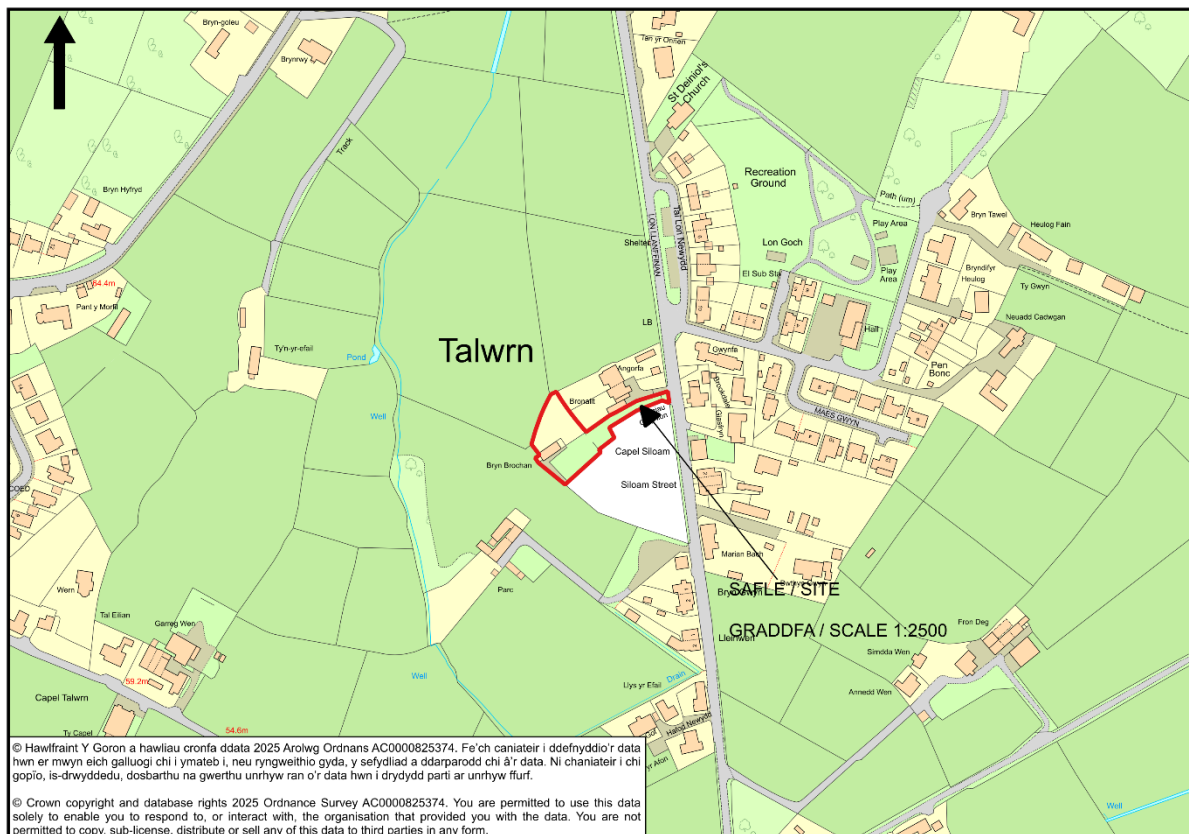


Application Reference: VAR/2025/6

Applicant: Mr Dylan Southern

Description: Application under Section 73A for the variation of condition (13) (Approved plans) of planning permission reference 23C325 (conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store) so as to increase the scale and amend the design of the extension to the rear at

Site Address: Bryn Brochan, Talwrn.



Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Committee as the proposal is contrary to Policy TAI 7 of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Proposal and Site

The application site is located along Lon Llanffinan, within the development boundary of Talwrn, as defined in the Joint Local Development Plan. Bryn Brochan is a Grade II Listed Building.

The proposal consists of amending the design of the extension at the rear of the dwelling to increase the scale of the extension previously approved.

Key Issues

The key issues are whether the proposal is an acceptable improvement to that originally approved design under application reference 23C325, and whether the proposed development would have any negative impacts on the area, any neighbouring properties, or the Listed Building.

