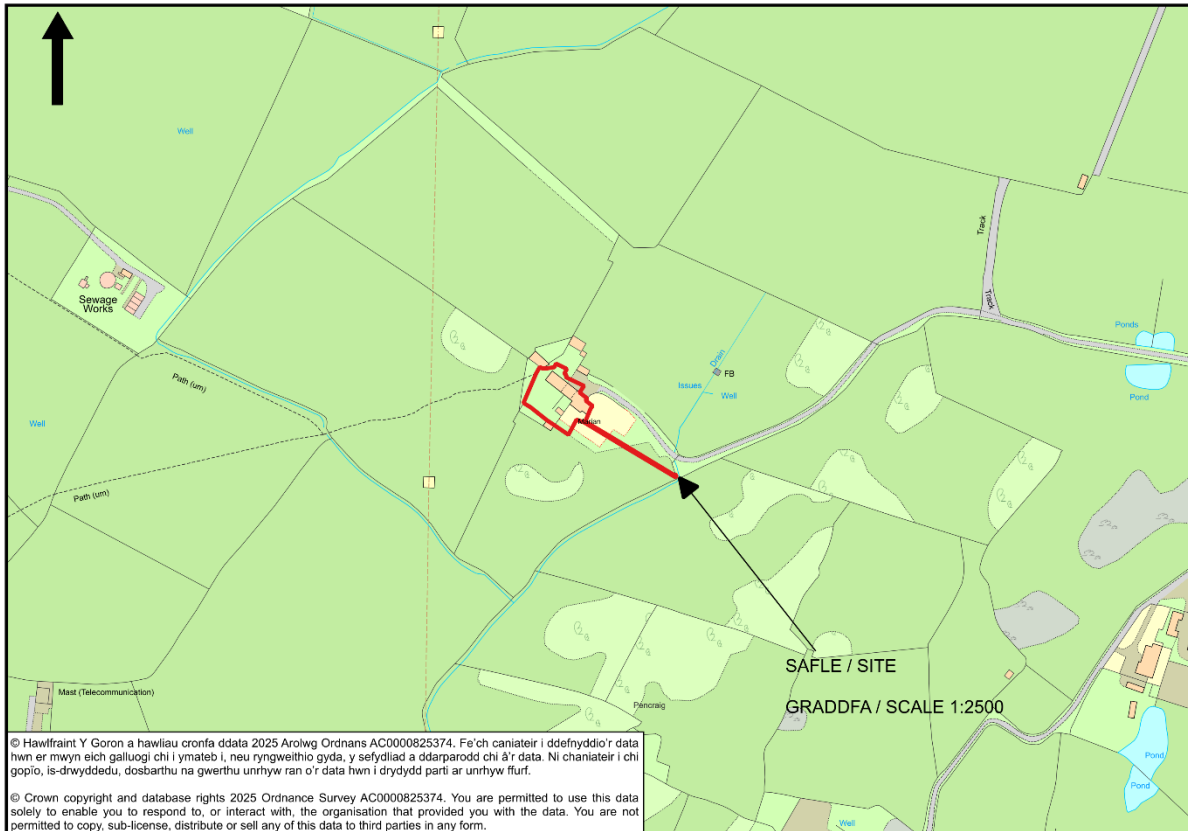


Application Reference: FPL/2025/9

Applicant: Mr & Mrs Owen

Description: Full application for demolishing the existing dwelling and adjoining structures, erection of a replacement dwelling together with the installation of a new treatment plant at

Site Address: Marian, Llanddeusant.



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee as the applicant is a relevant officer as defined in the Constitution. The planning application has been scrutinised by the Monitoring Officer.

Proposal and Site

This is a full application for demolishing the existing dwelling and adjoining structures, erection of a replacement dwelling together with the installation of a new treatment plant at Marian in Llanddeusant.

The application site is located in an isolated, open countryside surrounded by fields used to graze animals. Access to the site is via a long track that leads up to a cluster of dwellings in Elim.

