

FLINTSHIRE COUNTY COUNCIL

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

DATE: **20TH MAY 2015**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **APPEAL BY MR. IAN BRAMHAM AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE REPLACEMENT OF A STATIC CARAVAN WITH A CHALET FOR HOLIDAY USE AND ASSOCIATED DEVELOPMENT AT THE CARAVAN, BRYN GOLEU, NANNERCH**

1.00 APPLICATION NUMBER

1.01 **052639**

2.00 APPLICANT

2.01 **MR. IAN BRAMHAM**

3.00 SITE

3.01 **THE CARAVAN,
BRYN GOLEU, NANNERCH**

4.00 APPLICATION VALID DATE

4.01 **11TH SEPTEMBER 2014**

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspector's decision in respect of the appeal against Flintshire County Council for refusal of the planning application for the replacement of a static caravan with a chalet for holiday use and associated development. The application was refused under delegated powers on 5th November 2014. The appeal is DISMISSED.

6.00 REPORT

- 6.01 The Inspector considered that the main issue is the effect of the development on the character and appearance of the area and on the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).
- 6.02 The proposed chalet was found to harmonise with the surrounding environment than the utilitarian design of the existing caravan and would therefore have less of a visual impact. As such, it would not have a harmful impact on the character and appearance of the area or on the AONB.
- 6.03 Notwithstanding the above, the Inspector noted that although the existing static caravan on the site benefited from a Lawful Development Certificate (LDC), the proposed chalet would not be located on the same footprint and therefore there is no way of ensuring that the caravan is removed without a legal obligation ensuring that the benefit of the LDC ceases once the caravan is replaced. Without such a legal obligation, allowing the appeal would effectively allow for the chalet and a caravan on the site.

7.00 CONCLUSION

- 7.01 The Inspector concluded that although on the face of it, the proposed chalet would not cause any harm to the visual amenities of the area; however, the appeal cannot succeed as it would effectively grant permission for a second residential unit on the site, and subsequently, the appeal is **DISMISSED**.

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