

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

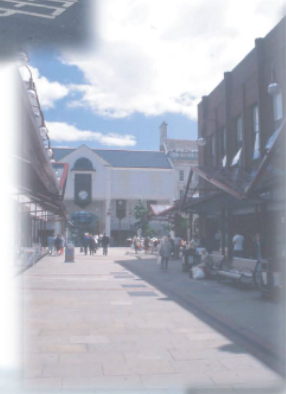
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 26 MAWRTH 2020
ON 26 MARCH 2020**

**I'W BENDERFYNU/
FOR DECISION**

*Ardal
Gorllewin/
Area West*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	26.03.2020
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/39871
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Application Type	Full Planning
Proposal & Location	CONVERSION OF BARN INTO A HOLIDAY LET AT PANTYBARCUD, VELINDRE, LLANDYSUL, SA44 5XJ

Applicant(s)	MRS ROBERTS, PANTYBARCUD, VELINDRE, LLANDYSUL, SA44 5XJ
Agent	ALED THOMAS PLANNING DESIGN LTD, CAECEITHIN, FFAIRFACH, LLANDEILO, SA19 6PY
Case Officer	Helen Rice
Ward	Llangelor
Date of validation	27/11/2019

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties and the application is recommended for approval.

Site

The application site comprises a stone outbuilding within a former farmyard courtyard setting in the countryside west of the village of Drefach Felindre. The site is accessed via a minor road that leads from the road between Drefach Felindre and Cwmpengraig to the site and onwards to serve a number of other dwellings before returning to the main road within the village of Cwmpengraig. The access road down to the application site is also a public footpath with a further public footpath running through the courtyard area down into the valley where it connects with a series of other footpath networks.

The building the subject of the application comprises a single storey traditional building comprising primarily of stone walls under a slate roof with some small sections of rendered walls and some concrete block sections. The building lies due opposite the host dwelling known as Pantybarcud and whilst originally would have been used as an agricultural building it is now used in association with the wider residential use of the host dwelling. Due to its position on the valley side the land slopes from east to west, with the existing barn stepping down to respond to the site's topography. The wider area is characterised by other interspersed dwellings and farmsteads which are largely screened from views due to existing vegetation and the local topography.

Proposal

The proposal seeks conversion of the existing building into a 1 bedroom holiday let. The works would include a small extension to the eastern end of the barn that would have the effect of rounding off the existing building. All existing openings on the northern (front) elevation would remain with only new openings added to the southern (rear) elevation. The existing southern end would be partially altered to change the existing roof pitch to match that of the main building. Proposed materials include natural slate roof, timber weather boards, timber windows and doors with slate cills and stone walls as required for the areas to be altered. Access to the site would be via the existing road, albeit would be separated from the existing access into the main courtyard area. Ample space for car parking and amenity would be provided towards the rear of the unit.

Planning Site History

No relevant planning history.

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces

SP14 Protection and Enhancement of the Natural Environment

SP15 Tourism and the Visitor Economy

GP1 Sustainability and High Quality Design

H5 Adaptation and Re-use of Rural Buildings for Residential Use

TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity

TSM4 Visitor Accommodation

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No objection subject to imposition of conditions.

Public Rights of Way Officer – Confirm that footpaths 12/129 and 12/130 abuts and crosses the site respectively and requests that if planning permission is to be granted that reference should be made to the existence of these footpaths and the legal requirement not to obstruct or encroach upon them at any time and that any alterations to the surface of footpaths will require prior approval from the Local Authority.

Llangeler Town / Community Council – No objections

Local Member(s) - Councillor Ken Howell is a member of the Planning Committee and has made no prior comment.

Natural Resources Wales – no objection on grounds that development is not likely to be detrimental to the maintenance of the population of bats at a favourable conservation status in its natural range. Advised that use of a septic tank may require separate permit or registration from NRW.

