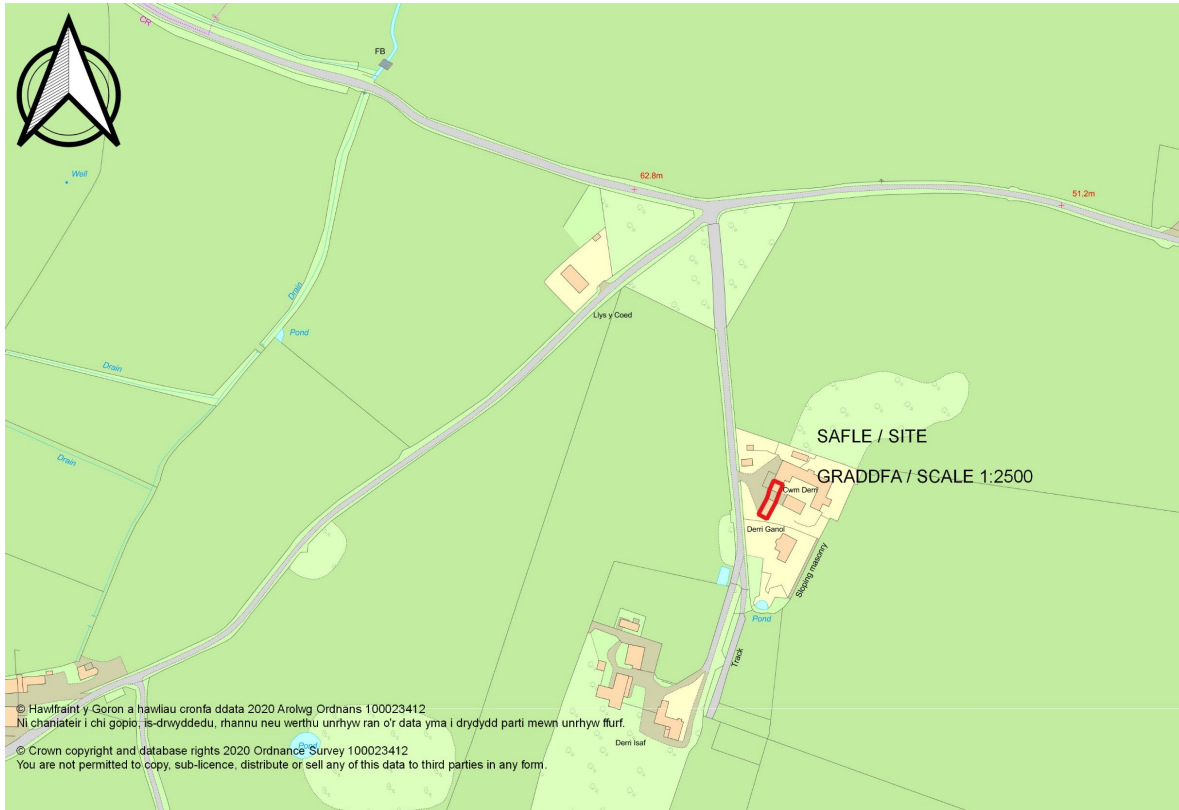


Application Reference: FPL/2021/335

Applicant: Bill May

Description: Full application for amendments to the previously approved scheme to include alterations and extensions to

Site Address: Cwm Deri, Dulas



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

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.

#### Proposal and Site

This is a full planning application for amendments to that previously approved under planning application 44C34A to include a front elevation, amendments to window types and window material at Cwm Deri, Dulas.

## Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 44C34A.

## 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

AMG5 – Local Biodiversity Conservation

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Richard Owain Jones	No response
Cyngor Cymuned Rhosybol Community Council	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response

The proposal has been advertised distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper. The latest date for the receipt of any representation was the 02/02/2022. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

44C34A - : Conversion of outbuildings into four dwellings so as to amend the design at Cwm Derri, Dulas Approved – 12/11/93 – S106- Local Person - 05/11/1993

MAO/2021/28 - Minor amendments to scheme previously approved under planning permission 44C34A: Conversion of outbuildings into four dwellings so as to amend the design at - Cwm Derri, Dulas – Full application required

### Main Planning Considerations

The principle of developing the site has already been established under planning application 44C34A where permission was granted for conversion of outbuildings into four dwellings on the 12/11/93. Some of the units on the site have been completed therefore the planning permission has been safeguarded.

The outbuilding under question has not been converted. The proposal is to add an extension to the front elevation and to alter the windows on the side elevation.

### 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 44C34A was approved on the 12/11/93 and has been safeguarded as some of the units have been completed.

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

\* The amendments involve adding an extension to the front elevation of the outbuilding, amending the style windows on the gable elevation . It is considered that the amendments maintain the architectural characteristics of the original outbuilding.

\* Erection of a small extension to the outbuilding measures 3.7m x 5.2m x 4.7m high. The extension is a small addition to the front elevation and with the use of high quality material.

The existing outbuilding measures 65 square metres; the extension only equates to 19.24 square metres which is approximately 29% increase. Even though the Supplementary Planning Guidance on Conversion of Rural Buildings in the Countryside states that no more than 10% of the outbuilding should be rebuilt, when considering the conversion scheme as a whole for the 4 outbuildings, it is considered that the 29% increase is acceptable.

A structural survey has been submitted with the planning application which states that the existing walls of the existing building is suitable of supporting the pitched roof structure.

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 44C34A.

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations being 2/2/22. 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 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 4 dwellings which has been safeguarded.

The amendments to the window material is considered acceptable as the material is high quality and conservation type windows in anthracite that mimics traditional wooden windows.

Ecological enhancements have also been added to the drawings to include two Beaumaris 'midi' boxes to the front south facing elevation bridge/arch.

### **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

**(02) 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 - 2930:21:7a**

**Proposed Site Plan - 2930:21:3**

**Structural Survey - Chmiel Overton dated 5/1/22**

**Protected Species Survey Clwydian Ecology 28/11/21**

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

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.