

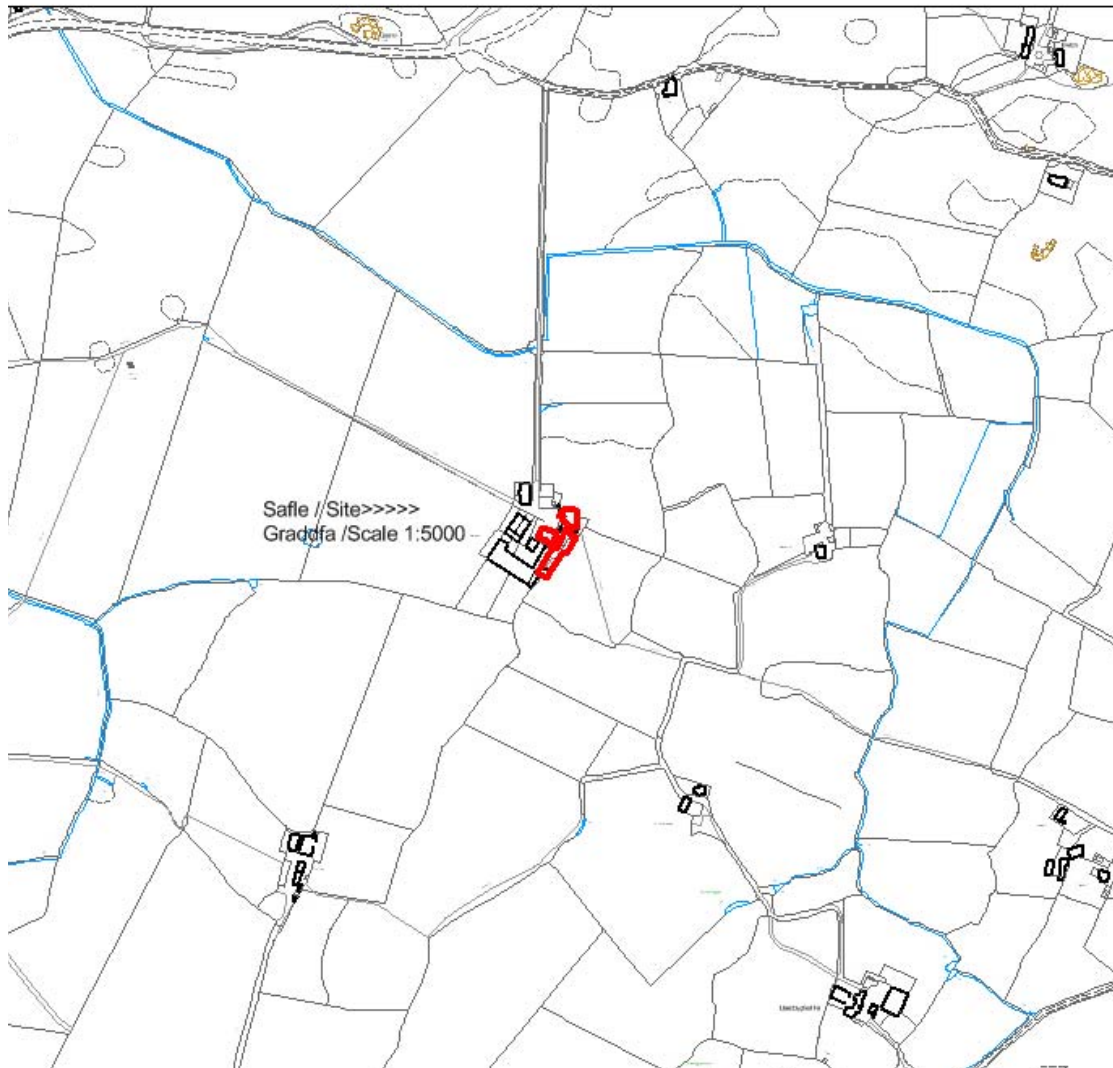
Rhif y Cais: **38C219G** Application Number

Ymgeisydd Applicant

**Mr and Mrs M Camara**

**Cais llawn i newid defnydd ac addau ac ehangu yr adeilad allannol i greu annedd yn / Full application for change of use and alterations and extensions to the existing outbuilding to create a dwelling at**

**Cae Mawr, Llanfechell**



**Planning Committee: 03/02/2016**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by a relevant officer under the Council's constitution as a joint applicant. The application has been scrutinised as required by the Monitoring Officer.

### **1. Proposal and Site**

The application made is for conversion of an existing outbuilding into a dwelling together with the erection of a small bedroom extension onto its gable end to create a three bedroom unit. The site is part of a complex of farm buildings and the original farmhouse at Cae Mawr which is located east of the A5025 and approximately just over a mile south of Tregle and a similar distance west of Llanfechell.