Dyfed Archaeological Trust – no objection subject to the imposition of a condition requiring the submission of a photographic survey of the building prior to any works commencing as the building is recorded on the 1888 1st edition Ordnance Survey map as part of the wider farmstead and is considered to be of historical interest. The survey would ensure that a record of the building is maintained in the interests of cultural heritage.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of site notice. 2 objections from separate households were received as a result and the matters raised of pertinence to this application are summarised as follows:

- Increase in traffic through neighbouring yard area affecting health and safety of occupiers and farm animals.
- Increased risk of agricultural gates being left open along footpath/access road.
- Applicants should contribute towards upkeep of track.
- Existing track not suitable for additional use and is subject to subsidence.
- Property already converted into 2 self-contained units with new bathroom added.
- Annex to the barn being used for commercial activities.
- Not notified in writing of the application.

All representations can be viewed in full on our [website](#).

Appraisal

The main issues of this application are considered to be whether the principle of development is acceptable, whether the development would have an unacceptable impact upon the character and appearance of the area and the living conditions of nearby residents and farms, whether the development would give rise to unacceptable impacts upon the highway and any impact upon biodiversity interests.

Principle of development

This development seeks to convert an existing traditional stone former agricultural barn into a holiday let which is generally supported by the Council under policy TSM4 of the LDP subject to adherence with the criteria set out in Policy H5. Policy H5 specifically requires buildings proposed for conversion to be structurally sound, substantially intact and of sufficient size to accommodate the proposed use without extensive alteration, extension or reconstruction. It is considered in this case that the proposal complies within this policy in that the submitted structural survey confirms that the building is capable of conversion and whilst some alterations are required these are not considered to be substantial. Furthermore, the policy requires such proposals to retain architectural features and traditional materials with no significant loss of the character and integrity of the original structure. In this regard the proposal fully complies in that limited new

openings are proposed and all existing opening will be maintained with the use of traditional materials. It is considered that the resultant proposal will retain the existing appearance of the traditional building whilst bringing it back into beneficial use and therefore safeguarding its contribution to the wider area which the policy principally seeks to achieve. It is therefore considered that in principle the proposal complies with policy TSM4 and H5 of the LDP.

Impact upon character and appearance of the area

Further to the above assessment of the proposals, given that the resultant building would largely retain existing features and would not include significant alterations it is not considered that the proposal would have an unacceptable impact upon the appearance of the building. Whilst there will be some changes to the character and appearance of its immediate environs due to the difference in use, it is not considered that these changes would be so significant to raise concerns. The site is well screened by existing vegetation and topography and would in any event be viewed within the wider context of the former farmyard complex. It is therefore considered that the proposal complies with Policy GP1 (a), (b) and (c) of the LDP.

Impact on nearby residents/users/businesses

The application site is located within its own courtyard area and whilst there are properties nearby these are some distance away and largely separated by agricultural land, changes in land levels and vegetation. It is therefore not anticipated that any unacceptable impacts on the living conditions of nearby properties will occur. It is acknowledged that concerns have been raised by one objector referring to an increase in footfall and users of the holiday let raising the risk of biosecurity breaches such as leaving gates open etc. Whilst acknowledged, it is not considered that the creation of one additional holiday let would have a noticeable increase in footfall along the existing public footpaths within the area. The application is therefore considered to comply with Policy GP1 (d) of the LDP.

Highway Impacts

A number of concerns have been raised in relation to the proposals impact upon the access road. This primarily stems from the perceived increase in traffic generated as a result of the development. The access road as referred to above is a single lane narrow road with a poor surface standard which serves a number of properties along its length. The access is not maintained by the Council but provides a route for public footpaths. The concerns raised by a resident along the road are noted however, the proposed development is for a 1 bed holiday let and it is not considered that this can be attributed to a significant increase in traffic generation to warrant concerns from a highway use perspective. Matters concerning the upkeep of the road is a matter for the relevant owners and users. The Highways Officer has reviewed the application and confirms that given the small scale nature of the proposal no concerns are raised in relation to highway safety. The site is clearly very well serviced by public footpaths and therefore occupiers of the holiday let can easily access the footpath network without use of a private car. The village of Drefach Felindre and its services and facilities is approximately 800m from the property via the public footpath network and as such, for a rural location, the development site is well connected. The application is therefore considered to comply with Policy GP1 (h) and TR3 of the LDP.

