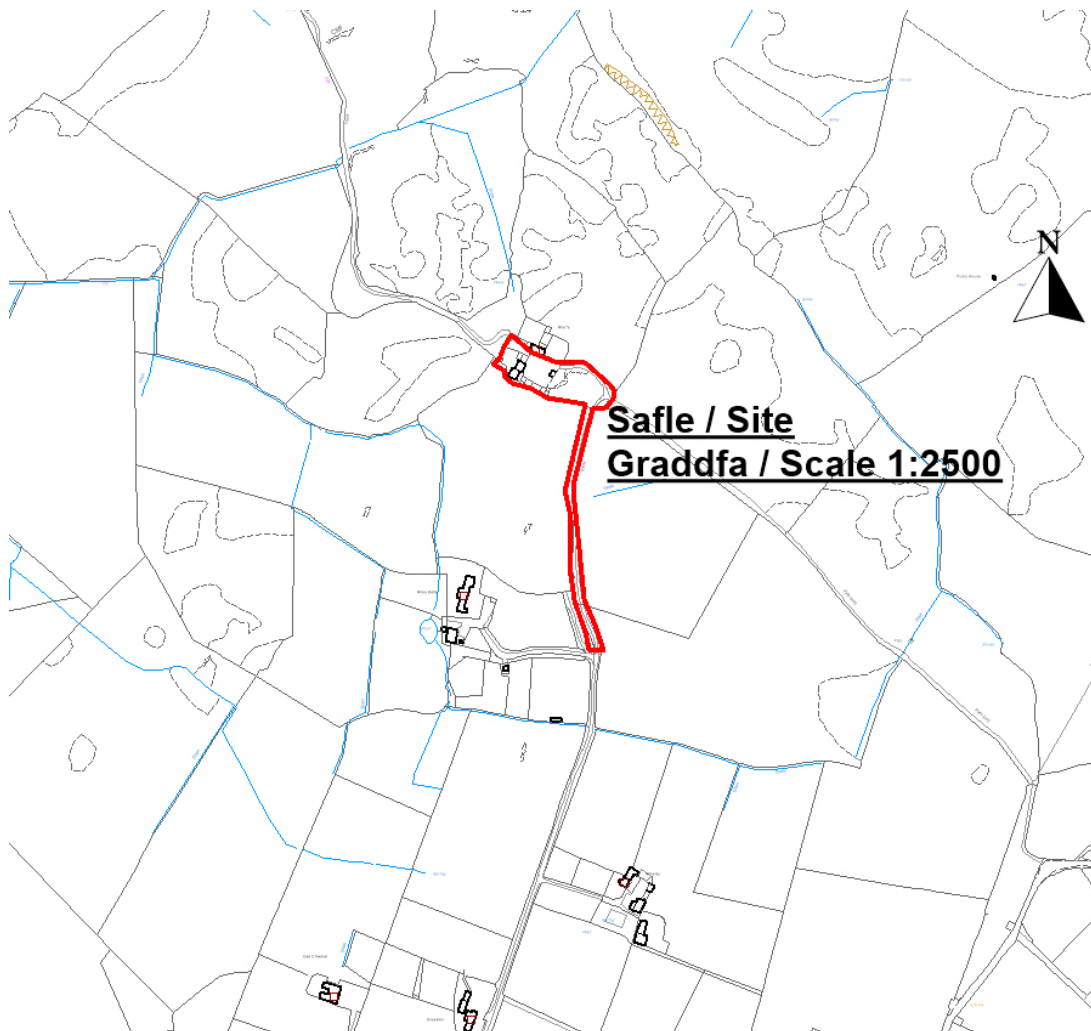


Rhif y Cais: **17C503B/VAR** Application Number

Ymgeisydd Applicant

**Rhys Hughes**

**Cais o dan Adran 73 i ddiwygio amod (04) (gwaith datblygu i gael ei wneud yn gwbl unol â'r cynllun(iau) a gyflwynwyd ar 01/12/2015 a 19/01/2016 a'r arolwg o rywogaethau a ddiogelir dyddiedig 21/06/2015) o caniatâd cynllunio rhif 17C503 (cyfnewid, addasu ac ehangu ty fferm adfail) er mwyn diwygio y cynlluniau yn / Application under Section 73 for the variation of condition (04) (development to be carried out strictly in accordance with the plan (s) submitted on the 01/12/2015 and 19/01/2016 and the protected species survey dated 21/06/2015) of planning permission reference 17C503 (conversion, alterations and extensions of redundant farmhouse) so as to allow submission of amended plans at**

