has not been recessed, is considered to be of an urban nature and not in keeping with a converted rural agricultural building. As such amended proposal does not comply with the relevant criteria of policies GEN1 or HSG12.

- 7.11 During negotiations the finishing materials were discussed and the applicant was advised that as the rear elevation of the existing property is stone, a stone finish should be used for the proposed extension. The proposed finishing materials submitted within the amended scheme show the finish to be a mixture of stone and lime render.

- 7.12 The concerns raised in the previous committee report relating to retaining walls and car parking provision for the site have been addressed by the submission of the additional details.

- 7.13 Whilst it is acknowledged that the applicant has gone some way in addressing the Local Planning Authority's concerns, the scale and design of the proposed development is still considered to be out of scale and character with the existing dwelling and therefore contrary to policy.

- 7.14 One letter of objection has been received on the grounds given above in section 4.01 of this report.

In regard to the amended plans the objector withdraws the objection providing:

- The drive parking area is finished and that the building is finished in stone & tyrollean

## 8.00 **CONCLUSION**

- 8.01 In view of the above matters I am of the opinion that the proposed

extension due to the scale and design would have a detrimental impact on the simple agricultural form of the existing building and would not comply with planning policy. As such I recommend the application be refused for the reason given in this report.

- 8.02 In considering this planning application 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.

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