### **2. Key Issue(s)**

Principle of the development and its impacts on amenities and protected species.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 General Policy

Policy 7 Rural Buildings

Policy 31 Landscape

Policy 35 Nature Conservation

Policy 41 Conservation of Buildings

#### **Gwynedd Structure Plan**

Policy D4 Location siting and design

Policy D10 Flora and Fauna

Policy D21 Listed Buildings

Policy D22 Listed Buildings

Policy D27 Listed Building conversion

#### **Stopped Unitary Development Plan**

Policy GP1 Development control guidance

Policy GP2 Design

Policy EN1 Landscape Character

Policy EN4 Biodiversity

Policy EN13 Conservation of Buildings

Policy SG5 Private Sewage Treatment facilities, Policy SG6 Surface water run-off

#### **Supplementary Planning Guidance- Design in the Urban and Rural Built Environment**

#### **Planning Policy Wales – Edition 8**

**TAN 5 – Nature Conservation and Planning**

**TAN 12 – Design**

**TAN 18 – Transport**

**Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.**

**Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas**

#### **4. Response to Consultation and Publicity**

**Community Council** – no response at the time of writing

**Cllr Ken Hughes**– no response at the time of writing

**Cllr John Griffith** – no response at the time of writing

**Cllr LI M Huws** – no response at the time of writing

**Footpaths** – the proposed development will not have any effect on Public Footpath no 29.

**Natural Resources Wales** – does not object to the application. Bat and protected species survey has been completed to an appropriate standard and there is no evidence that the structure is being used as a bat roost and they have low potential as a roost. It is unlikely that bats or their roosts will be impacted by the proposed works. Comments on drainage requirements.

**Drainage** – comments for development stage

**Highway Authority** – No response at the time of writing

**Built Environment and Landscape Section** – No response at the time of writing

**Ecological and Environmental Advisor** – no evidence of bats or other protected species was found and due to the nature of the outbuilding no mitigation has been recommended.

**Welsh Water** - standard comments

No response was received to the publicity undertaken.

#### **5. Relevant Planning History**

38C219/LB Listed building consent for alterations and extension to the dwelling at Cae Mawr – approved 26/7/05

38C219A/LB Listed Building Consent for alterations and extensions to the existing building together with conversion of an outbuilding into a store / workshop at Cae Mawr – approved 26/6/07

38C219B Alterations and extensions to the existing building together with conversion of an outbuilding into a store / workshop at Cae Mawr – approved 26/6/07

38C219C Full application for the erection of one 10kw wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at Cae Mawr – approved 10/10/13

38C219D/SCR Screening opinion for the erection of one 10kw wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at Cae Mawr – EIA not required 22/11/12

38C219E returned to applicant

38C219F Full application for the erection of traditional agricultural barns at Cae Mawr – approved 8/10/15

38C219H/LB Application for listed building consent for the change of use, alterations and extensions of an existing outbuilding into a dwelling at Cae Mawr – concurrent application with planning application before this Committee

## **6. Main Planning Considerations**

**Principle of the Development** – Policies contained in the development plan and in the stopped UDP support conversion schemes for rural buildings for residential use. Such schemes must be balanced with a consideration of their effects on interests of acknowledged importance including ecology, landscape impact, residential and local amenities and highway impacts.

**Design** - The submitted drawings show a conversion scheme which retains the scale and character of the existing building. There is very little intervention with the existing form. The proposed extension to create an additional bedroom is subservient to the original building and the use of contrasting finishing materials helps to emphasise the form of the existing building. The proposal is considered compliant with Policy 55 requirements.

**Ecology** - The application is supported by a protected species survey and the results are considered acceptable. No protected species were found and no mitigation is required.

**Landscape Impact** - The site is located in a countryside location set back some distance from the road. The building is part of a complex of buildings including larger more contemporary agricultural sheds. The proposed curtilage is to the front of the building facing the farmyard. A public footpath traverses fields in close proximity but it is not considered that the proposal would give rise to any unacceptable landscape impacts.

**Residential and Local Amenities** - A dwelling is located on the access track which is in separate ownership to the original farmhouse at Cae Mawr. Whilst some additional vehicular and pedestrian movements will occur as a consequence of the development it is not considered that any unacceptable amenity impacts will occur and there is no impact on privacy. As previously stated, the building is located amongst a series of agricultural sheds and set back from the public highway. Although a public footpath runs in close proximity, it is not considered that unacceptable wider amenity concerns will arise.

**Traffic Impacts** - The public highway leading to the site is a typical narrow country lane. The access to the farm off the highway has good visibility and it is not considered that an additional unit would lead to unacceptable traffic volumes on the lane.

## **7. Conclusion**

The scheme is considered to comply with Policy 55 requirements and is not considered to give rise to ecological, amenity, landscape impact or traffic impact concerns.