**Rhos Bella, Llansadwrn**

**Planning Committee: 10/01/2018**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

**1. Proposal and Site**

Application under Section 73 for the variation of condition (04) of planning permission reference 17C503 (conversion, alterations and extensions of redundant farmhouse) so as to allow submission of amended plans at Rhos Bella, Llansadwrn

**2. Key Issue(s)**

The key issue is whether the proposal is an improvement to that originally approved under application reference 17C503B/VAR.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

**4. Response to Consultation and Publicity**

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

**Local Member (Alun Roberts)** – No response at the time of writing the report.

**Local Member (Lewis Davies)** – No response at the time of writing the report.

**Local Member (Carwyn Jones)** – No response at the time of writing the report.

Site notices was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 9 January, 2018. At the time of writing the report no letters were received.

**5. Relevant Planning History**

17C503 - Full application for the conversion, alterations and extensions of redundant farm house into a dwelling at Rhos Bella, Llansadwrn – 22/1/16 – Granted

17C503A/VAR - Application under Section 73 for the variation of condition (04) of planning permission reference 17C503 (conversion of outbuilding into a dwelling) so as to amend the approved drawings – 20/9/17 - Withdrawn

## **6. Main Planning Considerations**

The principle of developing the site has already been established under planning application 17C503 where permission was granted for conversion and extension of an outbuilding into a dwelling on the 22/1/16.

### **Joint Local Development Plan**

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 17C503 was approved on the 22/1/16 and it is likely to be implemented.

The amendments are proposed in the current application as follows:-

- The rear extension materials will be amended from timber cladding to an oak framed glazed extension. The amendment will allow the original stonework and building form to be viewed through the glass paneling.
- The omission of the proposed apex gable gazing removes an unsympathetic and dominant feature that would have had a significant visual impact on the character of the original building.

It is considered that the amendments proposed as part of this application is an improvement on that previously approved under application reference 17C503.

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations being 9/1/18. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

## **7. Conclusion**

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The application is contrary to Policy TA17 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for the conversion of an outbuilding into a dwelling.

It is considered that the previous application 17C503 is likely to be implemented and the amendments are an improvement to that originally approved. A condition will be placed on the permission to preclude the implementation of the previous permission.

## **8. Recommendation**

**Permit** subject to the expiration of the neighbourhood notification period.

**(01) The development to which this permission relates shall be begun not later than the expiration of three 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 developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that term is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [17C503 – Full application for the conversion, alterations and extensions of redundant farm house into a dwelling at Rhos Bella, Llansadwrn].**

Reason: to prevent the implementation of separate planning permissions concurrently which would be objectionable to the Local Planning Authority

**(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted and the Protected Species Survey which was undertaken by Greenman Ecology under planning application reference 17C503 and 17C503B/VAR.**

<b>Proposed Plans + Elevations</b>	<b>D590.06 Rev C</b>	<b>1/12/17</b>
<b>Proposed Site Plan</b>	<b>D590.07</b>	<b>1/12/17</b>
<b>Location Plan</b>	<b>D492.01</b>	<b>Submitted with application reference 17C503</b>
<b>Structural Report</b>	<b>Cadarn Consulting</b>	<b>Dated September 2015 submitted with application 17C503</b>
<b>Protected Species Survey</b>	<b>Greenman Ecology</b>	<b>Dated 21/6/15 submitted with application 17C503</b>

Reason: For the avoidance of doubt.