Policies

Joint Local Development Plan

AMG 5: Local Biodiversity Conservation

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

PS 20: Preserving and where Appropriate Enhancing Heritage Assets

TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

Supplementary Planning Guidance:

SPG – Design Guide for the Urban and Rural Environment (2008)

SPG – Replacement Dwellings and Conversions in the Countryside (September 2019)

SPG – Parking Standards

Planning Policy Wales (12th Edition)

Technical Advice Notes:

TAN 5: Nature Conservation and Planning (2009)

TAN 12: Design (2016)

TAN 18: Transport (2007)

TAN 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections.
Cynghorydd Non Lewis Dafydd	No objections – requested to call the application into the planning committee if the application was recommended to be refused.
Cynghorydd Dylan Rees	No response.
Cynghorydd Paul Charles Ellis	No response.

Draenio / Drainage	No objections.
Cyfoeth Naturiol Cymru	No objections.
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections - proposed scale of the extension has been reduced to lessen its impact upon the character and appearance of the listed building. The proposal is supported from a heritage perspective.
Cyngor Cymuned Llanddyfnan Community Council	No objections – requested information regarding a rubble pile outside of the development site.
Dwr Cymru/Welsh Water	Dim gwrthwynebiad - wedi gofyn fod amodau 2, 3, 4, y caniatâd cynllunio blaenorol yn cael eu cynnwys yn y penderfyniad.

The proposal has been advertised through the posting of a notice on site due to the building being Grade II Listed, together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper due to the proposal being a departure, contrary to Policy TAI 7 of the Joint Local Development Plan. The latest date for the receipt of any representation was the 12/01/2026. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

23C325 - Cais llawn i newid defnydd yr adeilad allannol i annedd, addasu ac ehangu ynghyd a chodi modurdy a storfa goed yn/Full application for conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store at Bryn Brochan, Talwrn. Caniatáu / Permitted - 09/09/2015.

23C325A/LB - Cais am Ganiatâd Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i annedd ynghyd a'i addasu a'i ehangu yn/ Application for Listed Building Consent for the conversion of outbuilding into a dwelling together with alterations and extensions at Bryn Brochan, Talwrn. Caniatáu / Permitted - 09/09/2015.

23C325B/DIS/LB - Cais i ryddhau amod (03) (manyllion llawn am y ceginau a'r ystafelloedd ymolchi) o ganiatâd cynllunio 23C325A/LB (newid adeilad allannol i annedd) yn / Application to discharge condition (03) (full details of fitted kitchen and fitted bathrooms) from planning permission 23C325A/LB (conversion of outbuilding into a dwelling) at Bryn Brochan, Talwrn. Amod wedi ei Ryddhau / Condition Discharged - 04/07/2016.

LUE/2023/19 - Cais am Dystysgrif Datblygiad Cyfreithlon i gadarnhau cychwyn cyfreithlon ar ganiatâd 23C325 (newid defnydd yr adeilad allannol i annedd, addasu ac ehangu ynghyd a chodi modurdy a storfa goed) yn / Application for a Lawful Development Certificate to confirm the lawful commencement of permission 23C325 (conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store) at Bryn Brochan, Talwrn. Gyfreithlon / Lawful - 23/08/2023.

Main Planning Considerations

The main planning considerations are whether the proposal is an acceptable improvement to that originally approved design under application reference 23C325, and whether the proposed development would have any negative impacts on the area, any neighbouring properties, or the Listed Building.

The application's main issues are:

- i. Proposed Development.

- ii. Planning History.
- iii. Policy Considerations.
- iv. Impact on the Listed Building.
- v. Siting, Scale, and Design.
- vi. Adjacent Residential Properties.
- vii. Highway and Parking.
- viii. Green Infrastructure and Ecology.

Proposed Development:

The application site is located along Lon Llanffinan, within the development boundary of Talwrn, as defined in the Joint Local Development Plan. Bryn Brochan is a Grade II Listed Building.

The proposal consists of amending the design of the extension at the rear of the dwelling to increase the scale of the extension previously approved. The extension previously approved under planning permission 23C325 measured 4.4 meters x 3.8 meters. It measured 2 meters in height to the eaves and 3.9 meters in height to the ridge of the roof. The previous extension would have accommodated a new kitchen.

The amended design and scale include the following:- A link corridor will connect the new extension to the main dwelling measuring 2.2 meters x 1.4 meters. The extension itself will measure 8.2 meters x 6.7 meters. The extension and link corridor will be level in height to the new flat roof, however due to the topographical levels of the site, the height will vary in between 3 meters and 3.7 meters. The new extension will accommodate one additional bedroom, a new kitchen, and a sitting and dining area.

