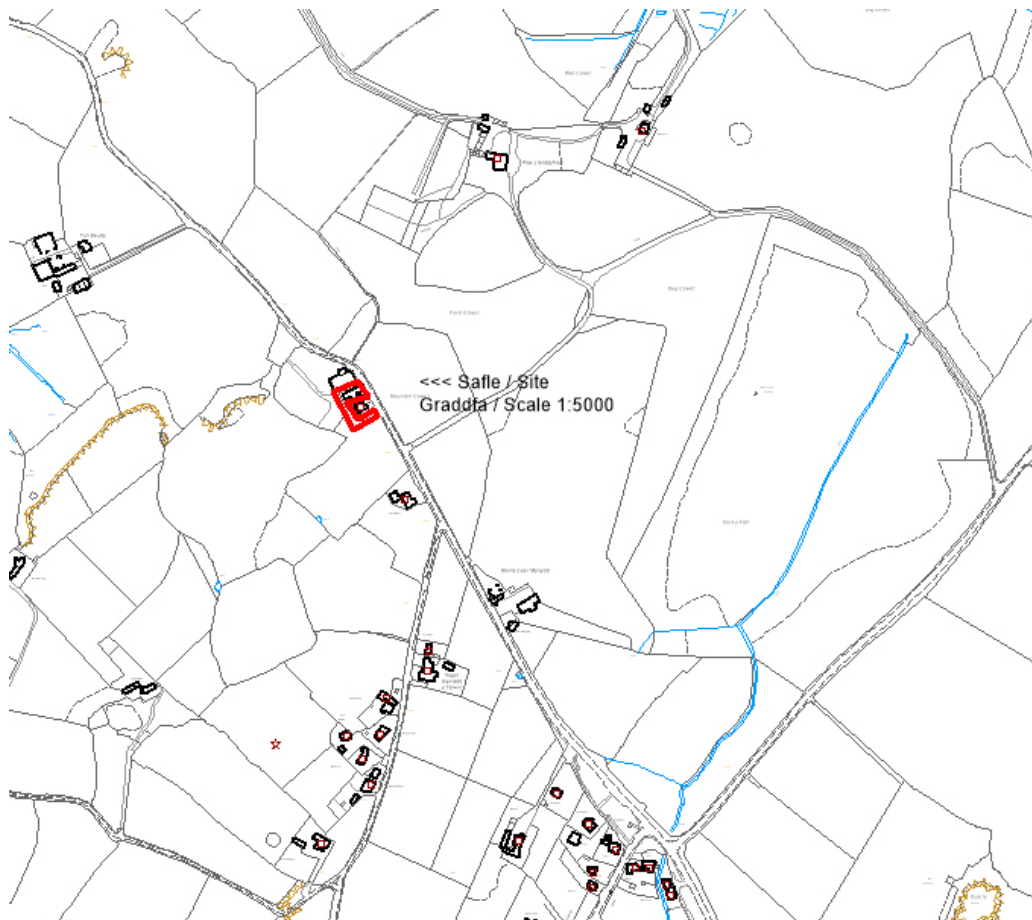


Rhif y Cais: **23C339** Application Number

Ymgeisydd Applicant

**Mr Elfed a Miss Bethan Williams****Cais llawn ar gyfer newid defnydd yr adeilad allanol i dau annedd yn / Full application for  
conversion of outbuilding into two dwellings at****Tyn Llidiart, Talwrn**

**Planning Committee: 07/12/2016**

**Report of Head of Regulation and Economic Development Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is presented to the Planning and Orders Committee as the applicant is related to a relevant officer of the Planning Department.

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 conversion of an outbuilding into 2 dwellings, alterations and extensions, construction of a new vehicular access and installation of a new septic tank at Ty'n Llidiart, Talwrn

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable and complies with policy.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 – Conversions

Policy 58 - Extensions

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP7a – Extensions

Policy HP8- Rural Conversions

**Planning Policy Wales (9<sup>th</sup> Edition), November 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Local Member Councillor Dylan Rees** – No response at the time of writing the report

**Local Member Councillor Nicola Roberts** – No response at the time of writing the report

**Local Member Councillor Bob Parry** - No response at the time of writing the report

**Community Council** – No response received at the time of writing this report

**Highways** – Conditional Approval

**Drainage** – Standard Comments

**Natural Resources Wales** – Standard Comments

**Welsh Water** – Standard Comments

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 11/11/2016. At the time of writing this report no observations had been received.

