

FLINTSHIRE COUNTY COUNCIL

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

DATE: **22ND JULY 2015**

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

SUBJECT: **APPEAL BY MR. C. MAGGS AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR A PROPOSED DETACHED BUNGALOW ON LAND TO THE REAR OF BELMONT, SOUTH STREET, CAERWYS - DISMISSED**

1.00 APPLICATION NUMBER

1.01 052705

2.00 APPLICANT

2.01 Mr C MAGGS

3.00 SITE

3.01 BELMONT,
SOUTH STREET, CAERWYS

4.00 APPLICATION VALID DATE

4.01 01.10.14

5.00 PURPOSE OF REPORT

5.01 To inform Members of the appeal decision in respect of the appeal against Flintshire County Council for refusal of planning application for outline detached bungalow at land to the rear of Belmont, South Street, Caerwys. The application was refused under officer delegated powers on the 11 November 2014, for the following reason :

5.02 The proposed development by virtue of its scale, massing in conjunction with the limited plot depth will lead to a cramped form of development, out of character with the surrounding spacious form of plots. Resulting in over development of the site which does not

preserve or enhance the character and appearance of the Caerwys Conservation Area, contrary to policies GEN1, GEN2, D1 and HE1 of the adopted Flintshire Unitary Development Plan. The appeal was DISMISSED.

6.00 REPORT

- 6.01 The Planning Inspector considered the main issues to be the effect of the development on the character and appearance of the area. Whether the proposed development would preserve or enhance the character or appearance of the Caerwys Conservation Area.
- 6.02 The Inspector considered the area surrounding the appeal site as being characterised predominantly by residential development of a mix of scale and design. The plot sizes in the vicinity of the site area are for the most part, fairly generous and give the area a lower density with a spacious feel.
- 6.03 Whilst the Inspector noted that the details of the application were reserved for future consideration, in his opinion the proposed development would lead to a dwelling which would appear “shoehorned” into a plot of restricted size and would represent an awkward form of development when viewed along the street. It would be at odds with the more spacious, set back plot arrangement typified by the neighbouring dwellings in the surrounding area, thus harming the visual qualities of the area.
- 6.04 The boundary of the site fronting Church Street, is made up of a stone wall which itself adds to the character and appearance of this part of the conservation area. In order to comply with the access visibility requirements it would inevitably lead to a reduction in the height and partial demolition of the wall, this would in the Inspectors opinion would have a harmful impact on the street scene.
- 6.05 In addition, the outside space provided by the development would not be of sufficient overall size for residential purposes.
- 6.06 The Inspector considered that the proposal would represent a cramped form of development on a restricted site, which would have a harmful effect on the character and appearance of the surrounding area and would neither preserve nor enhance the character and appearance of the conservation area and would conflict with policies GEN1, GEN2, D2 and HE1 of the adopted Flintshire Unitary Development Plan.
- 6.07 Notwithstanding the appellants reference to the site being brownfield and is disused at present, the Inspector considered that good design is an important aspect of sustainable development, which should contribute positively to making better places.

- 6.08 He also noted that the outbuilding presently on site is not well maintained and arguably has a harmful impact on the character and appearance of the area, this does not outweigh the harm the Inspector identified to the character and appearance of the area.

7.00 CONCLUSION

- 7.01 In conclusion, and taking all matters in to account, the Inspector concluded that the proposal would be harmful to the character and appearance of the area and the Caerwys conservation area as the proposal conflicts with the relevant policies of the adopted Flintshire Unitary Development Plan .

LIST OF BACKGROUND DOCUMENTS

Planning Appeal decision dated 10 June 2015.

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