#### **Informative**

**Planning permission has been granted on the basis of the building being converted in accordance with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished, which have not been approved in the submitted details you are advised to contact the Development Control Section immediately as this may invalidate the planning permission.**

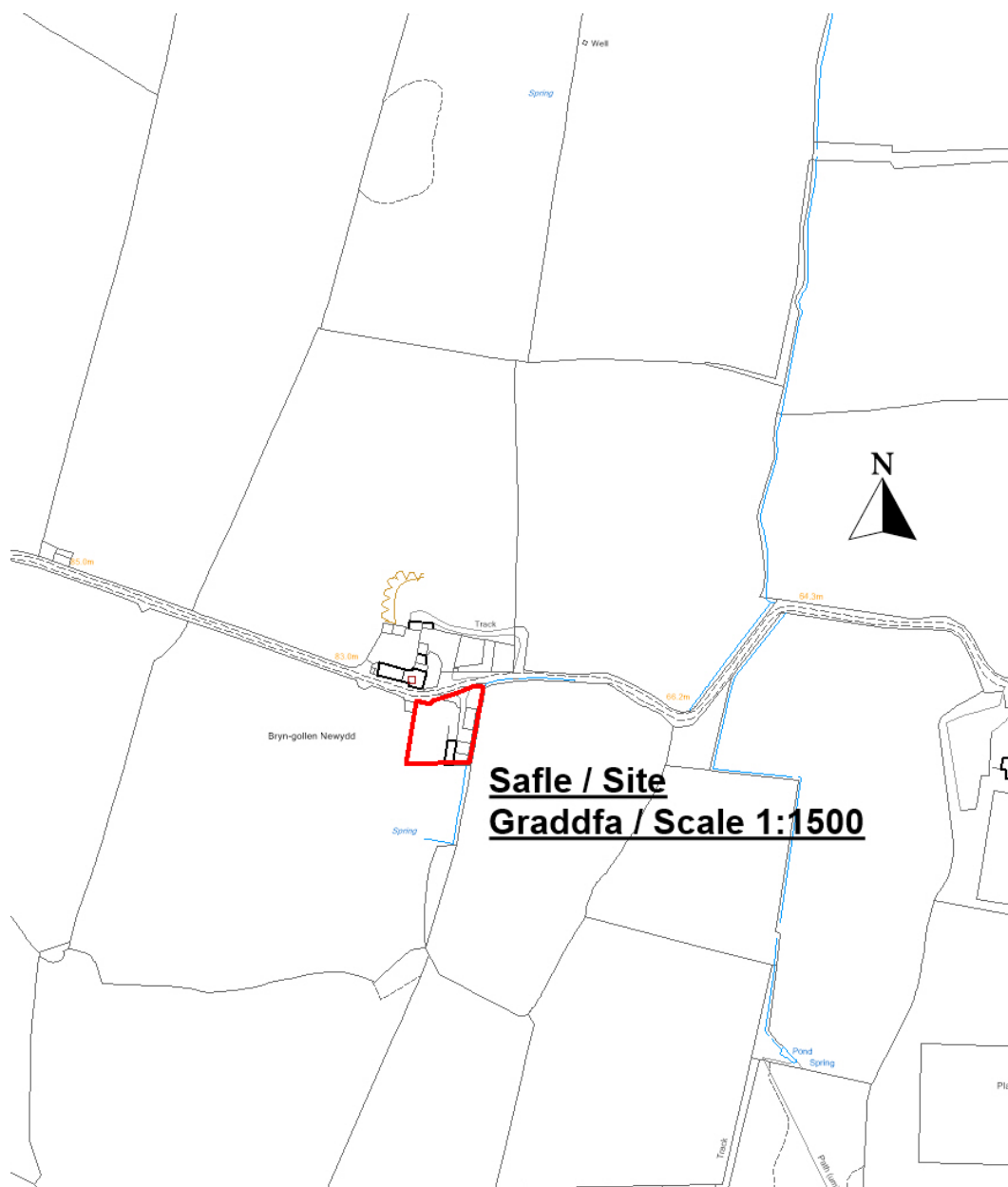
In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **25C259B/VAR** Application Number

Ymgeisydd Applicant

**Miss Elizabeth Smith**

**Cais o dan Adran 73 i ddiwygio amod (11) o caniatâd cynllunio rhif 25C259 (newid adeilad allanol i annedd) er mwyn diwygio y dyluniad yr annedd ar dir gyferbyn a / Application under Section 73 for the variation of condition (11) of planning permission reference 25C259 (conversion of outbuilding into a dwelling) so as to amend the design of the dwelling on land opposite**

**Bryn Gollen Newydd, Llanerchymedd**

**Planning Committee: 10/01/2018**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

**1. Proposal and Site**

Application under Section 73 for the variation of condition (11) of planning permission reference 25C259 (conversion of outbuilding into a dwelling) so as to amend the design of the dwelling on land opposite Bryn Gollen Newydd, Llanerchymedd.