## **8. Recommendation**

To **permit** the development subject to the following conditions:

**(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.**

Reason: To comply with the requirement of the Town and Country Planning Act 1990.

**(02) The provisions of Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.**

Reason: In the interests of amenity.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development



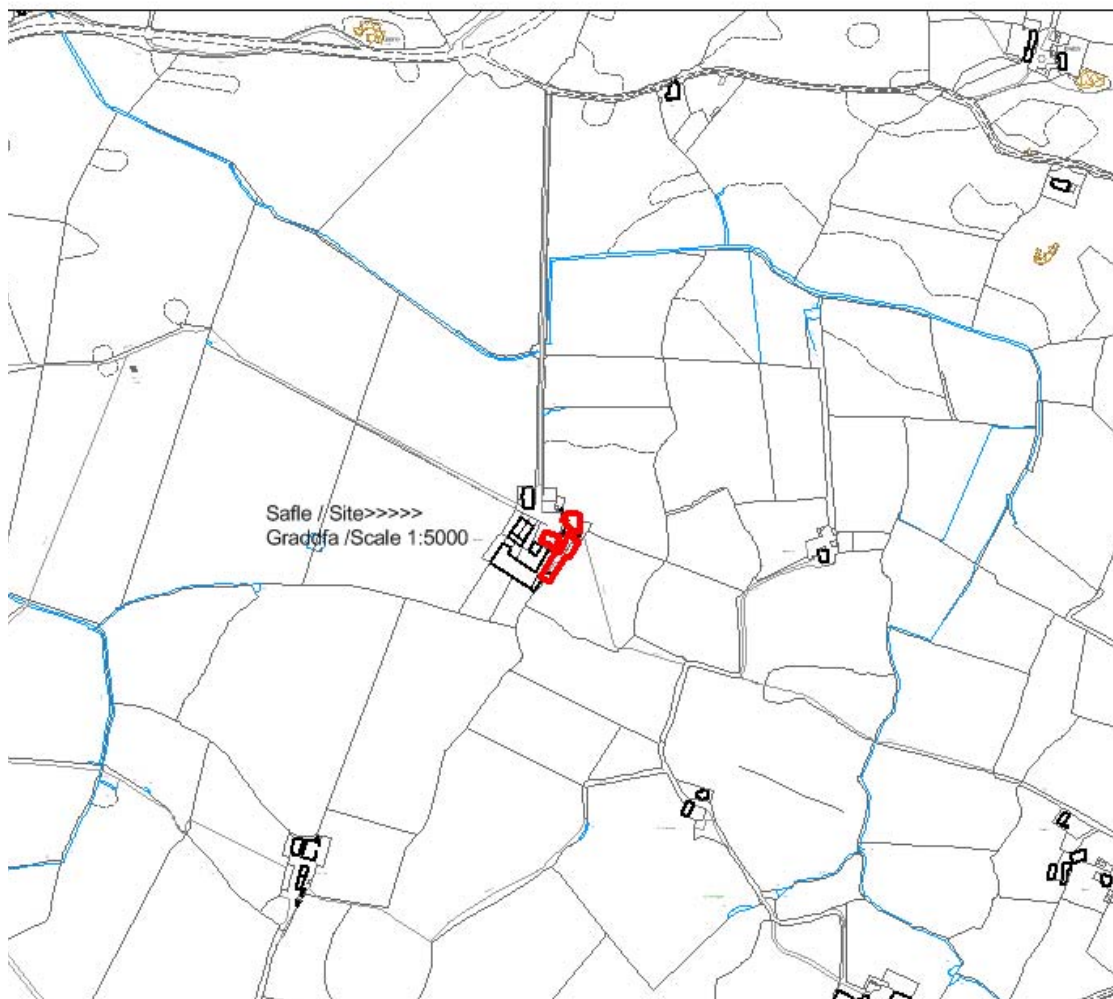
Rhif y Cais: **38C219H/LB** Application Number

Ymgeisydd Applicant

**Mr and Mrs Camara**

**Cais adeilad rhestredig ar gyfer newid defnydd ac addasu ac ehangu yr adeilad allanol presennol i greu annedd yn / Listed building application for the change of use and alteration and extension to the existing outbuilding to create a dwelling at**

**Cae Mawr, Llanfechell**



**Planning Committee: 03/02/2016**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by a relevant officer under the Council's constitution as a joint applicant. The application has been scrutinised as required by the Monitoring officer.

### **1. Proposal and Site**

The application made is for conversion of an existing outbuilding into a dwelling together with the erection of a small bedroom extension onto its gable end to create a three bedroom unit.