Biodiversity Impacts

The proposal includes the conversion of a rural building in a wooded area near to a stream and is therefore has the potential to accommodate protected species such as bats. The application is supported by a bat survey that confirms that bats utilise the existing barn. NRW has confirmed that on the basis of the bat survey report the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. An European Protected Species Licence from NRW would be required in any event before works are undertaken. The Authority's Planning Ecologist has also confirmed the need for an EPS Licence and raises no objection to the scheme subject to the imposition of conditions requiring the recommendations in the bat survey to be adhered to and the submission of alighting scheme prior to their installation. On this basis the application is considered to comply with policies SP14 and EQ4 of the LDP.

Other Matters raised by third parties

Objectors have raised concerns that the barns are currently being used for commercial purposes and the property has already been split into 2 self-contained units. The applicant has since qualified that whilst the property had an annexe previously this is no longer the case and use of the barns opposite the dwelling relate to uses which are considered to be ancillary to the use of the dwellinghouse. In terms of notification of the application, Officers confirm that the application was publicised in accordance with planning legislation.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the proposed development includes an appropriate re-use of a traditional barn of architectural character and quality that can withstand the proposed conversion works without substantial alterations and/or re-instatement. The works proposed are sensitively designed with limited new interventions and the proposed use of natural and traditional materials. Sufficient amenity and parking space is to be provided and it is not considered that the development would have an unacceptable impact upon highway safety by reason of its scale and nature. The property is well connected by existing public footpath networks and is within walking distance via the footpath and highway network to nearby Drefach Felindre. Subject to adherence with the submitted bat survey and an EPS licence no concerns are raised in relation to biodiversity. The application is therefore considered to comply with policies SP1, SP14, GP1, H5, TSM4, EQ4 and TR3 of the Carmarthenshire Local Development Plan 2014 and is therefore recommended for the approval subject to the following conditions:

Recommendation

Conditions

- 1 The works hereby granted consent shall be commenced before the expiration of two years from the date of this permission.
- 2 The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
 - 1:2500 scale Location Plan received 15 November 2019
 - 1:500 scale Block Plan received 15 November 2019
 - 1:100 scale Proposed Ground Floor Plan (05) received 6 October 2019
 - 1:100 scale Proposed Elevations (04A) received 6 October 2019
 - 1:100 scale Proposed Roof Plan (06) received 6 October 2019
 - Condition Report and Structural Survey by SWS Limited received 6 October 2019
 - Bat Survey Report by Ecology Planning received 15 November 2019
- 3 The development hereby approved shall be carried out strictly in accordance with the proposed avoidance, mitigation and compensation measures as detailed in Sections 5.7 - 5.12, 5.14 – 5.20 (inclusive), Appendix 2 and Plan 2 of the Bat Survey Report by Ecology Planning received 15 November 2019.
- 4 Prior to the installation of any external lighting a detailed lighting plan, focusing particularly on minimising lighting impacts near to proposed bat roosts and maintaining flight lines and dark corridors shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details.
- 5 No development shall take place (including clearance, stripping out or demolition) until a photographic survey of the existing building(s) has been carried out in accordance with guidelines first provided by the Local Planning Authority. The resulting photographs shall be submitted to the Local Planning Authority and sent to the regional Historic Environment Record, currently held and maintained by the Dyfed Archaeological Trust, the Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AF, (Tel 01558-823121).
- 6 The development hereby approved shall be used for holiday accommodation only and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning(Use Classes)Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 7 The holiday accommodation hereby approved shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby approved and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the

names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

- 8 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, amending and re-enacting that Order), no development of the types described in Schedule 2, Part 1, Classes A, B, C, D, E, G and H other than that hereby approved, shall be carried out without the written permission of the Local Planning Authority.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3-4 In the interests of biodiversity.
- 5 To maintain a historic record of the building in the interests of cultural heritage and to accord with policy GP1 of the Carmarthenshire Local Development Plan 2014.
- 6-7 To clarify the nature of the development and avoid the creation of unencumbered dwelling in the open countryside that would be contrary to National and Local planning policies and guidance.
- 8 To exert control over the future development of the site to ensure that the character and appearance is maintained and to accord with policy GP1 of the Carmarthenshire Local Development Plan 2014.