Planning History:

In 2015, planning permission was granted on the site (23C325) for the conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store. This permission was safeguarded through a lawful use application in 2023 (LUE/2023/19) establishing that works had begun thus safeguarding the previous permission 23C325 in perpetuity.

Policy Considerations:

The proposal represents a departure from Policy TAI 7 of the Joint Local Development Plan, as it does not satisfy the policy's criteria for the development of new residential units in the countryside. In strict policy terms, the scheme cannot be supported. However, a material consideration exists in the form of the extant fallback position established through the lawful use certificate, which confirms that a residential dwelling has already been lawfully commenced on the site due to a material start under previous planning permission 23C325. This lawful status carries significant weight, as it establishes a baseline residential use that can reasonably be implemented irrespective of the current proposal's non-compliance with Policy TAI 7.

In the Supplementary Planning Guidance on Replacement Dwellings and Conversions in the Countryside, paragraph 8.2 states that where strong justification is submitted, it may be possible to justify small additions to the original building as long as these additions have been designed in a way that is sensitive and in keeping with the original building. Any extensions should add value to the building in terms of architectural design as well as a wider contribution to the local environment.

Paragraph 8.3 states that any addition should be fit for purpose and should not be an aspiration by the applicant to add luxury (e.g. play room, additional bedroom). The types of extensions considered to be suitable include a small foyer or small extension to the walls to create more practical space within the essential rooms (e.g. kitchen and bathroom).

Having regards to the Supplementary Planning Guidance in relation to conversions, an application for the conversion of a building should not be considered if it is necessary to rebuild more than 10% of the total

wall area when it is necessary to restore the roof, or 20% of the total wall area if there is no need to restore the roof. The roof will need to be rebuilt, therefore no more than a 10% increase would be deemed acceptable for this development. It is also important to consider that the building has had a previous rear extension approved as part of planning application 23C325, however this extension was not built therefore will not be included when calculating the existing floor area.

The existing floor area of the building not including the approved extension is calculated as 94.92 m². The proposed floor area of the building together with the new rear extension is calculated as 153.42m². The total increase in floor area is 61.6%. The proposal is significantly greater than the 10%, stated in the Supplementary Planning Guidance on Replacement Dwellings and Conversions in the Countryside. Furthermore, relating to paragraph 8.3 of the SPG, one additional bedroom, a new kitchen, and a sitting and dining area are proposed as part of the extension, therefore these additions would be an aspiration by the applicant to add luxury. Consideration must be given to the fact that the existing Listed Building is very small, and too small to be lived in. To meet modern day living standards there is a need for this extension.

However, in this case, consideration has to be given to the fact that the existing building is Grade II Listed. It is of upmost importance that everything possible is made to safeguard the derelict Listed Building. Albeit that the extension is far greater than what the SPG states in terms of scale of extensions, the importance of safeguarding the derelict Listed Building far outweighs the guidance set out in the SPG. The proposal represents a vital opportunity to secure the long-term future of this neglected heritage asset in a manner that is both sympathetic and respectful to its historic character, ensuring its preservation for generations to come. It is also considered that there is a clear definition between the old and new and this will ensure that the heritage asset is respected.

Impact on the Listed Building:

Strategic Policy PS 20 recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning.

The building subject to this application is Grade II Listed. A separate Listed Building application has been submitted (LBC/2025/36) and is currently being considered by the Local Planning Authority's Heritage Advisor.

Following discussions between the Heritage Advisor and the agent, the proposed scale of the extension has been reduced to lessen its impact upon the character and appearance of the Listed Building. Therefore, the proposal is supported from a heritage perspective.

A Heritage Impact Statement has been submitted with the application which confirms that the scheme proposes a sympathetic repair and restoration of the building back into its original use as a residential property. The Heritage Impact Statement emphasises that the need for the work is fully justified; there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; the proposal would not materially harm the values of that asset; and the quality of design and execution will add value to the existing asset. There is a clear public benefit of repair in restoring a locally important vulnerable heritage asset, which will secure the long term future of the historic asset.

Siting, Scale, and Design:

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far away from the public road. In addition, the site is very isolated and has effective screening situated along the site boundaries.

The design and appearance are considered acceptable. A carefully considered modern design can add significant value to a Listed Building by providing a clear architectural contrast that highlights and celebrates the historic fabric rather than competing with it, ensuring the building remains viable for long-term use. By integrating modern elements in a sympathetic and respectful manner, the proposal not only secures the building's future but also demonstrates how heritage assets can be revitalized to meet contemporary needs without compromising their cultural significance.

