

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY, 17 APRIL 2013**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **050430 - FULL APPLICATION - ERECTION OF A TWO STOREY EXTENSION INCLUDING BALACONY TO EXISTING BARN AT DEER LODGE, CYMAU, WREXHAM, FLINTSHIRE**

**APPLICATION NUMBER:** **050430**

**APPLICANT:** **MR M PRICE**

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

**APPLICATION VALID DATE:** **18<sup>TH</sup> JANUARY 2013**

**LOCAL MEMBERS:** **COUNCILLOR HILARY ISHERWOOD**

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

**REASON FOR COMMITTEE:** **MEMBERS WILL BE ABLE TO SEE THE LAY OUT OF THE SITE AND NEIGHBOURING PROPERTIES.**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

1.01 This householder application seeks planning permission for the erection of a two storey extension with balcony to the rear of Deer Lodge, The Cymau, Flintshire. The main issue in regard to this application is the scale, design and form 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 In the opinion of the Local Planning Authority the proposed development by virtue of its form, design and scale, particularly the proposed glazing and balcony to the rear elevation, would have a

detrimental impact on the 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**

Requests the application be referred to Committee with site visit so that members can see the character of the site and existing building.

##### **Town/Community Council**

##### **Llanfynydd Community Council**

Members felt that a pre-planning discussion needed to be undertaken as there is insufficient information with reference to parking facilities and whether the proposed development is in keeping with its surroundings and other properties.

##### **Head of Assets and Transportation**

No objection and no recommendations on highway grounds. Highway Supplementary Notes to be attached to any planning permission.

##### **Head of Public Protection**

No adverse comments

### **4.00 PUBLICITY**

#### **4.01 Site, Notice, Neighbour Notification**

1 letter of objection has been received on the following grounds:

- Proposed materials do not match existing development
- Impact of proposed parking on existing courtyard
- Lack of detail in relation to car parking levels; retaining walls; groundworks and trees
- Parking provision and Groundwork

Other issues have been raised which are not material planning considerations

### **5.00 SITE HISTORY**

#### **5.01 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

The householder application seeks planning permission for the erection of a two storey extension, including balcony to the rear of 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 formed part of a farm unit and 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.

7.03 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.

7.04 The main issues in relation to this application are the scale, form and design of the proposed extension and the impact the parking provision may have on the site.

**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.

- 7.05 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.

Policy AC18 requires appropriate parking provision in line with the Council's parking standards. A two bedroomed property requires 2 car parking spaces with a four bedroom dwelling requiring 3 car parking spaces.

- 7.06 A small single storey extension to the property, approximately 5.5 metres long and 6 metres wide, was granted planning permission under reference 01/4/1337 in December 2001. This was not implemented, probably because of the topography and the potential impact on the trees and hedgerows to the site boundary.

7.07 **Issues**

The main issue is seen as the impact that the proposed extension will have in view of its scale, design and form in relation to the existing converted barn.

- 7.08 The proposed extension is sited to the centre of the rear elevation and again would require significant groundwork due to the gradient of the land to the rear. No details in relation to ground levels; retaining walls or impact on any trees and their root system have been submitted within the application.

- 7.09 The proposed two storey extension is some 10 metres in length and 6 metres wide and represents an increase of 96% in floorspace. This scheme is on a much larger scale than the one previously approved in 2001. As such the proposed extension is not considered to be subsidiary in scale and form to the existing dwelling. The large amount of glazing and balcony to the rear gable is urban in nature and does not respect the simple agricultural character of the converted barn. Therefore the proposed extension does not comply with the relevant criteria of policies, GEN1 or HSG12.

- 7.10 Parking provision is shown to the south of the site; however no details of the works, including retaining walls, have been provided within the application. Due to the topography of the site, without such detail, the Local Planning Authority (LPA) are unable to make an assessment as

to whether sufficient parking can be provided, in line with the Council's parking standards or if the development would have an adverse impact on the landscape. Under Condition 5 of planning permission 4/4/23726 for the conversion of the barn to a dwelling house, car parking spaces should have been laid out within the site prior to commencement. However, as the development was undertaken over 4 years ago, no enforcement action can now be taken.

- 7.11 Negotiations have been held with the applicant in order to see if the LPA's concerns can be overcome. In view of the previously approved single storey extension the LPA advised that the resiting of a smaller single storey extension would be acceptable due to the constraints within the site. However, the applicant was advised that the scale of the proposed extension was not acceptable in terms of scale, form and design. Although the applicant is willing to make some compromise, on materials for example, an agreement on the scale of the extension could not be reached.
- 7.12 The comments within a statement submitted by the applicant have been noted. Whilst the conversions, alterations and extensions which have been carried out to the neighbouring properties are not as sympathetic to the original buildings as they should be, for example, the use of tiles as opposed to slate, this is not justification for the granting of planning permission for the proposed extension. Each application is considered on its own merits.
- 7.13 One letter of objection has been received on the grounds given above in section 4.01 of this report. Consideration of these matters has been given within this report.

## **8.00 CONCLUSION**

- 8.01 In view of the above matters I am of the opinion that the proposed extension due to the scale, form and design would have a detrimental impact on the simple agricultural form of the existing building and would not comply with planning policy. As such I recommend the application be refused for the reason given 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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