Notes

- 1 **Warning: An European protected species (EPS) Licence is required for this development.** This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>.
- 2 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent

developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 3 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	W/40201
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Application Type	Full Planning
Proposal & Location	DEMOLITION OF EXISTING KITCHEN,BATHROOM AND OUTBUILDING. CONSTRUCTION OF SINGLE STORE FLAT ROOF EXTENSION TO DWELLING TO INCLUDE KITCHEN AND BATHROOM AT 53 HILLCROFT, HEOL BLAENHIRWAUN, DREFACH, LLANELLI, SA14 7AJ

Applicant(s)	MR STEPHEN & MRS KATHRYN THOMAS, GODRIG, 15 HEOL BLAENHIRWAUN, DREFACH, LLANELLI, SA14 7AJ
Agent	
Case Officer	Eilian Jones
Ward	Gorslas
Date of validation	11/02/2020

Reason for Committee

This application is being reported to the Planning Committee as the applicant is an employee of the Development Management Service

Site

The application property is a two-storey semi-detached dwelling, located within a small group of approximately 10 residential properties outside any defined development limits on Blaenhirwaun Road, between the settlements of Drefach and Cefneithin. The property has a small area of hard landscaped garden to the front, parking to the side and a relatively long rear garden with outbuildings.

Proposal

The application seeks consent to demolish a number of existing single-storey rear extensions, outbuildings and garage and construct a replacement single-storey rear extension.

The proposed extension would measure 5.1m x 5.7m. It would be finished with a flat roof reaching a maximum height of 2.9m. The extension would have an internal height of 2.3m, however there is a slight slope in the ground and an overall maximum height of 2.9m in necessary to provide a level internal finished floor level.

Planning Site History

None.

Planning Policy

Carmarthenshire Local Development Plan (Adopted December 2014) ('the LDP')
SP1 Sustainable Places and Spaces
GP1 Sustainability and High Quality Design
GP6 Extensions
TR3 Highways in Developments – Design Considerations

Carmarthenshire Supplementary Planning Guidance

National Planning Policy and Guidance
Planning Policy Wales (PPW) Edition 10, December 2018 is considered relevant to the determination of this application.

The following Technical Advice Notes (TANs) published by Welsh Government are considered relevant to the determination of this application:

TAN 12 Design (2016) seeks to promote sustainability principles through good design and identifies how Local Planning Authorities can facilitate this process through the planning system.

Summary of Consultation Responses

Gorslas Community Council - No observations received to date.

Local Members - Councillor Darren Price has not commented to date.
Councillor Aled Vaughan Owen has not commented to date.

Dwr Cymru/Welsh Water – No objections subject to a condition relating to drainage.

All representations can be viewed in full on our website.

Summary of Public Representations

The application was the subject of notification by way of neighbouring letters. No representations have been received.

Appraisal

The application seeks consent to demolish a number of existing single-storey rear extensions, outbuildings and garage and construct a replacement single-storey rear extension. The existing structures have no significant design merit and cumulatively cover a larger footprint than the proposed extension. The principle of the proposal is acceptable by virtue of Policy GP6 of the adopted Carmarthenshire Local Development Plan (CLDP) which refers to extensions to existing dwellings.

