

<b>Application No</b>	<b>E/37577</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	REPLACEMENT DWELLING AND CONSTRUCTION OF 1 NO 3 BEDROOM TWO STOREY DETACHED DWELLING AT LLETTYLICKY, CRUGYBAR, LLANWRDA, SA19 8SL

<b>Applicant(s)</b>	MR & MRS JONES, LLETTYLICKY, CRUGYBAR, LLANWRDA, SA19 8SL
<b>Agent</b>	IAGO CYMRU, GETHIN LLOYD JAMES BA.(HONS) ARCH. MCIAT, TROED Y BRYN, LLANARTHNE, CARMARTHEN, SA32 8JE
<b>Case Officer</b>	Kevin Phillips
<b>Ward</b>	Cynwyl Gaeo
<b>Date of validation</b>	27/07/2018

## CONSULTATIONS

**Local Member** - County Councillor E Williams is a member of the planning committee and has made no prior comment, however he has requested that the application be considered by the planning committee.

**Cynwyl Gaeo Community Council** – No comments received

**Neighbours/Public** – A Site Notice has been posted and no comments have been received as a result.

## RELEVANT PLANNING HISTORY

E/31824 - RAISE EXISTING COTTAGE ROOF STRUCTURE AND DOUBLE STOREY SIDE & REAR EXTENSION  
Full Granted

15/05/2015

## APPRAISAL

### THE SITE

The application site is land at Lettylicki farm, Crugybar which is approximately 1.4 kilometres south west along the B4302 road from the village of Crugybar. The application site is an area of land approximately 30 metres from the entrance to the site and 45 metres from the existing dwelling, south along the track leading to/from the existing farm house. The existing farmhouse is a traditional cottage sited at the south side of the farm yard which has a number

of modern agricultural buildings located within the Cothi Valley Special Landscape area(SLA), at a low level in relation to the highway that passes to east of the site.

## **THE PROPOSAL**

This application seeks full planning permission for the demolition of the existing aforementioned dwelling at the farm yard, which is approx. 14.9 metres in length and has a roof ridge height of approx. 5.4 metres above ground level and its replacement with a large 3 bedroom rectangular shaped two storey dwelling, which is approx. 14.9 metres in length, 5.76 metres in width with a further two storey extension at the western side which is a further 2.4 metres in depth. The proposed dwelling will have an eaves level of 5.0 metres above the ground level and a ridge height of 7.75 metres. The dwelling will be sited above the existing farm yard, fronting the track leading into the farm with the front elevation facing the aforementioned track. The dwelling is to be render finish with a saddle roof finished with slate with the parking area provided to the front and western side of the curtilage.

## **PLANNING POLICIES**

In the context of the current development control policy framework the site is located within a rural location the following policies of Carmarthenshire Local Development Plan (December 2014) are of relevance to the proposal.

Policy H4 is a policy that allows for the replacement of existing dwellings outside of defined Development Limits subject to criteria in relation to siting of the dwelling, the dwelling is not temporary, the design and materials are appropriate to the character and appearance of the area, the scale is acceptable at the location, there are no adverse effects on access, parking or utility services or on any local amenity, there are no adverse effects on nature conservation interests, the setting or integrity of the historic environment and the landscape/townscape, and the existing dwelling is demolished immediately prior to, or upon, its replacement.

Policy GP1 is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. Development proposals should also not have a significant impact on the amenity of adjacent land uses and properties.

Policy EQ1 requires that proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves or enhances the built and historic environment.

Policy EQ6 requires that proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).

## **THIRD PARTY REPRESENTATIONS**

No letters of objection received.

## **CONCLUSION**

The proposed development is for a replacement dwelling at an elevated siting above the existing dwelling adjacent to the farm yard at Llettylicki. The proposal is required to be considered against the LDP policies referred to above, and policies H4 and EQ6 of the Carmarthenshire LDP is the most relevant policy for the consideration of the proposal.

As the proposal involves the re-siting of the replacement dwelling and the construction of a larger dwelling in the SLA whereby the local plan policy requirement is that development is not harmful to the character of the SLA, it has been considered imperative to consult the Authority's Landscape Officer. The Landscape Officer has conveyed in the consultation response that there insufficient information submitted in terms of excavation and fill in relation to the finished floor levels, boundary treatments, existing and proposed landscaping elements to mitigate. In addition, and the primary issue of concern is that the proposed location of the replacement dwelling is separated from the existing agricultural buildings and does not visually form part of the existing building grouping. The proposed building is located on elevated ground relative to the existing agricultural building group and residential property and therefore, it is recommended that relocation of the proposed replacement dwelling to relate more directly with the existing built form would act to decrease landscape and visual impact harm.

The submitted information in the application does not include an appropriate form of landscape scheme which demonstrates how the proposed development will deliver the policy objectives of policy GP1, specifically how the proposed development will *'conform with and enhance the character and appearance of the site or area'* and specifically how the proposed development will retain, and incorporate important local features; ensure the use of good quality hard and soft landscaping; and embrace opportunities to enhance biodiversity and ecological connectivity.

