

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **18<sup>th</sup> April 2012**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **Appeal by Mr W Hughes against the decision of Flintshire County Council to refuse roof alterations to provide en-suites together with additional bedroom floor space and erection of a detached single garage**

**1.00 APPLICATION NUMBER**

1.01 049065

**2.00 APPLICANT**

2.01 Mr W Hughes

**3.00 SITE**

3.01 3 Garthorpe Avenue, Connah's Quay, CH5 4AE

**4.00 APPLICATION VALID DATE**

4.01 20/09/2011

**5.00 PURPOSE OF REPORT**

5.01 To inform Members of the appeal against refusal of planning permission under delegated powers for roof alterations to provide en-suites together with additional bedroom floor space and erection of a detached single garage at 3 Garthorpe Avenue, Connah's Quay. The appeal was considered under the written representations procedure and was DISMISSED.

**6.00 REPORT**

6.01 The Inspector during his consideration of the appeal considered the main issue in the determination of this appeal to be the effect of the

proposed roof alterations on the streetscene. The Inspector confirmed that he agreed with the Council regarding the acceptability of the proposed detached garage.

- 6.02 Garthorpe Avenue lies within a mature residential area where there is a mixture of houses and bungalows of a wide variety of designs, resulting in inconsistent building lines. The appeal site is the right-hand half of a pair of semi-detached dwellings which are prominent due to their position and distinctive due to the noticeably steeper roof-pitch than most surrounding bungalows.
- 6.03 The proposal involves the removal of two of the three existing side dormers in order to build up the wall of the property and make better use of the roof space. The Inspector agreed with the Council that doing so would unbalance the pair due to the resulting outline of the roof with the incongruity being exacerbated by the existing small flat-roofed dormer being viewed against a backdrop of the larger mass of the raised wall and shallow roof pitch.
- 6.04 Though the pair of semi-detached dwellings are not precisely balanced at present due to slightly different dormers, the Inspector deemed the overall design of the appeal scheme to be unacceptable and harmful to the streetscene.

## **7.00 CONCLUSION**

- 7.01 The Inspector concluded that the proposal would be harmful to the streetscene and though he understands the appellant's desire to upgrade his property, this does not outweigh the harm which the scheme would result in. He therefore considered the proposal to contradict Policies GEN1, D2 and HSG12 of the Flintshire Unitary Development Plan and for this reason, concluded that the appeal should be DISMISSED.

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