

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **20<sup>TH</sup> MAY 2015**

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

**SUBJECT:** **APPEAL BY MR. J. BEDFORD AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR CONSTRUCTION OF NEW ROOF OVER GARAGE, POND SHELTER AND INSTALLATION OF HOT TUB AT 28 WINDSOR DRIVE, FLINT – DISMISSED.**

**1.00 APPLICATION NUMBER**

1.01 052702

**2.00 APPLICANT**

2.01 MR. J. BEDFORD

**3.00 SITE**

3.01 28 WINDSOR DRIVE,  
FLINT.

**4.00 APPLICATION VALID DATE**

4.01 26<sup>TH</sup> 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 a retrospective planning application for the erection of a timber shelter and a new roof on the garage at 28 Windsor Drive, Flint. The application was refused under delegated powers on 14<sup>th</sup> November, 2015.

**6.00 REPORT**

6.01 The Inspector identified the main issues to be the effect of the development on the on the character and appearance of the dwelling

and surrounding area.

- 6.02 The development is in the rear garden of the property and provides a shelter for a pond, a hot tub and a sauna.
- 6.03 The inspector noted that the timber structure has an incongruous and ad hoc quality and its mass and bulk sits uncomfortably in its surroundings and dominates and subsumes the rear garden area.
- 6.04 Although he understood the appellant's need for the timber shelter, the Inspector found that this does not outweigh the adverse impact it has on the character of the existing dwelling and surrounding area,

## **7.00 CONCLUSION**

- 7.01 In conclusion, and taking all other matters into account, the Inspector concluded that the development was overdevelopment that dominates the existing dwelling and does not respect its design and setting and the surrounding area, contrary to policies GEN1 and HSG12 of the Flintshire Unitary Development Plan. The appeal was therefore DISMISSED.

### **LIST OF BACKGROUND DOCUMENTS**

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

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