

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **7TH JUNE 2017**

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

SUBJECT: **FULL APPLICATION – ERECTION OF EXTENSION TO UNITS 1 & 2 AT NANT Y GAIN, PENTRE, CILCAIN**

APPLICATION NUMBER: **056557**

APPLICANT: **MR. D. WOLFE**

SITE: **NANT Y GAIN, PENTRE, CILCAIN**

APPLICATION VALID DATE: **7TH FEBRUARY 2017**

LOCAL MEMBERS: **CLLR O THOMAS**

TOWN/COMMUNITY COUNCIL: **CILCAIN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST – DEVELOPMENT TANTAMOUNT TO SEMI DETACHED DWELLINGS**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full application for the erection of extensions to provide two further bedrooms to existing self-catering tourist accommodation. The proposal involves the alteration and extension to the existing building as part of the proposed scheme. The matters for consideration include the principle of the development, design, flood risk and visual amenity.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION,

SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Time limit for commencement
2. In accordance with the approved plans
3. Facilities to be provided and retained within the site for the parking/turning of vehicles

3.00 CONSULTATIONS

3.01 Local Member

Cllr Owen Thomas

Development is tantamount to a new dwelling in the open countryside.

Cilcain Community Council

No objection to the application subject to the development complying with Flintshire's planning guidelines for extensions of holiday units.

Highways Development Management

No objection subject to a condition in relation to the parking and turning of vehicles

Public Protection

No Objection

Public Rights of Way

Public Bridleway No 52 abuts the site but is unaffected by the development

Planning Policy

No objection

Natural Resources Wales

No objection

Ecology

No Objection

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notification

No response received

5.00 SITE HISTORY

- 5.01 • Erection of extension to existing accommodation – Approved
04/04/2016

- Conversion and alteration of utility building to tourist accommodation (retrospective) – Approved 7/01/2016
- Erection of replacement equipment store and fisherman's rest room –Approved 01/06/2011
- Change of use from light industrial to self-catering tourist accommodation (2 units) including alteration and extension to existing building – Approved 26/01/2011

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
 Policy STR1 - New Development
 Policy STR6 - Tourism
 Policy STR7 - Natural Environment
 Policy GEN 1 - General Requirements for Development
 Policy GEN 3 - Development in the Open Countryside
 Policy D1 - Design Quality, Layout and Location
 Policy D2 - Design
 Policy D3 - Landscape
 Policy L1 - Landscape Character
 Policy L2 - Area of Outstanding Natural Beauty
 Policy T3 - Self Catering Tourist Accommodation
 Policy EWP17- Flood Risk
 Policy WB1 - Species Protection
 Policy AC13 – Access and Traffic Impact

Planning Policy Wales

- TAN 12 - Design
 TAN 15 - Development and Flood Risk

7.00 PLANNING APPRAISAL

- 7.01 This is a full application for the erection of two single storey extensions to Units 1 and 2 of an existing complex of self-catering holiday units. The building is set within the grounds of two fishing lakes and one further unit of tourism accommodation.

7.02 Principle

The proposal involves the extension to an existing building which is utilised currently as 2no. one bedroom holiday lets. The proposed extension will allow for one further bedroom for each unit with en-suite facilities. Each bedroom will be access via a covered walkway on the exterior of the building. The amount of extension is approximately 130m³ which is equal to a 30% increase in the total volume of the existing building. It is therefore considered that the development is compliant with policies STR1 (New Development) as the proposal incorporates a high standard of design. Furthermore, the proposal complies with the principles of PolicyGEN1 (General Requirements

for Development) as harmonises with the surroundings due to its limited scale and that it has no adverse impact on the natural environment. The proposal also complies fully with Policy T3 of the Flintshire Unitary Development Plan (Self Catering Tourist Accommodation) as it forms an extension to an existing tourist accommodation facilities in an appropriate scale, without significant adverse impact on neighboring occupiers or land use.

7.03 Design and Visual Amenity

The proposed extensions measures 6.5 meters by 3.5 meters and extends from both sides of the existing building. The proposed roof height will be stepped down from the existing and clad in matching materials. The total increase of 31% to be subsidiary to the main building and not overdevelopment of the site. The use of natural materials by the use of cedar cladding and shingles to the walls and roof will help the development assimilate into the semi woodland and pond setting of the site and is considered to be an appropriate natural material in this rural setting and compliant with policies D1 (Design Quality, Layout and Location) and D2 (Design) of the Flintshire Unitary Development Plan and the requirements of TAN 12 Design as the proposal respects the scale of its location, it relates well to existing topography and the careful use of materials will create a positive and attractive addition to the building.

7.04 The existing buildings are set around the fisheries ponds and are unobtrusive in the existing semi woodland setting. The proposed extensions, although adjacent to a bridleway, are not prominent as it they are set at a much lower level in relation to the bridle path and the trees surrounding the site on the boundaries of the site which screen the site. The application is considered to comply with policies L1 (Landscape Character) and L2 - Area of Outstanding Natural Beauty of the Flintshire Unitary Development Plan as the development does not encroach into open countryside or Area of Outstanding Natural Beauty and is considered to enhance the character and appearance of the landscape.

7.05 Protected Species

The site has been previously assessed in relation to the possible impact on protected species on site and a number of conditions are currently in force which require the site to be monitored along with the implementation of protective measures. As the propose development is located away from the fishing lakes and near the existing development it is considered that this development has no further impact on the protected species. As such the proposal is considered to comply with Policy WB1 (Species Protection) of the Flintshire Unitary Development Plan.

7.06 Flood Risk

The site has been previously assessed in relation to potential flood risk on site and a number of conditions were imposed on the previous planning permission and are currently in force. As the proposed development is located near the existing development and is for the existing use it is considered potential for flooding has not significantly altered. Natural Recourse Wales have also confirmed that no further flood prevention measures are required. As such the proposal is considered to comply with Policy EWP17 (Flood Risk) of the Flintshire Unitary Development Plan.

7.07 Highways

The proposal utilises the existing vehicular access which serves the existing self-catering units and the fisheries use of the site, to which the highways engineer has raised no objection to. Parking and turning provision for the existing use is already secured by condition and provided in accordance with agreed details. As such the proposal is considered to comply with Policy AC13 () of the Flintshire Unitary Development Plan.

7.08 Tourism

The proposed extension of the existing building will increase the number of bedrooms within the existing self-catering units which are considered to be of a scale and type which is appropriate to the locality and will contribute to rural diversification, and the local economy as such the proposal is considered to comply with Policy STR6 (Tourism) of the Flintshire Unitary Development Plan.

8.00 CONCLUSION

The proposed development is considered to comply with the above policies and national guidance. The proposal is considered to be appropriate to its location, generating rural employment and making a financial contribution to the local area.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

Contact Officer: Daniel McVey
Telephone: (01352) 7032
Email: Daniel.mcvvey@flintshire.gov.uk