

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **6TH SEPTEMBER 2017**

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

SUBJECT: **APPEAL BY MR. C. JONES AGAINST THE
DECISION OF FLINTSHIRE COUNTY COUNCIL TO
REFUSE PLANNING PERMISSION FOR THE
ERECTION OF FIRST FLOOR EXTENSION OVER
EXISTING BUNGALOW AT 86 WINDSOR DRIVE,
FLINT – ALLOWED.**

1.00 APPLICATION NUMBER

1.01 056201

2.00 APPLICANT

2.01 Mr. C. Jones

3.00 SITE

3.01 86 Windsor Drive,
Flint,
Flintshire. CH6 5TS

4.00 APPLICATION VALID DATE

4.01 10th November 2017.

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspector's decision into the refusal to grant planning permission for the erection of a first floor extension to the bungalow at 86 Windsor Drive, Flint. The application was refused by delegated powers, with the appeal dealt with by way of written representations and was **ALLOWED**. The Inspector was Anthony Thickett.

6.00 REPORT

6.01 Background

This application was refused on 3rd January 2017 by delegated powers on the basis that the proposal was considered by virtue of its size, design and location to have a significant detrimental impact

upon the character and appearance of the property and streetscene.

6.02 Issue

The Inspector considered the main issue to be the impact of the proposed development on the character and appearance of the area.

6.03 Character & Appearance of the Area

The Council considered that given the proposal made the bungalow into a two storey dwelling and was in an area where the predominant house type were bungalows that it would have a considerable detrimental impact upon the streetscene.

6.04 However, the Inspector felt that this statement was not borne out by a short walk up and down Windsor Drive. The properties on either side are single storey but there are houses to the rear and there is a mix of size and style of building and roof forms in the area including bungalows, dormer bungalows and houses.

6.05 The proposal would turn the existing bungalow into a house. It would be taller than its immediate neighbour on Windsor Drive and its ridge would be higher than a similar proposal permitted in 2008. The resultant building would introduce something new but given the variety in built form evident in the area, the Inspector did not consider that it would look out of place in the street scene.

7.00 **CONCLUSION**

7.01 The Inspector therefore concluded that the proposed development would not have an adverse impact on the character and appearance of the area. The appeal was therefore **ALLOWED**.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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