Whilst the proposed extension would be finished with a flat roof, which is not entirely compatible with the pitched roof of the host dwelling, it is considered that such a design would be subordinate to the host dwelling and would not unduly harm visual amenity. In this regard, the proposed extension would be located at the rear of the property and the nearest public position is the road of Heol Blaenhirwaun. Due to the presence of other properties on both sides of the property, public views of the rear of the property is very limited and only glimpses of the proposed extension would be possible. In addition to this, the rear garden slopes upwards and away from the property with the highest point being at the far-end of its curtilage. Due to this arrangement and the inclusion of a flat roof, the proposed extension would appear in a rather sunken position which assists in reducing its public visibility. It is also recognised that the existing extensions have ad-hoc designs and some having a flat roof. The proposed extension would have a uniformed design and the plans state that the external finishes would match those used in the existing property, namely render and white coloured window frames and rainwater goods. Finally, it is possible that a similar flat roof extension but with a shorter projection of 4m could be constructed under permitted development. Having regard to the above factors, it is considered that the proposed development would not have any significant adverse effect on visual amenity and satisfies Policies SP1, GP1 and GP6 of the CLDP.

There are two immediate residential properties adjacent to the application site. The adjoining property, Glenydd (No. 55), has a single set of patio doors on its ground floor rear elevation, leading out to its rear garden. The patio doors however face north and, as such does not benefit from high levels of natural light from the sun.

The proposed extensions at the application property would be at a right angle and north-west of the patio doors. The existing extensions are already built on the boundary with Glenydd and whilst the proposed extension would be in a similar position and marginally taller than the existing structure, it would have a shorter projection. As a result, it is considered that the proposal would not have any significant adverse effect on the amenities of the neighbouring property, with particular regards to light, dominance and outlook. The proposed extension would not have any windows on its side elevation facing this neighbouring property and, as such, there would be no loss of privacy. However, given that the proposed extension would be built up to the boundary with the neighbouring property and no other boundary treatments are proposed, it is considered necessary to impose a condition restricting the ability to insert any windows on this elevation under permitted development rights.

The other rear-facing windows at first floor of Glenydd are positioned higher than the proposed extension and would not be adversely affected. Due to the single-storey scale of the proposed extension, it is considered that the rear outdoor amenity space of Glenydd would not be unreasonably affected by the proposal.

The other neighbouring property is Bronnant (No. 51). The proposed extension would be set-in from the boundary with this property and would be predominantly screened by the blank gable wall of the integral garage of the neighbouring property. Due to this arrangement, it is considered that the proposed single-storey extension would not have any significant adverse effect on the amenities of the neighbouring property, with particular regards to light, dominance and outlook.

The side elevation of the proposed extension would have two windows facing Bronnant. One of the rooms is non-habitable (shower room) and would be adequately screened by the blank gable wall of the integral garage of the neighbouring property. The other window

would serve a habitable room (dining room). This windows would face the rear garden of Bronnant following the demolition of the garage at the application site. As such, it is considered necessary to impose a condition for the agreement of boundary treatment adjacent to this neighbouring property, in the interests of safeguarding privacy and residential amenity.

Having regard to the above, it is considered that the proposal would not have any unreasonable adverse effect on the residential amenities of any neighbouring properties, thereby satisfying Policies SP1, GP1 and GP6 of the CLDP.

The existing garage to be demolished is considered too small to accommodate a vehicle and the proposed extension would not generate any additional demand for additional parking. The property benefits from adequate outdoor amenity space. Welsh Water has no objections subject to a condition relating to drainage.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the proposed development is acceptable and would not have any significant adverse effect on visual amenity, residential amenity, general amenity, drainage infrastructure, parking and highway/pedestrian safety, thereby satisfying Policies SP1, GP1, GP6 and TR3 of the adopted Carmarthenshire Local Development Plan, Planning Policy Wales (Edition 10) and Technical Advice Note 12: Design.

Recommendation – Granted with Conditions

Conditions

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:

Proposed Elevations and Section A-A (Scales 1:50, 1:100, received 6 February 2020)

Proposed Ground Floor Plan (Scale 1:50, received 6 February 2020)

Existing & Proposed Side Elevation Plans (Scale 1:100), received 13 March 2020

- 3 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
- 4 No windows or openings shall be created on the north-eastern elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.
- 5 No development shall commence until there has been submitted and approved in writing by the Local Planning Authority details of boundary treatments to be erected between the extension hereby approved and the neighbouring property, Bronnant (No. 51 Heol Blaenhirwaun). The boundary treatment shall be erected in accordance with the approved details and completed prior to the beneficial use of the extension hereby approved. The boundary treatments shall then be retained as approved in perpetuity.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and for the avoidance of doubt or confusion as to the extent of the permission hereby granted.
- 3 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
- 4-5 In the interests of privacy and residential amenities.