The proposed materials include stone cladding and corrugated cladding, with a parapet style roof. Furthermore, effective biodiversity enhancements have been introduced.

It is considered that the proposed scale of the works is acceptable, although it is relatively large in comparison to the main dwelling. Nevertheless, the development remains proportionate and does not result in an overbearing form, as the extension is hidden from the public realm at the rear of the site. The overall design ensures that the extension sits comfortably within the site, and it is not regarded as having a negative visual impact on the surrounding area.

Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

It is not considered that the proposal will impact adjacent residential properties due to its isolated location in the open countryside away from neighbouring properties. The site has effective screening surrounding the site. The nearest neighbouring property to the site is 'Bronallt', located approximately 42 meters away. It is considered that the impact on neighbouring properties would be negligible, and as such considered that the application complies with policy PCYFF 2.

Highway and Parking:

Policy TRA 2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused.

The dwelling will increase from a two bedroom property to a three bedroom property. There is sufficient parking space available within the curtilage adhering to the parking standards in the SPG, which meets the Highway Authority's requirements in accordance with Policy TRA 2 of the JLDP. Furthermore, the Highway Authority consider that the effects on the highway network would be negligible, which complies with Policy TRA 4 of the JLDP.

Green Infrastructure and Ecology:

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a Green Infrastructure Statement was received with the planning application. The proposal includes two bat tubes to be installed on the South West facing elevation of the dwelling, and two nest cups and a bird box to be installed on the North East facing elevation of the dwelling, prior to the use of the development hereby approved. In addition, a barn owl box will be installed on a pole on the North side of the site. A

condition will be implemented ensuring the site is landscaped strictly in accordance with the approved plan. Furthermore, the development shall take place in accordance with the 'Protected Species Survey – Version 2'.

Conclusion

The proposed scheme involves amending the design and scale of the extension at the rear of the dwelling. The development remains proportionate and does not result in an overbearing form. The proposed development demonstrates high quality design, and will not have an adverse impact upon the character of the Listed Building. In addition, the proposal is not considered to have a negative impact upon the amenity of adjacent residential properties. There is a clear public benefit in restoring a locally important vulnerable heritage asset, which will secure the long term future of the historic asset. It is imperative to regenerate and safeguard the derelict Listed Building. Consideration has been given to and the fact that the proposal is a departure from Policy TAI 7 and the Supplementary Planning Guidance on Conversions in the open countryside, however the interest of safeguarding the Listed Building far outweighs the policy and SPG requirements. The proposal also offers biodiversity enhancements in accordance with the requirements in the updated advice in Chapter 6 of the Environment (Wales) Act of Planning Policy Wales (PPW), and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

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) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(05) The access shall be constructed with 2.4 meter by 70 meter splays on either 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: To comply with the requirements of the Highway Authority in the interests of road safety.

(06) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the Highway.

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

(07) 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.

(08) No surface water from 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.

(09) 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.

(10) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling which is within the land edged red on the proposed site plan, and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

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

Reason: In the interests of visual amenity.

(12) 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.

(13) The development shall take place in accordance with the 'Protected Species Survey – Version 2' by Yorke Associates Ecological Consultants dated October 9th, 2025, submitted under application reference VAR/2025/6.

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

(14) Any external lighting shall be 2700k or less and have low luminance and illumination directly facing the ground, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(15) Two bat tubes shall be installed on the South West facing elevation of the dwelling, and two nest cups and a bird box shall be installed on the North East facing elevation of the dwelling, as shown on drawing reference, 'A.02.01', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG 5.

(16) A barn owl box will be installed on a pole on the North side of the site, as shown on drawing reference, 'A.00.03', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG 5.

(17) The site shall be landscaped strictly in accordance with 'A.00.03', in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(18) 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.

- **A.00.01 – Location plan.**
- **A.00.02 – Proposed block plan.**
- **A.00.03 – Proposed site plan.**
- **A.02.01 – Proposed plans.**
- **Green Infrastructure Statement by NJ Planning and Development dated December 2025.**
- **Protected Species Survey – Version 2 by Yorke Associates Ecological Consultants dated October 9th, 2025.**
- **1104.R01b – Heritage Impact Statement by Fenix Heritage Revision B dated July 24th, 2025.**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 5, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 19, PS 20, TAI 7, TRA 2, TRA 4.

