

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/1084/FULL 19.12.2016	Mr G Jones Pen-deri Farm Pen-Deri Farm Lane Argoed Blackwood NP12 0JA	Erect two-storey annexe to existing dwelling Pen-deri Farm Pen-Deri Farm Lane Argoed Blackwood NP12 0JA

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on Pen-Deri Farm Lane, Argoed.

House type: Two storey detached farmhouse.

Development: Two storey residential annex extension.

Dimensions: The proposed development measures 9.0 metres in width, 7.0 metres in depth, with a height of 8.0 metres to ridge height.

The porch element measures 3.5 metres in width, 2.5 metres in depth, with a height of 3.7 metre to ridge level.

Materials: Render and interlocking roof tiles.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located outside the Settlement Boundary.

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside).

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NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions relating to off-street parking provision.

ADVERTISEMENT

Extent of advertisement: A site notice was displayed near the application site.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 square metres of additional internal floor space the proposed development is CIL exempt.

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ANALYSIS

Policies: The proposed development has been considered in accordance with local and national planning policy. In this instance, the primary material planning consideration is the potential impact of the proposed development on the visual amenity of the surrounding area given the rural location of the application site. Based on this, the relevant planning policies are Policy CW2 (Amenity), and CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside).

Policy CW2 (Amenity) states that:

"Development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:
A There is no unacceptable impact on the amenity of adjacent properties or land;
B The proposal would not result in overdevelopment of the site and / or its surroundings;
C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
D Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development."

In response to these requirements, given the isolated location of the farmhouse, the development will have little impact on the amenity of adjacent properties or land. The only view of the development will be from the west, i.e. from the adjacent highway. From this position only the gable end of the proposed extension will be visible. As the proposed side elevation of the extension is very similar to that of the existing dwelling, this is considered to be acceptable from a visual impact perspective. In terms of Criterion B, the annex extension is not considered to represent over-development of the site; and the proposed use, i.e. residential annex extension, is compatible with the surrounding land-use (Criterion C). Criterion D isn't relevant in this instance.

Policy CW20 relates to the conversion, extension or replacement of a building outside settlement boundaries. As the application site is located outside the settlement boundary, this policy is relevant. It states that:

"Development will be permitted where:

A - The proposed use, scale, form, siting, design and materials are suitable within its context.

C - Extension is justified by demonstrating that:

- i The scale, form and design of the extension respects the scale and character of the original building, which remains the dominant element;

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- ii The extension does not result in the loss of undeveloped countryside;
- iii The extension does not result in the domestication or urbanisation of an otherwise rural setting."

It is considered that the proposed annex extension is acceptable in terms of its use, scale, form, siting, design and materials, and will integrate with the host farmhouse. Whilst it is acknowledged that the proposal represents a fairly large extension, given the design, it is considered that the resultant building will mimic a traditional Welsh Longhouse, and is therefore considered appropriate to this rural location. Furthermore, it is considered that the development respects the character of the host building, will not result in the loss of undeveloped countryside, and will not result in the urbanisation of an otherwise rural setting.

In terms of highway safety and the requirements of Policy CW3 (Design Considerations - Highways), the Transportation Engineering Manager raises no objection to the proposed development subject to conditions, and therefore the development is also considered acceptable in this regard. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension, adequate car parking provision is available for the development, and the use of the annex shall be ancillary and incidental to the main dwellinghouse.

Comments from consultees: No objection.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 03) Use of the proposed annexe shall be limited to that ancillary and incidental to the main dwelling, and for no other purposes.
REASON: To retain effective control over the development.

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- 04) Notwithstanding the submitted plans, no works whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning which provide 3 off-street parking spaces within the curtilage of the site. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: To ensure appropriate car parking provision is provided within the curtilage of the site.
- 05) The development shall be carried out in accordance with the following approved plans and documents:
Block plan received 19.12.2016;
Prop front elev/prop rear elev. received 19.12.2016;
Proposed rear elevation received 19.12.2016;
Prop G. floor plan. received 19.12.2016;
Prop F. floor plan. received 19.12.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
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