## **5. Relevant Planning History**

23C23 – Re-erection of buildings on old foundations for the milking of cattle at Ty'n Llidiart, Talwrn, Granted 07/10/85.

## **6. Main Planning Considerations**

### **Policy Considerations**

Policy 55 of the Ynys Mon Local Plan states;

The conversion to a dwelling or holiday accommodation of an existing building which is not located within or on the edge of a settlement will only be permitted where:-

- i. The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling.
- ii. Any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded.
- iii. 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 significant enhancement of the appearance of the building will be secured.
- iv. The proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality.
- v. Satisfactory access, parking, amenity space, and sewerage arrangements are provided.

Policy HP8 of the Stopped Unitary Development Plan states;

The conversion to a dwelling or holiday accommodation of an existing building, which is located in a cluster, hamlet, or in open countryside will be permitted where:

- i) the building is structurally sound and capable of conversion without extensive rebuilding or extension which would be equivalent to the erection of a new dwelling; and
- ii) any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded; and
- iii) the scheme of conversion respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured; and
- iv) the proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality; and
- v) satisfactory access, parking, amenity space, and sewerage arrangements are provided.

The Supplementary Planning Guidance on Rural Conversions states that extensions must be subservient to the original structure and schemes should adopt the principle of adapting to the building rather than radically changing its appearance to suit the new use.

### **Main Planning Considerations.**

The application is to convert the existing outbuilding and attached buildings into 2 residential dwellings with a small single storey pitched roof extension proposed to the South West elevation. The proposal respects the character of the original building and will have no adverse impact on any adjoining neighbours. The proposal represents a sympathetic design solution and is supported by planning policies and advice. The Structural Report confirms that the existing building is structurally sound. The building is suitable to be converted without the need to re-build.

Adequate means of enclosure is provided between the proposal and the existing property known as Ty'n Llidiart in order to maintain adequate privacy.

A new vehicular access will be provided in order to exit the proposed units; the highways department has confirmed that they are satisfied with the new access with appropriate worded conditions.

It is not considered that the proposal will have a negative impact upon the special landscape area or upon nearby neighbouring residential properties.

### **7. Conclusion**

It is considered that the application complies with Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the Stopped Unitary Development Plan.

### **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 Town and Country Planning Act 1990.

**(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.**

Reason: For the avoidance of doubt.

**(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building.**

Reason: In the interests of visual amenity.

**(04) The windows, doors and any fascia and soffit boards on the development hereby approved shall be of a softwood or hardwood material, unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of visual amenity.

**(05) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: In the interest of highway safety.

**(06) The access shall be constructed with 2.4 metre by 50 metre splay on the North Westerly side and a 2.4 metre by 70 metre splay on the South Easterly side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interest of highway safety.

**(07) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.**

Reason: In the interest of highway safety.

**(08) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: In the interest of highway safety.

**(09) Within 1 month of the access hereby permitted being first brought into use the existing access serving the site shall be permanently closed and the highway boundary reinstated in accordance with the details to be agreed in writing with the Local Planning Authority.**

Reason: In the interest of highway safety.

**(10) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under application reference 23C339 and the Protected Species Survey which was undertaken by Sam Dyer Ecology dated 22/09/16 and Structural Survey undertaken by J McKernon & Co Ltd dated 24/10/16.**

Proposed Site Plan	1325-A3-07	18/11/16
3D Views	1325-A3-07	14/11/16
Proposed Elevations	1325-A3-05	14/11/16
Proposed Floor Plans	1325-A3-06	14/11/16
Protected Species Survey	Sam Dyer	Dated 22/09/16
Structural Survey	J McKernon	Dated 24/10/16
Proposed Location/Block Plan	1325-A3-02a	22/11/16

Reason: For the avoidance of doubt.