NOTE: This decision notice refers to the granting of planning permission only. Listed Building Consent may also be required and until such time as the necessary consent is granted, no development should be carried out at the property.

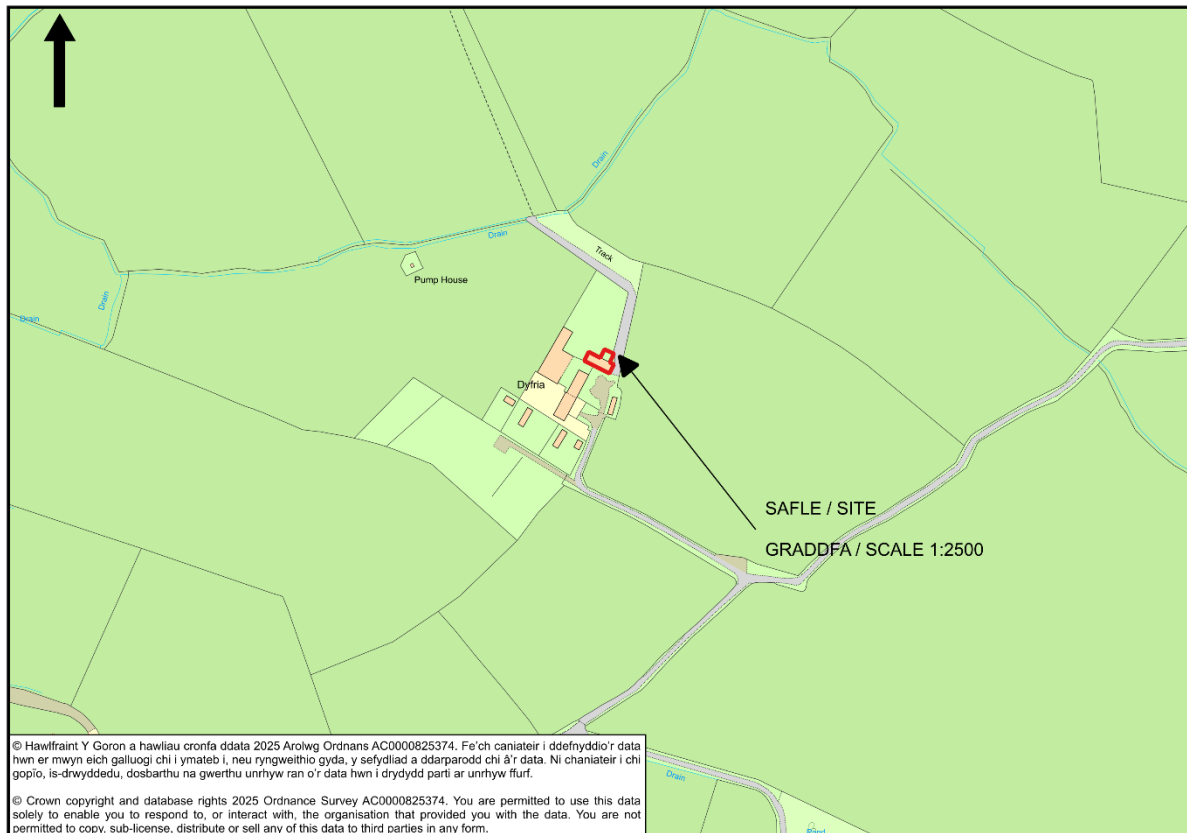
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2025/53

Applicant: Ian Heathcote

Description: Application under Section 73 for the variation of condition (05) of planning permission reference 28C397A (Conversion of outbuilding into a dwelling) so as to allow amendments to the design at

Site Address: Dyfria, Ty Croes



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

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

The proposed site is located adjacent to the existing dwelling 'Dyfria' and farm outbuildings, which is accessible from a shared private track from a single lane country road in the Ty Croes area. The site is considered in the open countryside as defined within the Joint Local Development Plan.

The proposal includes using different material choices for the extension, proposes solar panels, altering roof light positions, increase in extension scale, different window and door positions, wood burning flu, increase in roof ridge and more ecological enhancements.

Key Issues

The key issues are whether the proposal complies with planning policies and do the alterations have a negative impact on the building, neighbouring dwellings or the site and the surrounding area.

