

**Application Number:** DM/2019/00725

**Proposal:** Change of use and conversion of a traditional stone barn into a single residential dwelling (C3) along with associated curtilage and works

**Address:** Llananant, Barn Brook Road, Penallt, Monmouthshire

**Applicant:** Mr & Mrs M & C Steuer

**Plans:** Site Plan 202 - A, Site Plan 201 - A, All Proposed Plans 200 - D, All Existing Plans 100 - ,

**RECOMMENDATION: APPROVE**

Case Officer: Mr David Wong  
Date Valid: 13.05.2019

**This application is presented to Planning Committee as requested by the Delegation Panel which took place on 30.10.2019**

**1.0 APPLICATION DETAILS**

1.1 This application seeks full planning permission for a change of use of a stone building into a single dwellinghouse. The site is in the open countryside and is within the Wye Valley Area of Outstanding Natural Beauty (AONB). The building is constructed with natural stones and it has a clay pantile roof. The existing fenestration openings are made out of timber.

1.2 The main section of the building measures 13.2m in length, 6.9m in depth and 9.4m to the ridge. The secondary section of the building (the extension on the north-west elevation) measures 5.4m in length, 6.9m in depth and 7.8m to the ridge.

1.3 In terms of physical changes to the building, no extension is being proposed to the building. The large cart doors will be replaced by a full height timber frame window. The existing windows and doors will be replaced with triple glazing timber windows and doors. In addition, 5 new rooflights are being proposed to serve the rooms at the upper floors of the building i.e. bedrooms and an en-suite.

1.4 The forecourt of the building is currently enclosed by a stone wall and an agricultural field gate. As part of this application, the forecourt area will become the parking and turning provision for the proposed dwellinghouse. A total of four on-site spaces can be achieved. In addition, there is space for turning within the site.

**2.0 RELEVANT PLANNING HISTORY (if any)**

Reference Number	Description	Decision	Decision Date
M/10767	Conversion of traditional barn to residential use. Installation of septic tank.	Refused (Appeal Dismissed)	18.08.2005 (17.05.2006)

**3.0 LOCAL DEVELOPMENT PLAN POLICIES**

## **Strategic Policies**

S4 LDP Affordable Housing Provision  
S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S17 LDP Place Making and Design

## **Development Management Policies**

DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection  
H4 LDP Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use  
LC4 LDP Wye Valley AONB  
NE1 LDP Nature Conservation and Development

## **4.0 NATIONAL PLANNING POLICY**

### **Planning Policy Wales (PPW) Edition 10**

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

## **5.0 REPRESENTATIONS**

### 5.1 Consultation Replies

**Trellech United Community Council** - Refused: Please note previous planning history: a very similar application made by the same owners in 2004, refused by MCC in 2005, and further refused on appeal to the Planning Inspectorate in 2006.

"The barn was substantially rebuilt in 1998 without the benefit of the necessary planning permission, ostensibly for agricultural purposes. The local Planning Authority is not satisfied that it has genuinely been used for this purpose." (MCC Corporate Director Environment 2005)  
See attached photo of barn prior to 1998 (supplied by a TUCC resident).

It should also be noted that the Black Brook, which runs next to the property, has a history of severe flooding, most recently in 2009, when a number of properties downstream from the site were extensively damaged.

**Glamorgan Gwent Archaeological Trust (GGAT)** - No objection but the proposal will require archaeological mitigation. It is considered that the barn, which is present on the 1847 Tithe Map, is of historic importance by virtue of its architecture, history and cultural significance within the area and the proposal for its change of use will need to be mitigated.

**Natural Resources Wales (NRW)** - There are significant concerns with the proposed development initially because of the lack of ecological information supporting the application. However, additional information was later submitted for further consideration and there is no objection subject to conditions and informative being imposed.

**MCC Biodiversity and Ecology** - Further information was submitted and I am satisfied that if the report recommendations are implemented, then there should be no negative impacts on biodiversity as a result of the proposed development. If you are minded to grant planning permission for this development then suitable planning conditions are advised.

**MCC SuDS** - The conversion of barn with associated curtilage and works will require a sustainable drainage system designed in accordance with the Welsh Government Standards for sustainable drainage. If for any reason you believe your works are exempt from the requirement for SAB approval, please inform us so we can update our records accordingly.

LERC Search Results - some ecological record identified.

## 5.2 Neighbour Notification

There are neighbour objections from three different households and four letters of support.

Objections are highlighted below:

We objected to the previous application and that was refused (M/10767). This application is the same application as the one before. So, it should be refused.

The agent indicated that there is no evidence of negative or adverse planning history in relation to the building but it is factually incorrect.

This application is contrary to the Wye Valley Area of Outstanding Natural Beauty and Housing Policies (i.e. C3 & H8 respectively) within the Gwent Structure Plan 1991-2006.

The barn was a ruin in 1997 and it was substantially rebuilt by the current owners without planning permission.

Since the barn was substantially re-built, it was never used for agricultural purposes.

The agricultural building next to the building was allowed (M/8452) for agricultural purposes.

Therefore, the building in question was not used for agricultural equipment, crops, animals or any other agricultural purposes during the time when we were living in the area between 1990 until 2018.

It is wrong to treat this application as a conversion of a redundant agricultural building to residential use. It is in fact a conversion of a ruin into a house. The substantial re-construction was carried out without planning permission.

There is no garage (as well as telephone lines and electricity supplies) with this application. So, there will be pressure in the future to create these infrastructure, which will then have a significant impact upon the landscape of the area.

A new main supply will be needed, so stating that the barn has a mains water supply is disingenuous.