Key Issues

- Justification
- Policy Considerations
- Design/Scale
- Ecology/Landscaping and Green Infrastructure Statement
- Structural Survey and Cost Comparison
- Highways
- Impact on neighbouring residential properties

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Policy TRA 4: Managing Transport Impacts
 Policy TRA 2: Parking Standards
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy TAI 13: Replacement Dwellings
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 5: Sustainable Development
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

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

Technical Advice Note 24: The Historic Environment (2017)

Planning Policy Wales (Edition 12, February 2024)

Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	No response
Dwr Cymru/Welsh Water	No response
Draenio / Drainage	Confirmation SuDS approval required and confirmation no concerns of flooding within the area.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with biodiversity enhancements and conditional approval recommended.

GCAG / GAPS	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Dim ymateb
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Standard Comments and confirmation that the development will not impact the PROW.
Cynghorydd Jackie Lewis	No response
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Kenneth P. Hughes	No response
Cyngor Cymuned Tref Alaw Community Council	No response
Rheoli Gwastraff / Waste Management	Standard Comments in relation to waste collection.
Scottish Power Energy Networks	No response

The planning application was advertised by distributing letters to immediate neighbours. The expiry date to receive representations is the 06/10/25. A site notice was placed near the site and an advertisement in the local newspaper due to a PROW located within the red line of the application site. At the time of writing the report no letters of representation had been received.

Relevant Planning History

DAG/2024/4 - Application to determine whether prior approval is required for the erection of an agricultural shed for storage of machinery on land at - Marian, Llanddeusant – Permit 1/5/24

Main Planning Considerations

The site is located in an open countryside location surrounded by fields used for grazing animals. The site is located on low lying ground and is accessed from the unclassified road that leads from the cluster of houses at Elim.

Jusification

The justification for the proposed development is that the cost of repairing the existing dwelling would not be economically viable.

Policy Considerations

Policy TAI 13 is relevant for a proposal for a replacement dwelling. Consideration should also be given to the information in the 'Replacement dwellings and conversions in the countryside' Supplementary Planning Guidance (September 2019).

The building that is subject to this application is located outside any development boundary or identified cluster as noted in the Joint LDP i.e. it is located in the open countryside in terms of the JLDP.

As the proposal is for a replacement dwelling, the relevant policy is TAI 13. The criteria of policy TAI 13 is as follows:

The first criterion requires that outside development boundaries or identified clusters, that the present dwelling has a lawful residential use. The application site is outside the development boundary and the site is located in the open countryside. The Local Planning Authority are satisfied that the property has a

lawful residential use. The second criteria requires that the building is not listed, whilst the third criterion requires that the existing dwelling is of no particular architectural, historic, or visual merit, for which it should be conserved. The property is not a listed building and is not considered to have any merit worthy of being conserved.

The fourth criteria confirms that outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/or demonstrated that the repair of the existing building is not economically feasible.

The SPG on Replacement Dwellings goes on to state that a structural report should be submitted with any planning application, which notes the suitability of the building for re-use (in order to assess the proposal against criterion 4). Furthermore, any Structural Report should be supported by a Financial Viability Report detailing the cost of undertaking the restoration/adaptation of the building compared to the costs associated with demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any Viability Assessment should include costs associated with repairing an identified problem and should not include costs of work that relates to the applicant's aspiration.

A Structural Inspection Report was received with the planning application to advise on the general condition of the property, to identify any evident defects, and consider the suitability of the building for possible future refurbishment and alteration works.

A Feasibility Study/Cost Comparison was received with the planning application which included the cost of renovating the existing property against the cost of replacing the residential property and this has been scrutinised by an External Chartered Consultant.

The cost of refurbishing the existing dwelling is far greater than the cost of rebuilding a new dwelling and it is therefore considered that it is more economically feasible to demolish the existing dwelling and rebuild a new dwelling. The proposal complies with the fourth criteria.

The Fifth criterion is not relevant as this is a replacement dwelling. The sixth criterion requires that the replacement dwelling should be within the same footprint as the existing dwelling unless it can be demonstrated that the relocation within the curtilage lessens its visual and amenity impact on the locality.

The replacement dwelling is not on the same footprint as the existing dwelling; however, it is located approximately 5m away from the footprint of the existing dwelling and located on the footprint part of the stone outbuilding that is to be demolished. It is not considered that moving the dwelling approx. 5m to the North West will have any greater visual or amenity impact than the location of the existing dwelling.

The seventh criterion states that the siting and design of the development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be absorbed or integrated into the landscape. The policy goes on to state that a larger well-designed dwelling can be supported providing it does not lead to a significantly greater visual impact.