Policies

Joint Local Development Plan

PS 1: Welsh Language and Culture

PS 4: Sustainable Transport, Development and Accessibility

TRA 2 Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF4 – Design and Landscaping

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

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

AMG 5: Local Biodiversity Conservation

SPG Design in the Urban and Rural Built Environment, 2008

SPG Replacement Dwellings and Conversions in the Countryside, 2019

Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Planning Policy Wales Edition 12 (February 2024)

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No observations received to date.
Cynghorydd Douglas Massie Fowlie	The councillor confirmed that he may have a conflict of interest as his relative lives in a neighbouring dwelling. The determining officer requested that he councillor complete the declaration of interest documents to ensure there was a record of interest. To date no copy of the completed forms has been provided the determining officer.
Cynghorydd Neville Evans	No observations received to date.
Draenio / Drainage	No observations received to date.

GCAG / GAPS	Requested a photographic survey condition be included as part of any approval.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested conditions be included to ensure protected species are protected, works carried out outside roosting/nesting season, amendments to enhancements proposed and provided advice for the applicant.
Cyngor Cymuned Llanfaelog Community Council	No observations received to date.
Polisi Cynllunio / Planning Policy	No observations received to date.

Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, an advert in the local newspaper and a site notice with the expiry date for receiving representations was the 12/12/2025. At the time of writing this report no letters of representation have been received.

Relevant Planning History

28C397A - Cais llawn i newid defnydd yr adeilad allanol i fod yn annedd ynghyd a gosod gorsaf breifat i drin carthion yn / Full application for the change of use of the existing outbuilding to form a dwelling together with the installation of a private treatment plant at Dyfria Farm, Llanfaelog. Caniatáu / Permitted 22/05/2008

LUP/2021/13 - Cais am Dystysgrif Cyfreithlondeb defnydd arfaethedig ar gyfer newid defnydd yr adeilad allanol i fod yn annedd gan fod y gwaith mewn perthynas â chaniatâd 28C397A wedi dechrau gan felly ddiogelu'r caniatâd ar dir yn / Application for a Certificate of Lawfulness for the proposed use of land for the change of use of the existing outbuilding to form a dwelling in relation to a material start having been made on permission 28C397A thus safeguarding the consent on land at Dyfria Farm, Llanfaelog. Gyfreithlon / Lawful 10/02/2022

Main Planning Considerations

The principle of developing the site has already been established under planning application reference 28C397A where permission was granted for the renewal of planning permission 29C39B for the change of use of the existing outbuilding to form a dwelling together with the installation of a private treatment plant on the 22/05/2008. An application for a certificate of proposed use was deemed lawful (LUP/2021/13) in which the applicant confirmed work had been completed for the vehicle passing places and therefore safeguarded planning permission reference 28C397A.

No development has commenced on the existing single storey stone outbuilding since the previous planning permission was granted. The two pitched roof has partially collapsed with the slate and corrugated sheeting covering most of the existing roof. The timber windows and doors remain with the walls and single sloped roof of the existing stone brick extension in good condition.

The application is for the variation of condition (05)(Approved Plans) of planning permission reference 28C397A so as to allow amendments to the previously approved design. The proposal includes using different material choices for the extension, proposes solar panels, altering roof light positions, increase in extension scale, different window and door positions, wood burning flu, increase in roof ridge and more ecological enhancements.

The main planning considerations are if the proposal complies with planning policies and would the proposed alterations have a negative impact on the building, the neighbouring dwelling, the site or the surrounding area.

Main Planning Considerations

(i) Siting, scale, design and appearance of the proposal

JLDP Policy PCYFF 2 ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses.

JLDP Policy PCYFF 3 ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should compliment or enhance the existing site and surrounding area.

SPG - Replacement Dwellings and Conversions in the Countryside states that extensions to converted outbuildings should be suitable with no extensive extensions required to enable the development. It also states that small additions to the original outbuilding can be justified as long as the extensions are designed in a sensitive way in keeping with the original building and are not an aspirational or luxurious addition to the dwelling. The guidance states any proposal to convert a traditional building should respect the nature and features that contribute towards its architectural value. Where possible it should be ensured that any modern/alien features are limited. In terms of materials, these should also be traditional and respect what already exists

The nearest neighbouring dwelling is 'Dyfria' located approximately 22m away to the South. The siting of the outbuilding and the extensions will not be altered with this planning application with existing windows and doors remaining in the same position on the outbuilding. The proposal will not increase overlooking and will not have a negative impact on the neighbouring dwelling.

