

FLINTSHIRE COUNTY COUNCIL

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

DATE: **22ND JUNE 2016**

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

SUBJECT: **APPEAL BY MR. & MRS JONES AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR ERECTION OF FIRST FLOOR EXTENSION TO SIDE OF DWELLING, ERECTION OF PORCH TO FRONT, FORMATION OF NEW ROOF WITH CREATION OF A SECOND FLOOR WITHIN THE ROOF SPACE AT COPPER VIEW, PENTRE ROAD, PENTRE HALKYN – DISMISSED.**

1.00 APPLICATION NUMBER

1.01 054664

2.00 APPLICANT

2.01 MR. & MRS JONES

3.00 SITE

3.01 COPPER VIEW,
PENTRE ROAD, PENTRE HALKYN

4.00 APPLICATION VALID DATE

4.01 30TH NOVEMBER 2015

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspectors decision in respect of the refusal to grant planning permission for extensions at first floor, porch and formation of new roof with creation of second floor within roof space, roof lights and dormers at Copper View, Pentre Road, Pentre Halkyn. The application was refused at Committee in accordance with officer recommendation and the appeal was dealt with by way of written representations and was Dismissed.

6.00 REPORT

6.01 Introduction

This appeal considered the extension of the existing property by the addition of a first floor extension, creation of accommodation within the raised roof line space, and the insertion of dormers to the rear and roof lights to the frontage and the addition of a porch to the front of the existing detached two storey property within the settlement boundary of Pentre Halkyn.

6.02 Main Issue

The Inspector considered the main issue in this appeal to be the effect of the proposal on the character and appearance of the dwelling and the area.

6.03 The Inspector noted that the proposal would increase the wall plate by 0.4m to allow accommodation in the roof space created, the scheme also proposed a two storey extension, dormers, roof lights and a porch with pitched roof.

6.04 Policies

The Inspector considered policy HSG12 and Policy GEN1 to be relevant in the consideration of this appeal, and considered that the arising of the roof line would increase the gap between the top of the windows and the windows and the eaves line. The position of windows up against the eaves line is a particular attribute of house along the road. He considered that in this respect the character of the original building would be altered. The roof lights are not a prevalent feature in the immediate context of the site and the roof materials would change from slate to concrete tiles, this in conjunction with the rest of the works erodes the design of the existing dwelling to its detriment.

6.05 The side extension and porch were not considered to be objectionable by the Inspector since they are subsidiary. The rear dormers are also he considered to be generally hidden element of the proposal are were considered to be acceptable. However he considered these element were not severable form the whole development and therefore could not be permitted in part.

6.06 It was noted that the roof lights in themselves may be permitted development, but as these part of the larger scheme of alterations they added to his concern over the development.

6.07 As such the Inspector considered that the proposal conflicts with the Unitary Development Plan policies GEN1 and HSG12 and concluded that the proposal would harm the character and appearance of the dwelling and the area and dismissed the appeal.

7.00 CONCLUSION

- 7.01 The Inspector concluded that the development for the reasons cited conflicted with the Unitary Development Plan policies GEN1 and HSG12 and concluded that the appeal be **DISMISSED**.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

Contact Officer: Barbara Kinnear
Telephone: (01352) 703260
Email: Barbara.kinnear@flintshire.gov.uk