

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY, 18 JUNE 2014**

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

**SUBJECT:** **CONVERSION OF SHOP & STORE TO 2 NO. DWELLINGS WITH OFF STREET PARKING AT PIONEER STORES, SHOP ROW, VILLAGE ROAD, CADOLE.**

**APPLICATION NUMBER:** **051966**

**APPLICANT:** **MR H MORRIS**

**SITE:** **CONVERSION OF SHOP AND STORE TO 2NO. DWELLINGS WITH OFF-STREET PARKING**

**APPLICATION VALID DATE:** **7<sup>TH</sup> APRIL 2014**

**LOCAL MEMBERS:** **COUNCILLOR N. MATTHEWS**

**TOWN/COMMUNITY COUNCIL:** **GWERNYMYNYDD COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **COUNCILLOR N. MATTHEWS REQUEST**

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

**1.00 SUMMARY**

- 1.01 This application seeks planning permission for the change of use of a shop to 2no. dwellings at Pioneer Stores, Cadole. The proposed development is unjustified in terms of not meeting the criteria of Policy HSG3 of the adopted Flintshire Unitary Development Plan, which allows for a 10% growth rate, all of which should meet a housing need, for category C settlements, which has already been exceeded. Furthermore, it is consider that the proposal would be detrimental to the character of the existing building and the Area of Outstanding Natural Beauty.

**2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS**

2.01 The proposal is hereby recommended for refusal on the following grounds:

1. It is the opinion of the Local Planning Authority that the proposed development is unjustified in terms of not meeting the criteria of Policy HSG3 of the adopted Flintshire Unitary Development Plan which allows for a 10% growth rate for residential development that meets a local housing need only. The settlement of Cadole has already exceeded its growth rate. As such, the proposal is contrary to policies GEN1 and HSG3 of the adopted Flintshire Unitary Development Plan.
2. By reason of its design, the proposed development would have a detrimental impact on the character of the existing building, the Conservation Area of Cadole and the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. As such, the proposal is contrary to policies GEN1, HE1, HSG3 and L2 of the adopted Flintshire Unitary Development Plan.

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor N Matthews

No objection to this application to return the end pair of this row of cottages to their original use. Requests a site visit and determination by committee.

Gwernymynydd Community Council

No comments received.

Head of Assets and Transportation

No objection.

Head of Public Protection

No adverse comments.

Welsh Water/Dwr Cymru

No objection subject to conditions concerning drainage.

Welsh Government Trunk Roads

No objection subject to conditions.

National Grid

No objection.

Natural Resources Wales

No objection.

## **4.00 PUBLICITY**

- 4.01 Neighbour Notification  
No comments received.

## **5.00 SITE HISTORY**

- 5.01 **046837** - Change of use to provide 2 no. holiday cottages (approved May 2013)

**036235** - Conversion of shop and store to form 2 No. dwellings (refused 2003. Dismissed at appeal)

## **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
GEN1 – General Requirements for Development  
HSG3 – Housing on Unallocated Sites Within Settlement Boundaries  
D2 – Design  
AC13 – Access and Traffic Impact  
AC18 – Parking Provision and New Development

## **7.00 PLANNING APPRAISAL**

### 7.01 Introduction

This application seeks planning permission for the change of use of an existing shop into 2no. dwellings. The application site is currently a local convenience shop located within the settlement of Cadole, as defined in the adopted Flintshire Unitary Development Plan (FUDP). The site is also located within the Conservation Area of Cadole and within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).

- 7.02 The proposal includes for the subdivision of the building into 2no. two bed dwellings, including works to the roof on the rear elevation to provide additional headroom at first floor, resulting in an asymmetrical roof.

- 7.03 The developer has suggested that the dwellings will be affordable but has not explained how this would be achieved.

### 7.04 Principle of Development

Policy HSG3 of the FUDP allows for a 10% growth rate for residential development in category C settlements providing they meet a local housing need. At present, the growth rate for Cadole stands at 11.1%. Therefore, as the allocated growth rate has been exceeded, any further increase in the number of residential units will represent an unsustainable form of development contrary to policy HSG3 and as such, in principle, the proposal is unacceptable.

7.05 Design

The existing building is part of a traditional terrace of cottages and a traditional country shop with small cottage gardens in a prominent roadside location at the fringes of Loggerheads Country Park. As such it makes a strong contribution to the rural character of the area.

7.06 The proposed works to facilitate the change of use would result in a substantial change to the appearance of these properties in that the narrow gabled cottage form with low cat slide outrigger would give way to a much wider asymmetric gabled house form. This would erode the traditional character of the property which is seen gable on from the public road.

7.07 Furthermore, policy AC18 of the FUDP requires a maximum parking provision of two parking spaces per unit. In order to accommodate the four parking spaces, the proposal includes for the loss of the entire cottage garden area. The almost entire replacement of the garden area with a row of four standard parking spaces would destroy the traditional setting of the building and introduce an open plan urban character to the external space of the development which would be dominated by cars. From an amenity perspective, there would be very little space to create any garden area at all or for enclosed storage of bins and recycling and these containers, which would be likely to be a prominent and semi permanent feature on the roadside.

7.08 As such, the proposal would result in unacceptable harm caused to the existing building, the conservation area of Cadole and the AONB.

7.09 Other Considerations

There is an extant planning permission (ref:046837) for the change of use of the shop into 2no. holiday lets; however, the applicant is now claiming that the works required to create the holiday lets would render the scheme financially unviable. The applicant claims that the change of two residential units would provide affordable accommodation and would be worth the financial investment required to renovate the property.

7.10 Furthermore, the applicant claims that the property was originally a dwelling and that the proposal is returning it to its original use. Also, the first floor of the shop can be converted into a flat without planning permission.

**8.00 CONCLUSION**

8.01 It is considered that the proposal represents an unsustainable form of residential development and, by reason of its design, would unacceptably harm the character of the existing building, the conservation area of Cadole and the AONB.

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.

**Contact Officer:** Alex Walker  
**Telephone:** (01352) 703235  
**Email:** alex.walker@flintshire.gov.uk