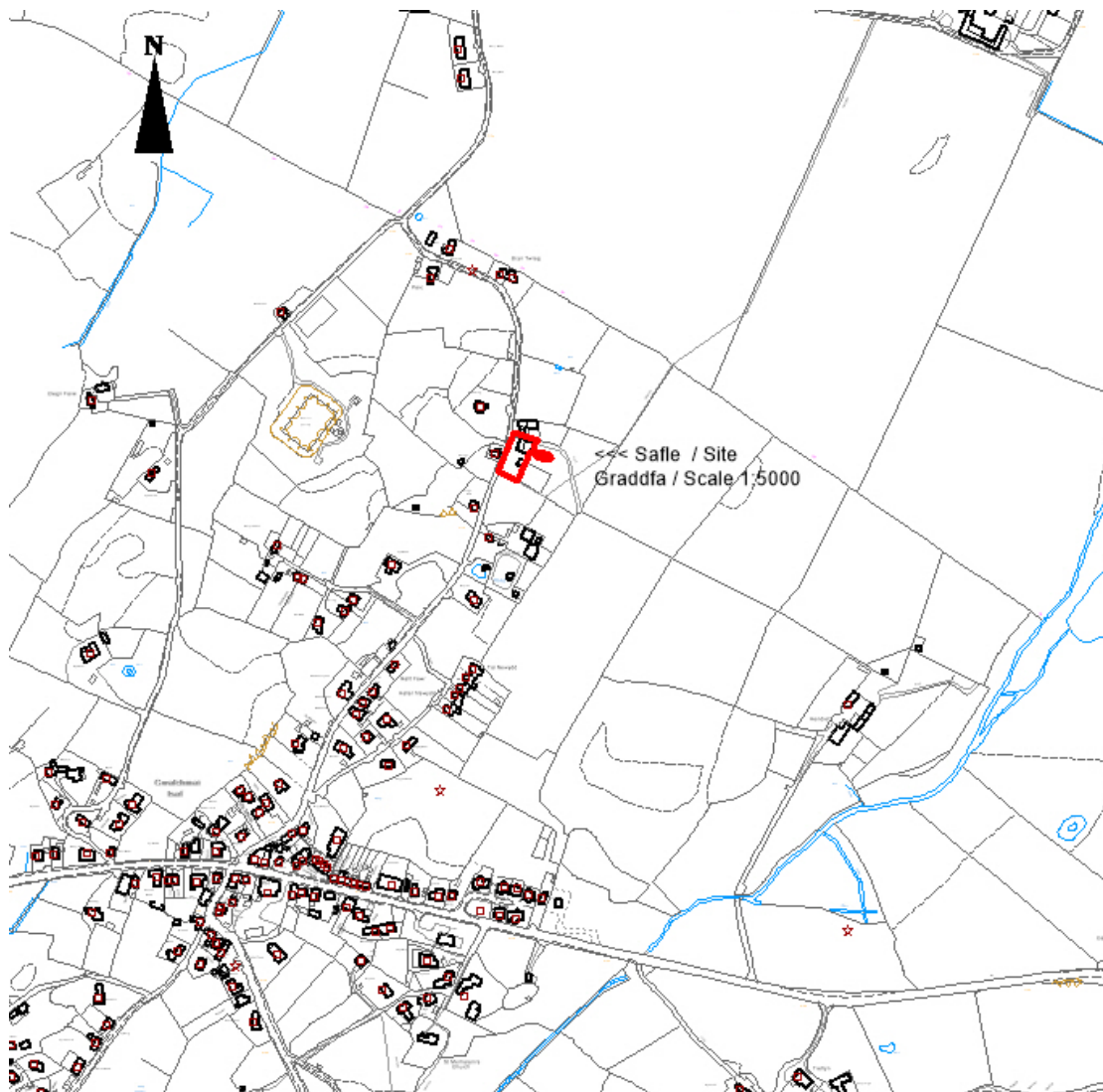
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **48C197** Application Number

Ymgeisydd Applicant

**Mr William Gwyn Thomas**

**Cais llawn i newid defnydd adeilad allanol i annedd gan cynnwys balconi ynghyd a chreu gwelliannau i'r fynedfa presennol ar dir gyferbyn a / Full application for the conversion of an outbuilding into a dwelling which includes a balcony together with improvements to the existing vehicular access on land opposite**

**Penclegir, Gwalchmai**

**Planning Committee: 07/12/2016**

**Report of Head of Regulation and Economic Development Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by a close relative of a relevant officer as defined in the Council's Constitution.

The file has been reviewed by the Monitoring Officer.

