

FLINTSHIRE COUNTY COUNCIL

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

DATE: **21ST JANUARY 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **APPEAL BY MR. M. PRICE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR AN EXTENSION TO DWELLING AND ASSOCIATED WORKS AT DEER LODGE, CYMAU – ALLOWED.**

1.00 APPLICATION NUMBER

1.01 051394

2.00 APPLICANT

2.01 MR. M. PRICE

3.00 SITE

3.01 DEER LODGE,
CYMAU.

4.00 APPLICATION VALID DATE

4.01

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspectors decision in relation to an appeal into the Committee decision to refuse to grant planning permission for an extension to a dwelling and associated works at Deer Lodge, Cymau. The appeal was dealt with by way of an Informal Hearing and was ALLOWED.

6.00 REPORT

6.01 Introduction

This appeal considered planning application reference 51394 which related to the extension to a house (a former Barn conversion) and

associated works at Deer Lodge, Ffynnon Farm, The Cymau, Flintshire, LL11 5EY.

6.02 Main Issues

The main issues in the case of this appeal was identified by the Inspector as the effect of the proposal on the character and appearance of the existing dwelling.

6.03 The Inspector noted that the appeal site consisted of a group of buildings based around a former farm complex. He noted that the buildings had been adapted with a good degree of consistency between them, both in the use of materials and the architectural detailing. While it was noted that the building in question has a simple linear form being well balanced and attractive with the tower adding interest. It is noted that the extension would alter the existing balance despite this the Inspector was of the opinion that the combination of the stepped roofline and the different roof pitch would emphasise the extensions secondary function within the building complex.

6.04 Overall it was noted that the proposal would be in scale with the existing building, and would appear subservient with it. It was not considered that it would harm the character and appearance of the existing building while not dominating its surroundings nor appear an overwhelming addition to the existing structure.

7.00 CONCLUSION

7.01 The Inspector concluded that the development for the reasons noted above does not conflict with the policy HSG12 of the UDP and conforms with the spirit of the guidance within the Local Planning Guidance Note No 1- Extensions and alterations to Dwellings. For the same reasons it does not conflict with policies GEN1 or D2 of the UDP which seeks to ensure good design and development that harmonises with its surroundings.

7.02 For the reasons given above the Inspector concluded that the appeal should be ALLOWED.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

Contact Officer: Karl C. Slater
Telephone: (01352) 703259
Email: karl.c.slater@flintshire.gov.uk