Notes

- 1 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	W/39913
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Application Type	Full Planning
Proposal & Location	CONVERSION OF A PRINCIPAL OUTBUILDING, THE DISMANTLE AND RECONSTRUCTION OF AN ATTACHED EXISTING OUTBUILDING TOGETHER WITH A CONNECTING EXTENSION TO FORM TWO HOLIDAY ACCOMMODATION UNITS AT BWLCH, CAPEL IWAN, NEWCASTLE EMLYN, SA38 9NW

Applicant(s)	MR & MRS L EVANS, BWLCH, PANT Y BWLCH, CAPEL IWAN, NEWCASTLE EMLYN, CARMARTHENSHIRE, SA38 9NW
Agent	JOHN DAVIS ARCHITECTURAL SERVICES, COED CELYN, SARON, LLANDYSUL, CARMARTHENSHIRE, SA44 5DY
Case Officer	Helen Rice
Ward	Llangeler
Date of validation	04/12/2019

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Councillor Ken Howell on grounds that the application is to be considered under policy H5 of the LDP and has suggested that a site visit may be required.

Site

The application site comprises a stone outbuilding within a farmyard courtyard setting in a countryside location 4km south of Newcastle Emllyn. The site lies directly adjacent to a highway which leads from the main B4333 towards the hamlet of Cwmorgan. The building the subject of the application is a substantial attractive stone outbuilding that is perpendicular with the highway along with a smaller dilapidated former pig sty structure that situated at a right angle to the principal barn further within the farm yard area. The surrounding topography generally slopes up from the adjacent highway to the south and therefore the resultant land around the barn rises upwards with the former pig sty on a higher ground level than the southern end of the principal barn. The associated farmhouse lies directly opposite the barn with further more modern agricultural barns located to the north and west. The nearest property to the site lies approximately 80m to the south west.

Proposal

The proposal seeks conversion of the principal barn building and the demolition of the former pig sty and its replacement with a two storey building in order to create 2 units of holiday accommodation comprising 1no. 3 bed unit and 1no. 1 bed unit. Works to the principal barn building are fairly limited with the proposed conversion largely utilising existing openings with the exception of the insertion of velux windows in the roof plane of the single storey lean-to element directly adjacent to the highway and alterations to existing openings to provide wider door openings and fixed windows. The existing random stonework walls would all be retained along with the natural slate roof with the intention to use uPVC or powder coated aluminium windows and doors.

The existing former pig sty single storey element is to be demolished in its entirety and a new building erected up to two storey height adjoining the northern elevation of the principal barn. The new building would be finished with part random stonework and part render under a natural slate roof with uPVC or powder coated aluminium windows and doors. The north eastern (proposed front) elevation of the new building would have a floor-to-ceiling and part roof window opening that would create an internal mezzanine landing area that would subsequently lead into a 1 bedroom bed-sit unit within the upper storey of the main principal barn building. This 1 bed bed-sit style unit forms part of the main 3 bed unit that would be created as a result partly of the conversion of the main building area into a sitting area and kitchen dining area with the two bedrooms, bathroom and main entrance area provided in the ground floor area of the newly built element. The further 1 bed unit would be located within the southern end of the main principal barn building and the adjoining single storey lean-to.

It is proposed to create a stepped external ground level along the proposed front elevation of the barn area to create a level threshold into the two separate units along with patio areas. The two patio areas would be separated by an external stone wall.

Access to the barn is to be provided by an existing opening onto the highway which is separate from the access to the associated existing dwelling, and would lead into a parking and turning area.