**1. Proposal and Site**

The site is located in a countryside location to the north of the village of Gwalchmai. The building is located opposite existing housing and is proposed for conversion to a single two-storey dwelling. The access to the site will be improved as part of the proposal.

**2. Key Issue(s)**

Principle of the development and its impacts on residential and local amenities.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 - General Policy

Policy 31 - Landscape

Policy 35 - Nature Conservation

Policy 55 - Conversions

**Gwynedd Structure Plan**

Policy D4 - Location Siting and Design

Policy D9 - Environmentally Sensitive Areas

Policy D10 - Flora and Fauna

**Ynys Mon Stopped Unitary Development Plan**

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EN1 - Landscape Character

Policy EN4 - Biodiversity

Policy HP 8 - Rural Conversions

Policy SG4 - Sewerage

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 9**

**TAN 5 – Nature Conservation and Planning**

**TAN 6 – Planning for Sustainable Rural Communities**

**TAN 12 – Design**

**TAN 18 – Transport**

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

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

**Cllr N Roberts** – No response at the time of writing

**Cllr D Rees** – No response at the time of writing

**Cllr B Parry OBE** – No response at the time of writing

**Highways** – a 2.0m by 70m visibility splay was requested and has been included on the submitted drawings. A response was awaited from the Highway Authority at the time of writing.

**Natural Resources Wales** – ecological details are acceptable. Comments in relation to drainage for operational phase.

**Drainage** – details are satisfactory in principle

**Ecological and Environmental Advisor** – recommendations in protected species report should be followed for wildlife enhancement

**Welsh Water**- request to be re-consulted should the proposal change to use of the public sewerage system

The application was publicised by site notice and neighbour notification. No representations were received as a result of the publicity undertaken. The notification period expired on 9<sup>th</sup> November and no representations have been received.

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

None

#### **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 subject to criteria. The proposal seeks the conversion of a large outbuilding in order to create a two storey unit. There is ample space to create parking and garden areas. The access to the site is to be improved to provide 2.0m by 70m visibility splays. No additions are proposed to the building but some new work is proposed in order to replace part Yorkshire boarding with solid wall construction as well as to create new openings. Overall the character of the building and its essential shape are preserved in particular when viewed from the roadside elevation. The application is supported by a report on the structural integrity of the buildings to support the works.

**Traffic Impacts:** Access to the site is to be improved as part of the proposal but is currently in use for agricultural purposes. There is ample space within the site for car parking and turning areas.

**Ecology:** The application is supported by appropriate reports and surveys which are considered acceptable.

**Residential and Amenity Impacts:** The scheme sits alongside and opposite existing dwellings. The proposal is contained within an existing curtilage and it is not considered that wider landscape



or amenity concerns will arise. The proposal is sufficiently separated from existing residential uses such that no unacceptable overlooking or loss of privacy will occur.

**Drainage:** The application details include provision of a private treatment plant to serve the development which is considered acceptable.

## **7. Conclusion**

Planning policy allows the conversion of existing rural buildings to residential use. The scheme is considered acceptable within this policy context.

## **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 development shall take place in accordance with the recommendations contained within the Sam Dyer Ecology Protected Species Survey Report September 2016 submitted under planning reference number 48C197.**

Reason: To safeguard any protected species which may be present on the site.

**(03) The access shall be laid out with 2.0m by 70.0m visibility splays in accordance with Drawing Proposed Site Plan received on 17th November 2016 under application reference 48C197 before the use hereby permitted is commenced and shall thereafter be maintained for the lifetime of the development. No development shall commence until a scheme for the landscaping of the rear of the visibility splay lines within the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include native species hedges or stone walls or cloddiau of a combination of these boundary treatments. No occupation of the dwelling shall take place until these landscaping works have been completed in accordance with the details as approved.**

Reason: in the interests of highway safety and amenity.

**(04) The development shall proceed in accordance with the following documents and plans:**

**Sam Dyer Ecology Protected Species Survey Report September 2014**  
**Location Plan received 17th November 2016**

**Proposed Site Plan 17th November 2016**  
**Proposed Ground Floor Plan and Elevations 17th November 2016**  
**Proposed First Floor Plan and Elevations 13th October 2016**

Reason: to define the scope of this permission and 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.