### **2. Key Issue(s)**

Meeting the statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 41 – listed buildings

#### **Gwynedd Structure Plan**

Policy D21 – listed buildings

Policy D22 – listed buildings

#### **Stopped Unitary Development Plan**

EN13 – conservation of buildings

#### **Planning Policy Wales, Edition 8**

TAN 12 – Design

**Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas**

### **4. Response to Consultation and Publicity**

**Community Council:** No response at the time of writing

**Councillor Ken Hughes:** No response at the time of writing

**Councillor John Griffith:** No response at the time of writing

**Councillor LI M Huws:** No response at the time of writing



**The Society for the Protection of Ancient Buildings:** No response at the time of writing

**The Council for British Archaeology:** No response at the time of writing

**The Georgian Group:** No response at the time of writing

**The Royal Commission on the Ancient and Historic Monuments of Wales:** The remit of the Royal Commission permits us to comment only on the historical significance and context of a monument or structure and on the adequacy or otherwise of the record. Cae Mawr was listed for its special interest as a late 18<sup>th</sup> century vernacular farmhouse. The outbuilding proposed for conversion is not separately listed and is a three door traditional range with a 19<sup>th</sup> century king post roof. The proposed alterations to this range, as set out in the application, appear to respect the low-key architectural interest of this range.

**The Ancient Monuments Society:** No response at the time of writing

**Built Environment and Landscape Section:** No response at the time of writing

**Gwynedd Archaeological Planning Service:** No response at the time of writing

**Response to Publicity:** No representations were received as a result of the publicity undertaken.

## **5. Relevant Planning History**

38C219/LB: Listed building consent for alterations and extension to the dwelling at Cae Mawr – approved 26/7/05

38C219A/LB: Listed Building Consent for alterations and extensions to the existing building together with conversion of an outbuilding into a store / workshop at Cae Mawr – approved 26/6/07

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38C219E: Returned to applicant

38C219F: Full application for the erection of traditional agricultural barns at Cae Mawr – approved 8/10/15

38C219G: Full application for the change of use , alterations and extensions of an existing outbuilding into a dwelling at Cae Mawr – concurrent application with application for listed building consent before this Committee

## **6. Main Planning Considerations**

Principle of the Development: In relation to legislative and policy requirements, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that

‘(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

National guidance for the determination of applications for listed building consent is contained within Circular 61/96. Paragraph 70 of the Circular sets out the General Criteria against which such applications should be judged:

- (i) the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;
- (ii) the particular physical features of the building (which may include its design, plan, materials or location) which justify inclusion in the list; list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (e.g. interiors) may come to light after the building’s inclusion in the list;
- (iii) the building’s setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby; and
- (iv) the extent to which the propose works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

Planning policy in respect of applications for listed building consent as contained within the Gwynedd Structure Plan, the Ynys Mon Local Plan and the Stopped Unitary Development Plan are listed above. Policy 41 of the YMLP and Policy EN13 of the stopped UDP both state that:

‘Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted’.

Paragraph 6.1.2 of Planning Policy Wales states that

“Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs”.

Paragraph 6.5.8 of Planning Policy Wales states that

“6.5.8 There should be a general presumption in favour of the preservation of listed buildings. The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. However, not all original uses will now be viable or necessarily appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building’s survival. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building”

Paragraph 6.5.9 of Planning Policy Wales states that

“Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses”

Policy 40 of the YMLP states:

“40. The character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting high quality new development. The Council will define and designate additional Conservation Areas within other areas of special architectural or historic interest where it is considered necessary to preserve and enhance the character and appearance of those areas”.

Policy 41 of the YMLP states:

“41. Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted”.

Similar policies are contained within the Gwynedd Structure Plan and within the Stopped Ynys Mon Local Plan. In accordance with statutory requirements, policies in relation to listed buildings seek to preserve the special characteristics of listed buildings and their settings and seek to ensure that inappropriate developments do not occur.

Impact on the Listed Building: The building which is the subject of the proposed conversion is not itself a listed building but is within the curtilage of Cae Mawr farmhouse which is listed as a vernacular farmhouse.

The building faces the gable end of what were originally outbuildings but which have more recently been incorporated as part of the main dwelling's accommodation. To the west of the proposed conversion and partially adjoining it to the south are a range of more contemporary agricultural buildings in separate ownership.

The scheme respects the character and form of the existing building and the extension as proposed is clearly identifiable and subservient to the main building. The proposal is a sympathetic conversion which is considered to have a neutral impact on the listed building. There is no detrimental impact and the character and the preservation of the listed building, its setting, and any features of special architectural or historic interest which it possesses are consequently preserved.

## **7. Conclusion**

The scheme is a sympathetic conversion of an existing building which is not itself listed. The proposal is considered to meet the statutory requirement of preserving the building and features of special architectural or historic interest which the listed farmhouse adjoining possesses.

## **8. Recommendation**

To **permit** the development subject to conditions.

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or

go to the heart of the permission/ development.