

FLINTSHIRE COUNTY COUNCIL

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

DATE: **7TH SEPTEMBER 2016**

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

SUBJECT: **APPEAL BY MR & MRS S. PARKER AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF A REPLACEMENT DWELLING AND ANCILLARY WORKS AT GELLI FARM, GELLI ROAD, PEN YR ALLT, TRELOGAN – ALLOWED.**

1.00 APPLICATION NUMBER

1.01 054757

2.00 APPLICANT

2.01 Mr. & Mrs S. Parker

3.00 SITE

3.01 Gelli Farm, Gelli Road,
Pen Yr Allt, Trelogan.

4.00 APPLICATION VALID DATE

4.01 21 December 2015

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspectors decision in relation to an appeal into the delegated decision to refuse planning permission for the erection of a replacement dwelling and ancillary works at Gelli Farm, Gelli Road, Trelogan. The appeal was considered via the written representations procedure and was ALLOWED.

6.00 REPORT

6.01 The appeal considered the replacement of the existing dwelling a designed Building of Local Interest, with a larger dwelling at Gelli Farm, Trelogan.

6.02 Main Issue

The main issue in this appeal was identified by the Inspector as the effect of the proposal on the character and appearance of the area.

6.03 The Inspector noted the open countryside setting of the site southeast of Trelogan and that the existing dwelling was an original stone farm building identified as a Building of Local Interest (BLI), but now in a state of disrepair. The proposal would result in the demolition of the original stone farmhouse and shippon. The building is largely concealed by tall hedgerows to the south and rear, the eastern elevation is readily visible from the lane which it fronts.

6.04 The Inspector noted that the appellant submitted evidence to demonstrate that the restoration of the building for residential use is unviable, due to the state of the building and the relative impracticability of its restoration. The Inspector did not contest the evidence relating to the structural condition and the restoration costs, and proceeded to determine the appeal based on the acceptability or otherwise of the replacement dwelling.

6.05 The Inspector noted Policy HE4 requirements of any replacement building design for a BLI to match or exceed the building to be demolished. Whilst the proposal is not an exact design match to the existing farmhouse, it was considered to be of a similar form to the existing farmhouse and was considered that it would appear as a building of similar scale to the existing farmhouse.

6.06 Although it was noted that design features such as the windows, gables and glazing to solid wall ratio would differ to the existing, they would appropriately reflect the replacement dwelling, rather than slavishly follow the existing farmhouse. He considered that the proposal would accord with the Unitary Development Plan policies.

7.00 CONCLUSION

7.01 The Inspector considered that the proposal does accord with policies HE4 and HSG6 of the Flintshire Unitary Development Plan and concluded that the appeal should be ALLOWED.

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