

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **25<sup>th</sup> MARCH 2015**

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

**SUBJECT:** **APPEAL BY MR STEPHEN CARGILL AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF A DETACHED GARAGE TO REPLACE EXISTING GARAGE AND OUTBUILDINGS AT 1 LINDSAY COTTAGES, STATION ROAD, SANDYCROFT**

**1.00 APPLICATION NUMBER**

1.01 052186

**2.00 APPLICANT**

2.01 Mr S Cargill

**3.00 SITE**

3.01 1 Lindsay Cottages,  
Station Road,  
Sandycroft,  
Deeside,  
CH5 2QG

**4.00 APPLICATION VALID DATE**

4.01 21/5/2014

**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 1 Lindsay Cottages, Sandycroft. The appeal was dealt with by way of an exchange of written representations and was DISMISSED.

## **6.00 REPORT**

- 6.01 The development consists of a detached garage that has a frontage of 6.2 metres, a length of 10.7 metres and a height of 4.5 metres to the highest point. The Inspector noted that the appeal site is located within an area of built development that includes commercial uses, however, it is his opinion that it is still located within a predominantly residential area where ancillary buildings are generally of a scale expected of residential outbuildings and commensurate with their surroundings. The Inspector considers the appeal proposal to be significantly larger than a typical residential garage, introducing an incongruous addition to the side of the dwelling and to the street scene.
- 6.02 The Inspector comments that though the garage would be screened from some directions, it would be seen by those accessing Railway Terrace or travelling along Station Road. The Inspector affirms that the height and scale of the garage would be out of character in these surroundings and although the full extent of the structure would only be seen from a limited number of viewpoints, he considers it to be incongruous and unduly dominant in this setting.

## **7.00 CONCLUSION**

- 7.01 The Inspector concluded that the proposed development would create a prominent and visually intrusive form of development, thereby causing harm to the character and appearance of the area. As such, the Inspector considered the development to be in conflict with Policies GEN1, D2 and HSG12 of the Flintshire Unitary Development Plan.
- 7.02 For the reasons above and having considered all other matters raised, the Inspector concluded that the appeals should be DISMISSED.

### **LIST OF BACKGROUND DOCUMENTS**

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

**Contact Officer:** Lauren Eaton-Jones  
**Telephone:** 01352 703299  
**Email:** Lauren\_Eaton-Jones@flintshire.gov.uk