Planning Site History

An identical application (W/39459) for 'conversion of a principal outbuilding, the dismantle and reconstruction of an attached existing outbuilding together with a connecting extension to form two holiday accommodation units' was refused planning permission in November 2019, on the following grounds:

- 1 The proposal, by reason of the proposed re-construction of the existing dilapidated pig sty and its replacement with a larger building including a two storey extension with rendered elevations and large glazing to enable the creation of a large 3 bedroom holiday unit, would have an unacceptable impact upon the traditional character and appearance of the existing traditional stone barn. The proposal amounts to an extensive alteration, extension and re-construction to facilitate the creation of two holiday units and as such is considered contrary to Policies TSM4 and H5 of the Carmarthenshire County Local Development Plan 2014 and paragraph 3.4.1 of Technical Advice Note 23: Economic Development February 2014.

It is relevant to note that Officers had advised the agent at the time that the proposal was unlikely to be favourably considered due to the amount of re-construction proposed but suggested that a reduction to a single storey extension could be favourably considered. However, the applicant chose not to amend the scheme.

The application now before the Planning Committee is the resubmission of the above application with no alterations or changes proposed to that which was refused.

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces

SP14 Protection and Enhancement of the Natural Environment

SP15 Tourism and the Visitor Economy

GP1 Sustainability and High Quality Design

H5 Adaptation and Re-use of Rural Buildings for Residential Use

TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity

TSM4 Visitor Accommodation

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transport – did not offer any objections on the previous scheme which is identical to the current scheme, subject to the imposition of a condition to secure the proposed car parking and turning area.

Llangeler Town / Community Council – No objections

Local Member(s) - Councillor Ken Howell is a member of the Planning Committee and has requested that the application is considered by the Planning Committee including a possible site visit as mentioned above.

Natural Resources Wales – no objection subject to imposition of condition to ensure that the proposal complies with the submitted bat survey. Advice also given to the developer in relation to the proposed package treatment plant.

Dyfed Archaeological Trust – no objection subject to the imposition of a condition requiring the submission of a photographic survey of the existing buildings prior to any works commencing as the buildings are recorded on the 1889 1st edition Ordnance Survey map as part of the wider farmstead and is considered to be of historical interest. The survey would ensure that a record of the building is maintained in the interests of cultural heritage.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of site notice. No letters were received as a result.

Appraisal

The main issues of this application are considered to be whether the principle of development is acceptable, whether the development would have an unacceptable impact upon the character and appearance of the area, whether the development would give rise to unacceptable impacts upon the highway and any impact upon biodiversity interests.

Principle of development

This development seeks to convert an existing traditional stone former agricultural barn into a holiday let which is generally supported by the Council under policy TSM4 of the LDP subject to adherence with the criteria set out in Policy H5. Policy H5 specifically requires buildings proposed for conversion to be structurally sound, substantially intact and of sufficient size to accommodate the proposed use without extensive alteration, extension or reconstruction.

It is considered that the proposed works to the main principal barn complies within this policy in that the submitted structural survey confirms that the main building is capable of conversion with only limited alterations and changes in the proposed openings. The proposed works to the main barn would also retain architectural features and traditional materials in terms of the walls and roof with no significant loss of the character and integrity of the original structure. Therefore no concerns in terms of the principle of development are raised in relation to the main barn.

However, the second element of the proposal includes the demolition and removal of the former pig sty building and the erection of a new two storey extension building to provide the main entrance way, bedrooms and a bathroom along with a mezzanine level providing access to a bed sit style area. This element is considered to directly conflict with Policy H5 in that it amounts to substantial reconstruction in order to create areas for principal rooms to create an additional accommodation unit. It is also suggested that the first floor bed-sit style unit could be capable of being its own independent unit and therefore the proposal could be utilised as 3 separate units. This part of the proposal is therefore tantamount to the erection of a new independent unit of accommodation in the countryside which directly conflicts with policy TSM4 and H5 of the LDP.

The principal aim of the policies is to enable the retention of existing rural buildings of architectural merit that are no longer suitable for their original use by allowing their conversion to a more suitable use as well as supplementing the rural economy. However, when this subsequently necessitates the erection of new buildings, it conflicts with this policy objective which is underpinned by national planning policy as set out in PPW and TAN23.

