

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 9TH APRIL 2014**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **EXTENSION TO DWELLING AND ASSOCIATED WORKS AT DEER LODGE, CYMAU.**

APPLICATION NUMBER: **051394**

APPLICANT: **MR M PRICE**

SITE: **DEER LODGE, FFYNNON FARM, CYMAU, FLINTSHIRE LL11 5EY**

APPLICATION VALID DATE: **24TH OCTOBER 2013**

LOCAL MEMBERS: **COUNCILLOR HILARY ISHERWOOD**

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

REASON FOR COMMITTEE: **THE SUBJECTIVE NATURE OF THE PROPOSAL**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a revised scheme to the previous application, ref 050430, which was refused planning permission at Planning Committee in July 2013. The application is for the erection of a rear extension at Deer Lodge, Cymau, Flintshire. The main issue in regard to this application is the scale and design 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 1. In the opinion of the Local Planning Authority the proposed development by virtue of its scale and design, would have a

detrimental impact on the simple 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

3.01 Local Member

Councillor Hilary Isherwood

Refer application to Planning Committee due to the subjective nature of the proposal

Llanfynydd Community Council

No response at time of writing report

Head of Assets and Transportation

No objection and no recommendations on highway grounds

Head of Public Protection

No response at time of writing report.

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notification

No representations at time of writing report.

5.00 SITE HISTORY

5.01

12/050430

Erection of a two storey extension including a balcony to the existing barn. Refused 25/07/2013

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

This is a revised scheme to the previous application ref 050430 which was refused planning permission at Planning Committee in July 2013. This householder application seeks planning permission for the erection of a rear extension to 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 forming part of a farm unit which 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.

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. The main issue in relation to this application are the scale, form and design of the proposed extension.

7.03 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.

7.04 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.

7.05 Planning History

Members may recall an application for a two storey extension with

balcony (Ref 050430) at this site being considered at planning committee in July 2013, the resolution of which was to refuse the application on the grounds of scale, form and design.

7.06 After the refusal of that proposal a further application, which is the one before you, was submitted in October 2013. This proposal is for rear extension. The balcony has been removed and by changing the angle of the ridge height it has been reduced by approximately 1 metre. The proposal is described as a one and half storey extension.

7.07 Proposed Development

The Design and Access states that the extension is single storey only with an increase in floorspace of 38%. However, the height from ground floor to eaves height remains the same as the previous application which was for a two storey extension. Internal alterations, such as the installation of a mezzanine area which would increase the floorspace, does not require planning permission.

7.08 The proposed single storey extension includes the installation of 4 rooflights. There are ample windows to the proposed extension to allow for natural light and therefore there is no necessity for the installation of rooflights.

7.09 Discussions have been held in regard to officer concerns relating to the amended scheme, namely the height and scale of the proposed extension. The agent expressed concerns over the difficulty of reducing the height due to land and floor levels. However the ground floor level remains the same as the previous scheme and incorporates a staircase to the doorway allowing access to the existing dwelling. It is the officer's opinion that as the proposed extension is for ground floor accommodation only, the ridge height could be reduced further. During negotiations with the agent and applicant, suggestions were made to that effect, such a repositioning the extension to centralise the door the existing dwelling, which could result in a reduction in ridge height of at least 1m. As compromise officers accepted that although the proposed extension was still considered to be too long, if the ridge height were to be reduced, the length could remain as the extension would then appear to be more subservient to the existing dwelling in line with Policy HSG12. However, neither the height or the length have been reduced.

7.10 In view of the discussions held further details have been submitted, such as sectional drawings; however no changes to the scale and form of the extension have been made and negotiations have now come to an impasse.

8.00 CONCLUSION

8.01 In view of the above it is my opinion that the proposed extension is out of character, by virtue of the height and length, with the simple form of

the converted agricultural building and therefore does not comply with Policy GEN1 and HSG12 of the Flintshire Unitary Development Plan. As such I recommend the application is refused for the reason given earlier 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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