

FLINTSHIRE COUNTY COUNCIL

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

DATE: **20th June 2012**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **Appeal by Mr. Jonathan Owen against the decision of Flintshire County Council to refuse planning permission for the erection of a first floor extension and a two storey extension to dwelling at Cilfach, Walwen Lane, Axton, Holywell**

1.00 APPLICATION NUMBER

1.01 **048831**

2.00 APPLICANT

2.01 **Mr Jonathan Owen**

3.00 SITE

3.01 **Cilfach, Walwen Lane, Axton, Holywell CH8 9DL**

4.00 APPLICATION VALID DATE

4.01 **9/ 8/2011**

5.00 PURPOSE OF REPORT

5.01 To inform Members of the appeal decision, following the refusal of planning permission under delegated powers on 4/10/2011f Erection of a first floor extension to existing dwelling and a two storey extension Cilfach, Axton, Holywell CH8 9DL The appeal was considered by the Householder Appeal Service (HAS) and was DISMISSED.

6.00 REPORT

6.01 The Inspector considered main issue to be the effect of the proposed alterations on the rural character of the area.

6.02 The Inspector states that there is no doubt that appeal proposal would radically alter the character of the existing building as it would significantly enlarge the existing footprint and increase the height and bulk of the dwelling, with the result that all sense of the original structure would be

lost.

- 6.03 As such the Inspector was satisfied that the scheme would conflict with Policy HSG12 of the FUDP. The Inspector notes that the policy give a general guide of a 50% increase and comments on the differing figures submitted by the LPA and appellant. The Inspector does not agree with the appellant that the scheme represents only a marginal increase over the 50% guideline and is satisfied that overall scale of the proposal amounts to such a radical enlargement and alteration that neither the letter nor the board objectives of policy HSG 12 would be met.
- 6.04 Notwithstanding the policy guidance the Inspector considered that an increase in floorspace of anything up to 50% of a dwelling such as this may be difficult to achieve in such a way both as to maintain a sense of subsidiarity and to respect the original design. Nevertheless and giving weight to the over-arching need for new development in the open countryside to be strictly controlled, the Inspector is satisfied that the appeal scheme would create an uncharacteristic building of urban mass and form, in further conflict with HSG12.
- 6.05 The Inspector accepted that there are some mitigating considerations, in particular the various extensions over the years which have begun to compromise the dwelling's original character as a traditional single storey long house. These extensions in aggregate have weakened the sense of historical relationship between the original building and it rural/agricultural context. The Inspector also noted that the building is set well back from the lane and set at right angles to t the highway and is effectively screened by established planting.
- 6.06 In addition, the Inspector noted that the houses in the immediate locality vary widely in terms of scale and design, with a mixture of a modern dormer bungalow, a two storey modern house and a modern bungalow with a large gable containing space in the roof, with only Walwen, opposite appearing to be a traditional two storey farmhouse.

7.00 CONCLUSION

- 7.01 Having taken all the above factors into account, and whilst the Inspector has some sympathy for the appellant's wish to modernise the family home, he considers that non of the other matters referred to outweigh the harm to the rural character of the area and he dismissed the appeal. The Inspector notes the appellants reference to other dwellings in the general area, but sought to determine the appeal on its own merits and in light of the current planning polices for the area

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