Whilst officers acknowledge a degree of flexibility can be applied (as indeed is the case here in that it has previously been advised that a single storey new build section which would reflect the scale and character of the former pig sty building could be considered acceptable), the proposals as submitted are considered to go beyond the level of flexibility that could be applied. The application before Members is the resubmission of an

application that was refused planning permission in November 2019 and no attempt has been made by the applicant to address the reasons for refusal.

It is therefore considered that despite no concerns regarding the proposed conversion of the main barn building, the demolition and subsequent reconstruction of a two storey extension amounts to a substantial re-construction to accommodate principal rooms to enable the creation of 2, potentially 3, separate units of holiday accommodation. These works are deemed to amount to new development that, by reason of its scale, design and use of materials would detract from the character of the original barn which, as evidenced by the response from Dyfed Archaeology is of historical interest. The proposal is therefore contrary to policies TSM4 and H5 of the LDP along with guidance set out in paragraph 3.2.1-3.2.3 of Welsh Government's Technical Advice Note 23: Economic Development February 2014.

Impact upon character and appearance of the area

The proposal, with the exception of the proposed two storey extension, would not have a significant impact upon the character and appearance of the area in that the main principal building would largely remain as is. Changes to the appearance of the external areas will inevitably occur as a result of the proposal through formalisation of the existing hardstanding to create the parking and turning area and changes in levels but these are not considered to have an unacceptable impact upon the character and appearance of the wider area. Whilst the two storey element would not necessarily have a detrimental impact upon the character and appearance of the area, it is maintained that its introduction in the form proposed would detract from the overall strong traditional stone and slate finished barn. It is therefore considered that whilst the proposal generally would not have an unacceptable impact, the introduction of the two storey building would result in a building that would detract from the character and appearance of the principal building. It can therefore not be concluded that the proposal complies with policy GP1(a) of the LDP.

Highway Impacts

The proposal includes an area of existing hardstanding accessed from the adjacent highway to provide car parking and turning area of sufficient size to accommodate the proposal. No concerns are raised by the highway officer and as such the application complies with Policy GP1 (h) and TR3 of the LDP.

Biodiversity Impacts

The application is supported by a bat survey that confirms that bats utilise the existing barn. NRW has confirmed that on the basis of the bat survey report the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. Nevertheless, an European Protected Species Licence from NRW would be required in any event before works are undertaken. The Authority's Planning Ecologist has also confirmed the need for an EPS Licence and raises no objection to the scheme subject to the imposition of conditions requiring the recommendations in the bat survey to be adhered to and details of proposed nesting birds mitigation measures. On this basis the application is considered to comply with policies SP14 and EQ4 of the LDP.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the proposed re-construction of the existing dilapidated pig sty and its replacement with a larger building including a two storey extension with rendered elevations and large glazing to enable the creation of a large 3 bedroom holiday unit (potentially additional 1 bed unit), would have an unacceptable impact upon the traditional character and appearance of the existing traditional stone barn. The proposal amounts to an extensive alteration, extension and re-construction to facilitate the creation of two holiday units and as such is considered contrary to Policies TSM4 and H5 of the Carmarthenshire County Local Development Plan 2014 and paragraph 3.4.1 of Technical Advice Note 23: Economic Development February 2014. Whilst no objections are raised in relation to highways or biodiversity impacts, it is not considered that this would amount to a material planning consideration to justify approval against LDP policies. The application is therefore recommended for refusal on the following grounds:

Recommendation - Refusal

Reason for Refusal

- 1 The proposal, by reason of the proposed re-construction of the existing dilapidated pig sty and its replacement with a larger building including a two storey extension with rendered elevations and large glazing to enable the creation of a large 2 bedroom holiday unit, would have an unacceptable impact upon the traditional character and appearance of the existing traditional stone barn.

The proposal amounts to an extensive alteration, extension and re-construction to facilitate the creation of two holiday units and as such is considered contrary to Policies TSM4 and H5 of the Carmarthenshire County Local Development Plan 2014 and paragraph 3.4.1 of Technical Advice Note 23 : Economic Development February 2014.