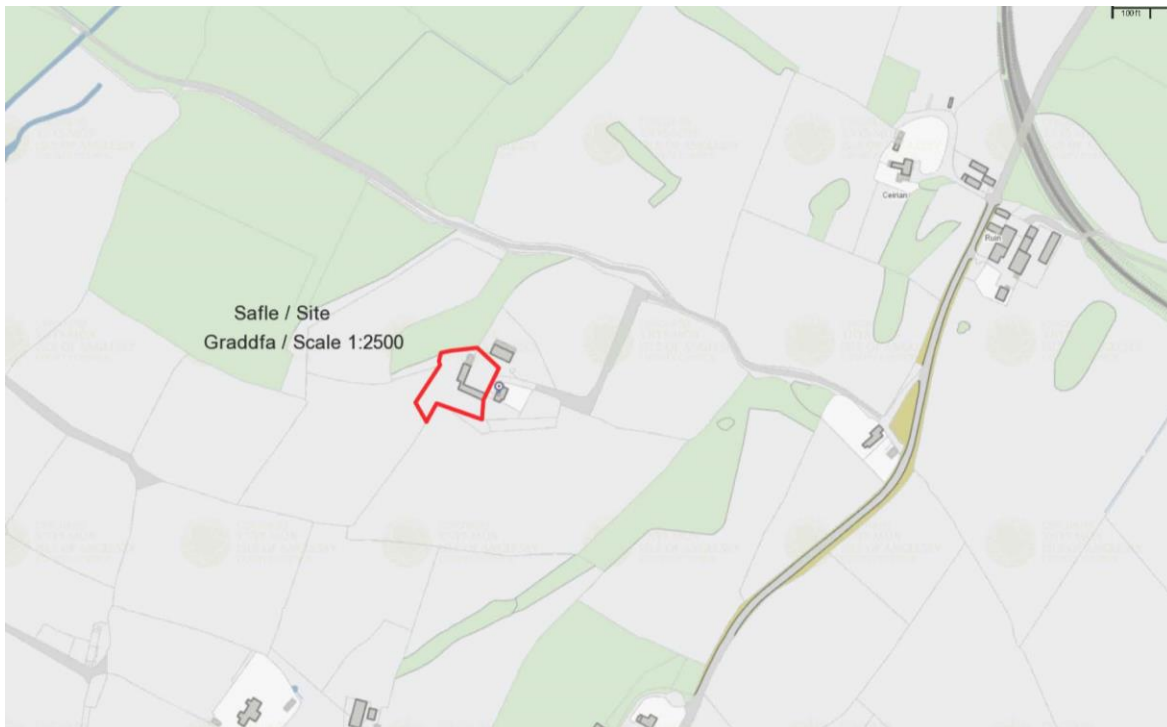


Application Reference: VAR/2019/92

Applicant: Mr Alan Hardman

Description: Cais o dan Adran 73 i ddiwygio amod (08) o caniatâd cynllunio rhif 33C265 (Trosi adeilad allanol) er mwyn diwygio'r dyluniad yn / Application under Section 73 for the variation of condition (08) of planning permission reference 33C265 (Conversion of outbuilding) so as to allow amended design at

Site Address: Glan Morfa, Gaerwen



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Caniatáu / 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.

Proposal and Site

Application under Section 73 for the variation of condition (08) of planning permission reference 33C265 (Conversion of outbuilding) so as to allow amended design at Glan Morfa, Gaerwen.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 33C265.

Policies

Joint Local Development Plan

Policy PCYFF2 – Development Criteria

Policy PCYFF3 – Design and Place Shaping

Policy TA17 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

Strategic Policy PS19 - Conserving and where appropriate enhancing the natural environment

Policy AMG5 - Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions of Rural Buildings in the Open Countryside

Response to Consultation and Publicity

Consultee	Response
Awdurdod Glo / Coal Authority	No comments
Cynghorydd Eric Wyn Jones	No response at the time of writing the report.
Cynghorydd Dafydd Roberts	No response at the time of writing the report.
Cyngor Cymuned Llanfihangelceifiog Community Council	Supportive of the planning application.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.
Ymgynghoriadau Cynllunio YGC	Confirmation from Drainage that it may be necessary to provide a SUDS application prior to commencement of work on site.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.

Site notices were 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 19/2/20. At the time of writing the report no letters were received.

Relevant Planning History

33C265 - Conversion of the outbuilding into a dwelling together with the installation of a septic tank at Glan Morfa, - Approved 21/4/09

33C265A/VAR - Application under Section 73 for the variation of condition (08) of planning permission 33C265 so as to allow an amended design at Glan Morfa, Pentre Berw – Withdrawn 27/9/18

Main Planning Considerations

The principle of developing the site has already been established under planning application 33C265 where permission was granted for conversion of outbuilding into a dwelling on the 21/04/09. Works commenced on the new access in August 2010 and the existing access serving the site closed off. The access is in accordance with the approved plan and it is considered that previous planning permission 33C265 has been safeguarded.

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 33C265 was approved on the 21/04/09 and has been safeguarded by the closing off of the existing entrance and construction of a new vehicular access.

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

* The amendments involve removing some windows, inserting some new windows and changing the type of some windows previously approved. It is considered that the amendments maintain the architectural characteristics of the original outbuilding.

* Erection of a small extension to the outbuilding measuring 2.7m long x 4.6m wide x 4.3m high. The extension is a small addition to the North East gable.

The existing outbuilding measures 291.42 square metres; the extension only equates to 12.42 square metres which is a 4.2% increase. This is considered acceptable as the original permission did not include any extensions to the outbuilding.

It is considered that the amendments maintain the architectural characteristics of the original outbuilding and does not worsen that of the original scheme previously approved under planning permission 33C265.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 19/02/20. 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.

Conclusion

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 which has been safeguarded by the construction of a new vehicular access.

The amendments are not considered to be a deterioration of that approved under the previous permission.

Recommendation

(01) The car parking accommodation shall comply with the Authority's Parking Standards with details to be submitted and approved by the local planning authority before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(02) The provisions of Article 3, Part 1, Classes A, B, C, D and E of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To ensure a satisfactory appearance of the development.

(03) The development work shall take place in accordance with Section 7 Recommendations of the Dusk Emergence Survey Report prepared by Alison Johnston Ecological Consultant dated June, 2019 amended February 2020 submitted under application reference VAR/2019/92.

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

(04) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

***Proposed Elevations - 1574:07:9b received 13/2/20**

***Proposed Ground Floor Plan - 1574:07:10b**

***Proposed Site Plan - 1574:07:2a**

***Proposed First Floor Plan - 1574:07:11b**

***Structural Report - Datrys - dated May 2019**

***Amended Dusk Emergence Survey - Alison Johnston Ecological Consultant - dated June 2019
Amended February 2020**

Reason: To ensure that the development is implemented in accord with the approved details.

(05) 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: [33C265 – Conversion of outbuilding into a dwelling at Glan Morfa, Pentre Berw].

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

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.