

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 12 MARCH 2014**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **051686 - FULL APPLICATION - ERECTION OF A DETACHED GARAGE BLOCK INCORPORATING HOME OFFICE AND WORKSHOP AT 2 TY UCHAF, CEFN ROAD, CILCAIN.**

APPLICATION NUMBER: **051686**

APPLICANT: **MR IAN ROBERTSON**

SITE: **"2 TY UCHAF", CEFN ROAD, CILCAIN, MOLD**

APPLICATION VALID DATE: **20TH JANUARY 2013**

LOCAL MEMBERS: **COUNCILLOR W O THOMAS**

TOWN/COMMUNITY COUNCIL: **CILCAIN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This application seeks planning permission for the erection of a garage/workshop/office at 2 Ty Uchaf, Cefn Road, Cilcain.
- 1.02 The main issue for consideration in the determination of this application is the impact the proposal will have on the character of the existing dwelling.

2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

- 2.01 1. By virtue of its scale, the proposal will have a detrimental impact on

the character of the existing dwelling. As such, the proposal is contrary to policies GEN1 and HSG12 of the adopted Flintshire Unitary Development.

3.00 CONSULTATIONS

3.01 Local Member Councillor W.T. Thomas

Due to the proposal being part of a barn development the planning committee should determine the application. There are a number of properties in the area that have garage and workshops including barn developments.

Cilcain Community Council

No comments received

Head of Public Protection

No adverse comments

Clwyd and Powys Archaeological Trust

No archaeological implications

4.00 PUBLICITY

4.01 Neighbour Notification No comments received

5.00 SITE HISTORY

5.01 **051420** - Siting of DIY timber shed/workshop with 2no. undercover car bays on existing garden (withdrawn 13.12.2013)

764/90 – Conversion of barn to dwelling. Permission 14.09.1990

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 – General Requirements for Development
HSG12 – House Extensions and Alterations

7.00 PLANNING APPRAISAL

7.01 Site Description and Proposal
The application site is located within the open countryside as defined in the adopted Flintshire Unitary Development Plan. The existing site comprises a semi-detached, two storey dwelling which was originally a barn but was converted to a residential use following a grant of planning permission in 2009.

- 7.02 The site is accessed via a private track which serves several properties.
- 7.03 This application seeks planning permission for the erection of a garage block, comprising 2no. car parking bays, an office and a workshop. The building is to be sited in the south east corner of the site.
- 7.04 The building will be 'L' shaped and measure 10.65m and 8.1m at its widest points. The proposed materials will be timber cladding and slate roof with all fenestration being timber.
- 7.05 The existing dwelling is a traditional barn conversion. It has a stone exterior with a slate roof and retains the character of the original stone long barn. The proposed materials for the building will match those of the existing dwelling.
- 7.06 It is considered that the scale of the proposed building will detract from the character of the existing dwelling, being one of a group of buildings which have a particular and traditional architectural merit. The introduction of such a large detached building within the setting of the original buildings, albeit sited within the corner of the plot, will dominate the dwelling.
- 7.07 In terms of the impact the proposal will have on the visual amenity of the area, the garage and therefore would not adversely affect the visual amenities of the area.
- 7.08 Given the proposed distance of the garage from the adjoining neighbouring property, it is considered that the proposal will not have any adverse impact upon the amenities of the occupants of the neighbouring property and it will not be readily visible from outside the site. However, it is considered that its impact on the character of this traditional group of buildings which include the dwelling is unacceptable in planning terms
- 7.09 The principle of providing garage building is not in dispute and following the withdrawal of the original application, ref: 051420 negotiations have taken place with the applicant seeking a simpler, smaller building which may be acceptable in design terms. However, the applicant has decided to seek determination of the application as it stands.

8.00 CONCLUSION

- 8.01 Whilst there is no objection to the principle of erecting outbuildings ancillary to barn conversion dwellings, in this particular case the proposal is out of scale with the dwelling to the detriment of its character. As such, the proposal would be contrary to policies GEN1 and HSG 12 of the adopted Flintshire Unitary Development Plan.

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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