

FLINTSHIRE COUNTY COUNCIL

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

DATE: **22ND JUNE 2016**

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

SUBJECT: **APPEAL BY NORMAN BEDFORD AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF 1 NO. DWELLING AT 18 GLAN GORS, FLINT – ALLOWED.**

1.00 APPLICATION NUMBER

1.01 054532

2.00 APPLICANT

2.01 NORMAN BEDFORD

3.00 SITE

3.01 18 GLAN GORS,
FLINT.

4.00 APPLICATION VALID DATE

4.01 28TH OCTOBER 2015

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspector's decision in relation to an appeal into the refusal to grant planning permission for the erection of a dwelling at 18 Glan Gors, Flint, CH6 5PA. The application was refused under delegated powers with the appeal dealt with by way of written representations and was **ALLOWED**.

6.00 REPORT

6.01 Members may recall that this application was refused under delegated powers on 21st December 2015 on the grounds that the proposal would have a detrimental effect upon the character and appearance of

the area and would adversely affect the amenities of occupiers of the existing and proposed dwellings.

6.02 Issues

The Inspector considered that the main issues in this case were the effects of the proposal on the appearance of the area and whether it would result in unsatisfactory living conditions for neighbouring residents and future occupiers.

6.03 Appearance on Area

The new dwelling would be of two-storey height, in contrast to the nearest dwellings in Glan Gors which are bungalows. Elsewhere in Glan Gors and the roads leading off it, there are examples of two-storey dwellings. The new dwelling would be viewed against a backdrop of two-storey dwellings in Adwy Wint to the south-west. Given these considerations, the Inspector considered it would not appear out of place in the streetscene, and would not conflict with the Development Plan policies which seek to ensure that the new development harmonises with and respects its surroundings.

6.04 Amenities of Existing & Proposed Occupiers

The Inspector considered that the new dwelling would reduce the available amenity space to 18 Glan Gors. There would also be a limited outlook from the lounge as the site boundaries would be less than 3 m from the lounge windows. Instead, the main garden would be on the south-east side of the building with an outlook from the kitchen and dining rooms. It would have a depth of less than 11 m normally required under LPGN2, but this distance is partly to achieve an adequate separation distance between suitable rooms and facing buildings, which is not relevant in this instance, and the garden area is otherwise of a reasonable size. The Inspector considered that while the distance between the new dwelling and 18 Glan Gors would be only 4.5 m at its closest, such proximity is not unusual in the locality. The dwelling would have adequate space around it.

7.00 CONCLUSION

7.01 The Inspector therefore concluded that the appeal be **ALLOWED**.

LIST OF BACKGROUND DOCUMENTS

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

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