

FLINTSHIRE COUNTY COUNCIL

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

DATE: **16TH DECEMBER 2015**

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

SUBJECT: **APPEAL BY MR PAUL MITCHELL & MS HELEN BURTON AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY, SINGLE STOREY AND FIRST FLOOR EXTENSIONS AT STATION HOUSE, ALYN LANE, LLONG – PART ALLOWED/PART DISMISSED.**

1.00 APPLICATION NUMBER

1.01 053621

2.00 APPLICANT

2.01 Mr P Mitchell & Ms H Burton

3.00 SITE

3.01 Station House, Alyn Lane, Llong, Mold, CH7 4JR

4.00 APPLICATION VALID DATE

4.01 21/4/2015

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspector's decision in relation to the delegated decision of the Local Planning Authority to refuse to grant planning permission at Station House, Alyn Lane, Llong. The appeal was dealt with by way of an exchange of written representations and was PART DISMISSED AND PART ALLOWED.

6.00 REPORT

- 6.01 The Inspector considers the main issue to be the effect of the development on the character and appearance of the existing dwelling and the surrounding area.
- 6.02 The Inspector discusses the setting of the site within the open countryside and describes the building and its surroundings. She goes on to acknowledge that the Council is considering its eligibility as a building of local interest and recognises that the building is in need of renovation. The Inspector considers the Station House to be a highly attractive and locally distinctive building retaining a strong sense of identity with its former use and making a significant contribution to the character and appearance of the area.
- 6.03 In respect of the two storey extension, the Inspector discusses the size, design and materials proposed before concluding that the proposed arrangement would destroy the symmetry and rhythm of the building, particularly its linear design associated with the former railway line. She, therefore, states that the proposed two storey extension would be in conflict with the relevant policies of the Flintshire Unitary Development Plan and dismisses the appeal in respect of this.
- 6.04 The Inspector notes that the existing detached double garage of modern design would not be harmful to the character of the area if removed and would, in fact, re-establish the relationship of the property with its setting to the former railway line.
- 6.05 The Inspector then describes the proposed first floor extensions in the rear elevation and acknowledges the Council's concerns about these additions creating a very plain elevation, resulting in loss of character, but she feels that they would retain the symmetrical character of the building. She considers the demolition of the garage and the first floor extensions would comply with the relevant policies of the Flintshire Unitary Development Plan and allows the appeal in respect of these works.

7.00 CONCLUSION

- 7.01 The Inspector commented that those elements of the proposed development that she found to be unacceptable are severable from the remainder of the proposal. The Inspector, therefore, concluded that the appeal should fail in relation to the two storey extension and succeed in relation to the demolition of the garage and the proposed first floor extensions.

7.02 For the reasons above, the Inspector concluded that the appeal should be DISMISSED in relation to the two storey extension but is ALLOWED in respect of the demolition of the garage and erection of the first floor extensions.

LIST OF BACKGROUND DOCUMENTS

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

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