**2. Key Issue(s)**

The key issue is whether the proposal is an improvement to that originally approved under application reference 25C259.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

**4. Response to Consultation and Publicity**

**Community Council** – No objection

**Local Member (Nicola Roberts)** – No response

**Local Member (Dylan Rees)** – No response

**Local Member (Bob Parry)** – No response

Site notices was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 29 December, 2017. At the time of writing the report no letters were received.

**5. Relevant Planning History**

25C259 – Full application for conversion of outbuilding into a dwelling, erection of a private garage together with the installation of a package treatment plant on land opposite to Bryn Gollen Newydd, Llanerchymedd – 17/8/16 – Granted

25C259A/MIN - Minor amendments to scheme previously approved under planning permission 25C259 so as to amend height of wall and additional windows – 15/6/17 – Refused

## **6. Main Planning Considerations**

The principle of developing the site has already been established under planning application 25C259 where permission was granted for conversion and extension of an outbuilding into a dwelling on the 17/8/16.

### **Joint Local Development Plan**

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 25C259 was approved on the 17/8/16 and it is likely to be implemented.

The amendments are proposed in the current application as follows:-

- Installation of 4 additional windows.  
3 of the windows will be located in the original outbuilding and 1 window within the new extension.

It is considered that the amendments are minimal and maintain the architectural characteristics of the original outbuilding.

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations being 29/12/17. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

## **7. Conclusion**

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The application is contrary to Policy TAI7 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for the conversion of an outbuilding into a dwelling.

It is considered that the previous application 25C259 is likely to be implemented and the amendments are an improvement to that originally approved. A condition will be placed on the permission to preclude the implementation of the previous permission.

## **8. Recommendation**

### **Permit**

**(01) The development to which this permission relates shall be begun not later than the expiration of four 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 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: To comply with the requirements of the Highway Authority in the interests of road safety.

**(05) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(06) The access shall be constructed with 2.0 meter by 43 meter splays on either side. Within the vision splay lines nothing exceeding 1 meter in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(07) The access shall be completed with a bitumen surface for the first 5 meters 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: To comply with the requirements of the Highway Authority in the interests of road 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: To comply with the requirements of the Highway Authority in the interests of road safety.

**(09) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(10) A passing bay shall be constructed along the public highway to allow the free flow of traffic along the road. Full details of the passing bay shall be agreed before any works commence on the remainder of the development. The passing bay shall be completed to the satisfaction of the LPA before the use hereby approved commences.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(11) The windows, doors and any fascia and soffit boards on the development hereby approved shall be of softwood or hardwood material.**

Reason: To safeguard the character and appearance of the building

**(12) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that term is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [25C259 – Conversion of outbuilding into a dwelling together with alterations and extensions at land opposite Bryn Gollen Newydd, Llanerchymedd].**

Reason: to prevent the implementation of separate planning permissions concurrently which would be objectionable to the Local Planning Authority.

**(12) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted and the Protected Species Survey which was undertaken by Eco Scope dated February 2016 and updated July 2016 under planning application reference 25C259 and 25C259B/VAR.**

<b>Proposed Elevations and Floor Plans</b>	991214/04 Rev A (Received with application 25C259B/VAR)	20/10/17
<b>Block Plan</b>	991214/02 Rev A	11/7/16
<b>Existing Elevations and Floor Plans</b>	991214/03	
<b>Proposed Garage</b>	991214/06 Rev A	11/7/16
<b>Protected Species Survey dated February 2016 and updated July 2016</b>	Eco-scope	1/7/16 and 3/8/16
<b>Location Plan</b>	991214/01 Rev A	11/7/16
<b>Structural Survey by JMckernon + Co Ltd</b>	Dated 4/7/16 (25C259)  Dated 6/10/17 25C259B/VAR	11/7/16
<b>Re-building work plan</b>		12/7/16
<b>Drainage Informations</b>		1/7/16
<b>Tanking Details</b>	991214/05	1/7/16

Reason: For the avoidance of doubt.

**Planning permission has been granted on the basis of the building being converted in accordance with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished, which have not been approved in the submitted details you are advised to contact the Development Control Section immediately as this may invalidate the planning permission.**

In addition the Head of Service be authorised to add to, remove or amend 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.