The proposal will increase the North elevation extension by approximately 150mm in width and length, increase the West elevation extension by approximately 800mm in length and 150mm in width with the roof ridge height being reduced by approximately 150mm. These minor changes to the scale of the development would not have a negative impact on the building with no changes made to the existing stone outbuildings structure or layout.

The extensions will be clad in timber instead of the approved render finish on the rear and side elevations. Some existing window and doors will be moved with new doors added to the West elevation and to the North elevation. The new material choice is considered an acceptable material choice on the site and in the open countryside with the new window and door positions not alter the existing buildings appearance or character to have a negative impact.

The proposal will move the previously approved rooflights from the South facing roof pitch to the North facing roof pitch with solar panels proposed on the South facing roof pitch. The solar panels are considered a modern material choice that is not traditional to stone outbuildings, but permitted development rights allow certain solar panels to be placed on residential dwellings without first gaining planning permission. With permitted development rights allowing solar panels on residential dwellings the proposed solar panels are not considered to have a negative impact on the stone outbuilding or be out of character with many rural buildings now having modern solar panels and renewable energy devices. The roof lights have been moved to the less prominent roof slope and reduced in number from 4 to 3. While previous applications had conditioned the roof lights to be conservation type rooflights, the reduction in number and moving them to the rear elevation now make the roof lights have less impact on the outbuilding and do not warrant the same conservation condition as the previous application.

The proposed alterations to the previously approved design are considered acceptable as it would not have a negative impact on existing outbuilding, site, neighbouring dwelling, or surrounding area and complies with planning policies PCYFF 2 and PCYFF 3 of the JLDP.

(ii) Ecology/Green Infrastructure

Strategic Policy PS19 and **Policy AMG5** of the JLDP states that proposals must enhance biodiversity, the proposal includes one bat tube and two house martin nest cups on the building.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The council's Ecological Advisor has requested conditions be included to ensure protected species are protected, works carried out outside roosting/nesting season, amendments to enhancements proposed and provided advice for the applicant. The Ecological Advisors conditions can be included as part of any approval and are enforceable.

The proposal is in accordance with the requirements of Policy AMG5 of the Joint Local Development Plan, Chapter 6 of the Environment Wales Act and the latest advice in PPW.

Conclusion

The application is contrary to Policy TAI7 of the Joint Local Development Plan but has been safeguarded through commencement of works on the vehicle passing bays and an application reference LUP/2021/13 for a certificate of proposed use was deemed lawful.

The amendments to the previously approved planning permission design is considered acceptable as it complies with Policies PCYFF2, PCYFF3 and AMG5 of the Joint Local Development Plan and the guidance within the SPG - Replacement Dwellings and Conversions in the Countryside.

Recommendation

That the application is permitted subject to the following conditions:

(01) 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: In the interests of residential and visual amenity.

(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:

- **Location Plan and Block Plan – Received on the 13/11/2007 – Received with planning permission 28C397A**
- **Floor Plan – A.03.01 – Dated 10/11/2025 - Received with planning permission VAR/2025/53**
- **Elevations - A.03.02 – Dated 10/11/2025 - Received with planning permission VAR/2025/53**
- **Preliminary Ecological Assessment – Cambrian Ecology Ltd – Dated 12/08/2025 - Received with planning permission VAR/2025/53**

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

(03) No development (including stripping out, alterations, demolition or site clearance) shall take place until a photographic survey of the building has been undertaken in accordance with the Heneb *Requirements for General Photographic Surveys of Buildings*, and the survey submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(04) The works hereby permitted shall be carried out between the months of September and mid-February. If works are to commence between mid-February and August then an Ecology Survey will need to be carried out by a specialist Ecologist to confirm no nesting birds are nesting on or in the building and within the red line of the location plan and a report provided to the Local Planning Authority for approval before any development commences on site.

Reason: In view of protection of active nests in law

(05) The proposed development shall proceed in accordance with Sections 7.1.1, 7.2 and 7.3 'Mitigation & Recommendations' of the submitted Preliminary Ecological Assessment – Cambrian Ecology Ltd – Dated 12/08/2025.

Reason: To help conserve and safeguard biodiversity.

(06) Prior to the use of the building hereby approved the house martin nest cups and bat tube shall be installed on the building as per Elevations - A.03.02 – Dated 10/11/2025 - Received with planning permission VAR/2025/53 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(07) The external lighting shall be installed as labelled on drawing Elevations - A.03.02 – Dated 10/11/2025 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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.