

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **45C468** Application Number

Ymgeisydd Applicant

Mr Simon Rogers

Cais llawn i newid defnydd adeilad allanol i annedd, creu mynedfa i gerbydau, gosod sistem trin carthffosiaeth ynghyd a codi strwythur lliniaru ecoleg yn / Full application for conversion of outbuilding into a dwelling, the construction of a vehicular access, the installation of a package treatment plant together with the erection of an ecology mitigation structure at

Bodrida Bach, Brynsiencyn



Planning Committee: 02/11/2016

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is related to a Local Member.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is a full application for the conversion of the existing outbuilding into a dwelling, together with alterations and extensions thereto and the erection of a detached building for protected species and the construction of a new vehicular access and the installation of a package treatment plant.

The building was a former cottage with room in the loft space, and lies with its gable fronting the Class III highway.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 55 - Conversions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D28 - Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN1 – Landscape Character

Planning Policy Wales, 2016, 8th Edition

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

Technical Advice Note 5 – Nature Conservation and Planning

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member, Cllr A Griffith – No response to date

Local Member, Cllr P Rogers – No response to date

Community Council – No response to date

Highway Authority – No response to date

Drainage Section – Standard comments

Welsh Water – Standard Comments

Natural Resource Wales – Comments

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 25th August, 2016 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

No previous site history.

6. Main Planning Considerations

Policy Context - Policy 55 of the Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan allows for the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met.

Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that 'not all previously developed land is suitable for development'.

A Structural Report was submitted as part of the application, however this report states that one wall (northern gable) has not been inspected due to the ivy plant growth and therefore it cannot be ascertained whether the wall is structurally sound. A full structural report has been requested however to date no further details has been received at the department. The structural report states that the front elevation needs to be demolished to window cill level and re-built due to its poor condition.

The proposal involves the erection of a side and rear extension. The side extension is of a scale and design which could be supported, however the large rear extension, due to its scale and design, is not sympathetic to the existing building and cannot be supported. The applicants' agent has been advised of our concerns and stated in their response that the proposal is sub-servient to the building. The height of the rear extension is the same as that of the existing building and therefore is not subservient.

The footprint of the existing outbuilding measures 53m² and the proposed side and rear extensions measure 39m². The new structure proposed as part of the mitigation measures is 12m².

Excluding the detached structure for protected species the scale of the proposed extensions will result in an increase of 72% of the original footprint.

Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan allow for the conversion of existing buildings to dwellings or holiday accommodation subject to compliance with the listed criteria. The listed criterion requires, amongst other things, that the building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling. It also requires that the conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that a significant enhancement of the appearance of the building will be secured.

The conversion policies allow for only minor external alterations suggesting that the existing building should be of sufficient size to provide an adequate level of accommodation and that any extensions be of a minor nature so as to provide additional ancillary accommodation only.

The proposed conversion scheme comprises of the re-building of the roof, demolition to window cill level and its re-building to the front elevation. The scheme also includes the erection of a side and rear extension which will result in an increase of 72% in the footprint of the original building.

In his decision on a similar appeal, reference APP/L6805/A/10/2133759 dated 27th October 2010 relating to Ynys Ganol, Brynteg the Inspector commented that “The structure currently has no roof, it cannot be made habitable without one and, in my view, the construction of the proposed roof constitutes extensive re-building”.

As stated previously it has not been confirmed that the side elevation (northern gable) is structurally sound and whether any re-building works will be necessary as part of the scheme. However due to the amount of demolition and re-building works which has been identified within the report together with the erection of the side and rear extension it is considered that the existing building is not suitable for conversion as the proposal would involve re-building and extensive extension to the existing building, contrary to the thrust of Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan.

7. Conclusion

Having considered the above and all other material considerations my recommendation is that the application should be refused due to the amount of re-building and extensions proposed to the existing building and it is therefore not considered that the building is structurally capable of conversion without extensive re-building tantamount to the erection of a new dwelling in the countryside.

8. Recommendation

(01) The local planning authority consider that by reason of the amount of new construction required to make the building capable of re-habitation, the proposal would be tantamount to the erection of a new dwelling in the countryside. The proposal is therefore contrary to Policy A6 of the Gwynedd Structure Plan, Policies 53 and 55 of the Ynys Môn Local Plan, Policies HP6 and HP8 of the stopped Unitary Development Plan and advice contained within Planning Policy Wales (8th Edition), Technical Advice Note 6: Planning for Sustainable Rural Communities and Supplementary Planning Guidance –

Design Guide for the Urban and Rural Environment.