However, at the prominent location within the SLA the application does not specifically convey how in terms of policy EQ6 of the LDP how the proposed development will *'enhance or improve'* the SLA through *'design, appearance and landscape schemes'* or make a *'positive contribution to the landscape'*

The Landscape officer concludes by conveying that it remains for the Development Management Officer to determine because of the concerns whether the application is deferred to obtain further information or to refuse the application. It is considered that it shall not be possible to utilise existing landscape features and a proposed landscaping scheme to mitigate for the new siting of the dwelling at a prominent location within the Cothi Valley Special Landscape area. The proposed dwelling will be in an elevated position above the farm yard where the existing dwelling is sited, and will be very visible from the public highway at only 30 metres away, harmful to the character of the landscape.

Policy H4 clearly conveys that if a replacement dwelling is not located on the footprint of the existing dwelling, there shall be significant environmental, landscape and visual improvements; in this particular application, this has not be provided and the proposed dwelling will be disproportionately large at an elevated position, being an overly dominant feature in the landscape that will be harmful to the character and appearance of the surrounding rural area. The siting of a replacement dwelling at the site of the existing dwelling or at a location adjacent to the farm yard at a lower level than that proposed would likely to result in a more favourable recommendation as it will not be harmful to the special landscape area.

In light of the above appraisal, the proposed development does not accord with the relevant policies as contained in the LDP, and as such it is put forward with a recommendation for refusal.

## **RECOMMENDATION – REFUSAL**

### **RECOMMENDATION – REFUSAL**

- 1 The proposal is contrary to Policy H4 “Replacement Dwellings” of the Carmarthenshire Unitary Development Plan (July 2006):-

#### **Policy H4 Replacement Dwellings**

**Proposals for the replacement of an existing dwelling outside the defined Development Limits of a defined settlement (Policy SP3) will be permitted where:**

- (a) The replacement dwelling is located on the footprint of the existing dwelling, unless an alternative location within the existing curtilage brings significant environmental, landscape or visual improvements;**
- (b) The existing building is not a temporary structure, nor the subject of a temporary consent;**
- (c) The design and materials of the replacement dwelling are appropriate to the character and appearance of the area;**
- (d) The scale of the proposed dwelling is not disproportionate in size to the existing dwelling;**
- (e) There are no adverse effects on access, parking or utility services, or on local amenity;**
- (f) There are no adverse effects on nature conservation interests, the setting or integrity of the historic environment and the landscape/ townscape;**
- (g) The existing dwelling is demolished immediately prior to, or upon, its replacement.**

In that:-

- the proposed new dwelling is disproportionately large in relation to the existing dwelling and will, by virtue of its scale, massing and elevated countryside location, represent an overly dominant feature in the Cothi Valley Special Landscape Area that will be harmful to the character and appearance of the surrounding rural area.

- 2 The proposal is contrary to Policy EQ6 “Special Landscape Areas) of the Carmarthenshire Local Development Plan:-

#### **Policy EQ6 Special Landscape Areas**

**Special Landscape Areas are designated in the following locations and as identified on the Proposals Map:**

**Tywi Valley  
Carmarthenshire Limestone Ridge  
Teifi Valley  
Drefach Velindre  
Bran Valley (North of Llandovery)  
Mynydd Mallaen  
Llanllwni Mountain  
North Eastern Uplands  
Mynydd y Betws  
Gwendraeth Levels  
Pembrey Mountain  
Swiss Valley  
Talley  
Lwchwr Valley  
Lower Taf Valley  
Cwm Cathan  
Cothi Valley  
Carmarthen Bay and Estuaries**

**Proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).**

In that:-

- the proposed new dwelling is disproportionately large in relation to the existing dwelling and will, by virtue of its scale, massing and elevated countryside location, represent an overly dominant feature in the Cothi Valley Special Landscape area that will be harmful to the character and appearance of the surrounding rural area.

3 The proposal is contrary to Policy GP1 “Sustainability and High Quality Design” of the Carmarthenshire Local Development Plan:-

### **Policy GP1 Sustainability and High Quality Design**

**Development proposals will be permitted where they accord with the following:**

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;**
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;**
- c) Utilises materials appropriate to the area within which it is located;**
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;**

- e) **Includes an integrated mixture of uses appropriate to the scale of the development;**
- f) **It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;**
- g) **It achieves and creates attractive, safe places and public spaces, which ensures security through the 'designing-out-crime' principles of Secured by Design (including providing natural surveillance, visibility, well-lit environments and areas of public movement);**
- h) **An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;**
- i) **It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;**
- j) **It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;**
- k) **It has regard to the generation, treatment and disposal of waste.**
- l) **It has regard for the safe, effective and efficient use of the transportation network;**
- m) **It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- n) **It includes, where applicable, provision for the appropriate management and eradication of invasive species.**

**Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014)).**

In that:-

- the proposed new dwelling is disproportionately large in relation to the existing dwelling and will, by virtue of its scale, massing and elevated countryside location, represent an overly dominant feature in the Cothi Valley Special Landscape area that will be harmful to the character and appearance of the surrounding rural area.