As stated in the SPG, if satisfactory justification has been received that would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It is noted that this figure is a guide and not a target and every application will be assessed individually on its own merit. It should be ensured that the addition in the floor area is essential in terms of practicality and should not be part of an aspiration for a larger house.

The scale and design of the dwelling will be considered in the next section of the report.

The eighth and ninth criteria relate to coastal change management areas and dwellings destroyed by accident. None of these are relevant to this application. Criteria 10 and 11 of policy TAI 13 state that planning permission for a replacement dwelling may be subject to a condition to ensure the demolition of

the original dwelling on the completion of the new dwelling and that permitted development rights are removed. Both these conditions will be imposed to ensure that no development shall commence on the replacement dwelling until the existing dwelling has been demolished and to enable the LPA to control any future developments at the site.

Design/Scale

Policy PCYFF3 of the Joint Local Development Plan states that 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. Proposals will only be permitted providing they complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevational treatment. The policy goes on to state that the proposal should respect the context of the site. Policy PCYFF 4 states that proposals should integrate into their surroundings and should be appropriate to the nature, scale and location of the proposed development.

The existing dwelling consists of a typical two storey cottage with low head rooms on the first floor. On site is the existing dwelling and a row of single storey stone outbuildings that were once used for agricultural purposes and a few other outbuildings dotted around the site. The existing dwelling measures 190.64 square metres. This includes part of the outbuilding that was used as part of the original dwellinghouse.

The proposal seeks to demolish the single storey stone outbuildings and the existing dwelling. The replacement dwelling will not be on the footprint of the original dwelling however, it is located very close to the existing footprint and is located on part of the footprint of the stone outbuildings that are to be removed.

The proposed dwelling has a total floor area across both floors of 251.22 square metres. A total increase of 60.58 square metres. The materials used are a slate roof a mixture of local stone and cedar lap horizontal fibre cement cladding as well as Aluminium windows and doors, the balcony will be hardwood timber.

The application proposes an increase in scale and massing compared to the existing dwelling, however, the design of the replacement dwelling will integrate into the landscape due to the design and high quality of the dwelling. The scale and design of the replacement dwelling will not create a visual impact significantly greater than the existing dwelling and complies with criteria seven of Policy TA13.

The replacement dwelling will be finished with a combination of stone, cladding together with a slate roof and aluminium windows and doors. This will ensure a contemporary and high quality design, in accordance with policy PCYFF 3, that utilises materials appropriate to its surroundings. The ground floor will consist of a kitchen/dining room, lounge, office, utility, store, wc and pantry and the first floor will accommodate two bedrooms, bathroom and a balcony. The dwelling will have large glazing units on the kitchen/dining element and whilst there will be an increase in glazing compared to the existing, larger areas of glazing are a common feature of contemporary design; however due to the topography of the land and that it is not located in an Area of Outstanding Natural Beauty, it is not considered that the glazing units will have a negative impact upon the area any greater than nearby residential dwellings. The roof area of the kitchen/diner will feature two small roof lights. Parking area will be located to the North East of the replacement dwelling and the curtilage of the site will be clearly marked with a stone wall and hedgerow as shown on the proposed block plan.

A public right of way runs through the site and will not be affected by the development.

Landscaping/Ecology and Green Infrastructure

In accordance with Chapter 6 of the Environment Wales Act and Policy AMG5 of the JLDP. All proposals must enhance biodiversity.

The planning application was accompanied by a Bat Survey Report which confirmed that there was no evidence of current or former bat presence and all emergence surveys were negative; however a presence of a barn owl using the building and no nesting presence. The report recommends Mitigation and Recommendations that will need to be followed, and this is a condition on the permission.

A Green Infrastructure Statement has been received with the planning application and biodiversity enhancements are shown on the proposed plans. The proposal includes the introduction of 6 native species trees together with creating a native species of hedgerow along the southwestern and northeastern boundary. A Schwegler 1FR Bat tube, Sparrow Terrace Box, Double Nest Cup and a Swift Box will be placed on the replacement dwelling. A barn owl box will be placed on a post to the South corner of the site. Wall mounted 2700K downward lights are placed on the dwelling on PIR timers.

The Ecologist has confirmed that the ecological enhancements are acceptable providing suitable conditions are placed on the permission that works proceed in accordance with the Bat Report, the Green Infrastructure Statement and Proposed Plans.

Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. No amendments are proposed to the existing site access, with a condition requiring the submission of a CTMP to ensure no detriment to the highway or estate road during construction.

The application proposes a two bedroom dwelling, with three parking spaces available. This complies with the parking standards SPG and policy TRA 2. The existing access will be used and the proposal will not generate any more traffic than currently exists on the site.

Impact on Adjacent Residential Properties

Policy PCYFF2: Development Criteria is relevant, and all planning application should ensure that 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.

The proposal is located approximately 300m away from residential properties to the North and approx. 291m from 'Ty Mawr' which is located to the South. The distance and intervening uses ensure that no neighbouring residential property will be impacted by the proposal.

Conclusion

To conclude, this application proposes the demolition of the existing dwelling and the erection of a replacement dwelling, which is considered to comply with policy TAI 13 for reasons set out in the main report. Whilst the replacement dwelling will constitute increases in footprint, height, length and width, the application site is a large plot which is capable of accommodating a larger dwelling. It has been designed to a high quality and will integrate into the surrounding built environment, which features a range of building types and designs. Due to its isolated location in the open countryside and low lying ground the proposal will not impact the amenities of adjacent nearby residential properties. The local highway will not be affected, and biodiversity enhancement will be provided as part of the scheme. 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) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers

(03) The development shall take place strictly in accordance with Section 7 'Mitigation and Recommendation' of Cambrian Ecology Ltd Bat Survey Report dated 18th August, 2025 submitted under application reference FPL/2025/9.

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

(04) 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, and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(05) No development shall commence on the replacement dwelling until the existing dwelling has been demolished.

Reason: To ensure that the development is in accordance with policies of the Joint Local Development Plan.

(06) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

(07) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of highway safety.

(08) No demolition or site clearance shall take place between 1st March and 31st August in any year unless the Buildings and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition or site clearance taking place between 1st March and 31st August.

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

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

Reason: To ensure that the development is in the interests of amenity.

(10) The site shall be landscaped strictly in accordance with drawing reference 04524L-CCE-XX-XX-DR-C-0007 Rev P08 and in accordance with paragraph 8.1.5 of the Bat Report 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.

(11) Biodiversity enhancements and Barn Owl Box as shown on drawing number 04524L-CCE-XX-XX-DR-C-0007 Rev P08 and as outlined in the Bat Report shall be installed prior to the use of the dwelling hereby approved and shall be maintained and retained and for the lifetime of the permission hereby approved.

Reason: In the interest of biodiversity and in accordance with Policy AMG5 of the Joint Local Development Plan.

(12) (i) No development (including demolition, stripping out, site clearance etc) shall take place until a specification for archaeological work has been submitted by the applicant (or their agent or successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved specification.

(ii) A detailed report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 6 months of completion of the archaeological fieldwork and must then be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales Edition 12 and Technical Advice Note 24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(13) If Rock Excavation is required as part of the development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any rock excavation works. Full details shall include general environmental provisions relating to rock excavation and, as a minimum, shall include detail of:

- working hours during the rock excavation.
- length of time required to complete the rock excavation.
- dirt and dust control measures and mitigation.
- noise, vibration and pollution control impacts and mitigation.
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development on local amenity

(14) 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.

- **Bat Survey Report by Cambrian Ecology Ltd dated 18th August, 2025**
- **Proposed Block Plan - 04524L-CCE-XX-XX-DR-C-0007 Rev P08**
- **Location Plan – 04524L-CCE-XX-XX-DR-A-0001 Rev P05**
- **Proposed Elevations and Floorplans – 04524L-CCE-XX-XX-DR-A-0005 Rev P07**
- **Green Infrastructure Statement – 04524L-CCE-XX-XX-RP-A-0002-S2-P01_GIS**
- **Porosity Report – Cadarn – September 2025**
- **Treatment Plant Details – 04524L-CCE-XX-XX-DR-C-0014 S2 Rev P01**
- **Treatment Plant Details - Klargerster**

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

(15) Prior to construction works commencing, a protective fence shall be erected around the Root Protection Area of the Sycamore tree identified on the Proposed Block Plan 04524L-CCE-XX-XX-DR-C-0007 S2 Rev P08.

Reason: To protect the health of the existing tree to be retained.

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: PS1, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TAI13, PS19, PS5, AMG3, AMG5

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.