

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 9 OCTOBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **051029 - FULL APPLICATION - ERECTION OF A GARDEN ROOM EXTENSION AT SMITHY COTTAGE, HENDRE.**

APPLICATION NUMBER: **051029**

APPLICANT: **MR & MRS R & J STEVENS**

SITE: **SMITHY COTTAGE, HENDRE**

APPLICATION VALID DATE: **16th JULY 2013**

LOCAL MEMBERS: **COUNCILLOR W O THOMAS**

TOWN/COMMUNITY COUNCIL: **CILCAIN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **COUNCILLOR THOMAS WOULD LIKE THE PLANNING COMMITTEE TO SEE THE WORK THAT HAS BEEN DONE AND WHAT THE PLANNING APPLICATION ENTAILS.**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 The application seeks planning permission for the erection of a garden room extension at Smithy Cottage, Denbigh Road, Hendre. The main issues to consider are the impact of the development on the existing building and surrounding area.

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 and design has a detrimental impact on the character of the existing dwelling, a converted traditional rural

building. As such the proposal is contrary to Policies GEN1, D2 and HSG12 of the Flintshire Unitary Development Plan.

3.00 CONSULTATIONS

3.01 Local Member

Councillor W O Thomas

Request the application be referred to Planning Committee.

Cilcain Community Council

Fully supports the application.

Head of Assets and Transportation

No response at time of writing report.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Site Notice & Neighbour Notification

No representations at time of writing report.

5.00 SITE HISTORY

5.01 050764 - Erection of a garden room extension. Planning permission granted 13th June 2013

050643 - Erection of a garden room extension. Application withdrawn 24th April 2013

049023 - Conversion of outbuilding into a single dwelling. Planning permission granted 23rd December 2011

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1 – General requirements for Development

Policy D2 – Design

Policy HSG7 – Change of use to residential outside settlement boundaries

Policy HSG12 – House extensions and alterations

Policy WB1 – Species protection

The proposal would generally not comply with the relevant criteria of the above policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

The householder application seeks planning permission for a single storey garden room extension.

7.02 The site is located on the A541 in a rural area, where there is sporadic mixed development, including a public house, commercial units and residential properties. The site lies within a flood risk area however an FCA was submitted to the EA under the previous application for the conversion. Natural Resource Wales does not object to the proposal.

7.03 The existing dwelling is the result of the conversion of three single stone outbuildings, one of which was previously used as annexe accommodation for the dwelling known as Beech Cottage.

7.04 Policy

Planning permission for the conversion of the outbuildings into a residential dwelling was granted in December 2011 under reference 049243.

7.05 Policy GEN1 allows for new development providing, inter alia, it harmonises with the site and surroundings in terms of siting, scale, design, layout, use of space, materials, external appearance and landscaping.

7.06 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 character, design and setting of the existing dwelling.

7.07 Policy D2 permits development, inter alia, that protects the character and amenity of the locality and adds to the quality and distinctiveness of the local area.

7.08 Planning History and the Proposed Development

It will be noted from the site history that the original application for a garden room (050643) similar to the one now proposed, was withdrawn following meetings with the agent and applicant. They were advised that the proposed garden room was considered unacceptable as the scale and design was out of character with the existing dwelling, which is a converted rural building.

7.09 The form of the existing building is predominantly linear and it was considered that an extension perpendicular to this plan form would present a gabled elevation which would have a discordant appearance when viewed from the A541 on the approach from Mold. Various options were discussed, including building on the end of the linear form, but it was eventually agreed that an extension parallel to the front of the building, with a roof slope which mirrors that of the existing (and consequently harmonises well in relation to it) was the

option which would have least impact on the character of the building.

- 7.10 An amended application to reflect these discussions was subsequently submitted under reference 050764. That proposal shows a reduction of 1 metre in the length of the extension with a glazed link between the existing dwelling and the proposed extension to give the appearance of a detached rural outbuilding.
- 7.11 Amendments to the original scheme proposed, under reference 050764, were submitted after consultation with the agent as it was felt that stone would be a more appropriate material for the walls, as opposed to the proposed cladding. The window to the south elevation was removed as it was considered to be out of character. The windows/doors to the east elevation were amended to show that they have been recessed with the frame to be painted a dark grey with tinted windows, to reflect a 'cart' opening, as would be found in a rural out building. The product of this detailed negotiation and agreement was the grant of planning permission in June 2013.
- 7.12 The applicant subsequently sought clarification over why one scheme was considered acceptable whilst the other was not and was advised that the reason for allowing the conversion of the outbuildings to residential in the first instance was that the buildings had traditional merit and therefore the conversion was acceptable in policy terms in order to protect that special character of the traditional rural building. The original scheme (withdrawn) was considered to be out of character with those traditional buildings, whilst the second application (approved) more closely reflected the rural character of the building.
- 7.13 The current application is essentially a resubmission of that withdrawn in April, 2013, although the current application shows a reduction in length from 6 metres to 5 metres from the original. The design again involves a footprint which is perpendicular to the linear form, being a solid structure joined to the dwelling with a pitched roof which presents a gable on the prominent eastern elevation. For the reasons detailed above this is considered to be out of character with the existing traditional rural building and therefore contrary to the policies referred to above.

8.00 CONCLUSION

- 8.01 In view of the above I consider the form and design of the proposed extension to have a detrimental impact on the character with the existing converted traditional rural building. As such the development does not comply with the relevant criteria of Policies GEN1, HSG12 and D2 of the Flintshire Unitary Development Plan; therefore I recommend the application be refused.
- 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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