The water course, road and land close to the barn floods almost every year. A septic tank in this area needs to be fully assessed to avoid the risk of pollution from the tank.

The Black Brook is liable to flash floods. A dwelling in this location would exacerbate this problem.

The reasons for support are highlighted below:

The stone barn was rescued by the current owners from a derelict state in which the previous owner had sold off the roof tiles.

It would be a pity to allow it to turn into dereliction once again as a result of a failure to give planning permission.

The proposal seems sensitive to both social and ecological considerations.

Barns such as this have little to use in modern farming.

We would be interested in purchasing the barn once it has received planning permission.

Provided that important ecological and sewerage concerns expressed by the immediate neighbours can be adequately satisfied. I would like to support this application.

## **6.0 EVALUATION**

### **Strategic & Spatial Choices**

#### 6.1 Principle of Development

6.1.1 PPW 10 recognises the need to provide sufficient housing in an area to meet that need.

There is a general presumption against new residential development in the open countryside,

however converting existing buildings can help to provide a range of housing provision within rural areas.

6.1.2 Whilst sites may not always be sustainable in term of transport these proposals can involve re-use of an existing building and materials and so are sustainable in terms of resources. As a conversion of a building in the open countryside to residential use the proposal needs to be considered under policy H4 of the LDP.

6.1.3 The building was formerly used for agricultural purposes. The walls of the building are constructed of natural stone and rubble stone. The roof is a traditional timber pitched roof with clay tiles. Existing openings are supported by timber lintels with windows and doors in place. No extension is required for the proposed conversion.

6.1.4 It is acknowledged that there was a previous attempt to apply for planning permission (M/10767) to convert this building into a residential unit in 2004 and it was refused for the following two reasons:

1. The barn was substantially rebuilt in 1998 without the benefit of the necessary planning permission, ostensibly for agricultural purposes. The Local Planning Authority is not satisfied that it has genuinely been used for this purpose. Policies H8 of the Gwent Structure Plan (GSP), H7 of the Monmouth Borough Local Plan (MBLP), and H7 of the emerging Monmouthshire County Council Unitary Development Plan (UDP) do not permit the conversion to residential use of modern buildings or buildings that required substantial reconstruction. In this instance the amount of reconstruction amounted to the construction of a new building and having regard to the limited time elapsed since the work was carried out, the proposal does not comply with the above policies and would be tantamount to the erection of a new dwelling in the open countryside, contrary to GSP Policy H7, MBLP Policy H6 and UDP Policy H6.

2. The proposal would, having regard to the creation of a residential curtilage with its associated activity and domestic paraphernalia and the extent of work necessary to create safe and satisfactory access, in a prominent roadside location, be visually intrusive and detrimental to the rural character and appearance of the landscape of the Wye Valley Area of Outstanding Natural Beauty, contrary to Policies C3 and C4 (GSP), C2 (MBLP) and C2 (UDP) which seek to protect this interest.

6.1.5 A planning appeal (in 2006) was submitted and the decision was dismissed. The Inspector dismissed that application because the proposal was considered to be contrary to national policy advice and criterion (e) of modified UDP Policy H7. Criterion (e) of modified UDP Policy H7 stated that... 'buildings of modern construction and materials such as concrete blockwork or portal framed buildings clad in metal sheeting will not be considered favourably for residential conversion. Other buildings will be expected to have been used for their intended purpose for a significant period of time and particularly close scrutiny will be given to proposals relating to those less than 10 years old, especially where there has been no change in activity on the unit'. In addition, it was considered that due to the prominent location of the building and the proposed changes to the existing openings (particularly the insertion of new glazed windows where the full height barn doors are), along with the potential of a new garage, garden outbuildings and the creation of a domestic garden (i.e. domestic paraphernalia) would be out of character of this unspoilt rural area.

6.1.6 Thirteen years since the appeal decision, several local planning policy documents referred to above have been superseded and the currently adopted Monmouthshire Local Development Plan (LDP) now forms the Development Plan for the area. It is useful to point out that Policy H4 of the LDP (Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use) is equivalent to the superseded UDP Policy H7. In particular, the wording of criterion e) of the LDP Policy H4 is the enhanced version of criterion e) of the modified UDP Policy H7, which states... 'buildings of modern and /or utilitarian construction and materials such as concrete block work, portal framed buildings clad in metal sheeting or buildings of substandard quality and / or incongruous appearance will not be considered favourably for residential conversion. Other buildings will be expected to have been used for their intended purpose for a significant period of

time and particularly close scrutiny will be given to proposals relating to those less than 10 years old'.

6.1.7 The nature and design of this application is the same as the previous application (M/10767) with the exception of the location and number of rooflights being proposed. Therefore, Policy H4 of the LDP is relevant to this application. This policy states that the conversion / rehabilitation of a building in the open countryside for residential use will be permitted where all the criteria are met. The criteria are set out below:

- a) the form, bulk and general design of the proposal, including any extensions, respect the rural character and design of the building;
- b) the proposal, including curtilage and access, is in scale and sympathy with the surrounding landscape and does not require the provision of unsightly infrastructure and ancillary buildings;
- c) rebuilding works, necessitated by poor structural conditions and/or the need for new openings in walls, should not involve substantial reconstruction, with structural surveys being required for marginal cases;
- d) the more isolated and prominent the building, the more stringent will be the design requirements with regard to new door and window openings, extensions, means of access, service provision and garden curtilage, especially if located within the Wye Valley AONB;
- e) buildings of modern and /or utilitarian construction and materials such as concrete block work, portal framed buildings clad in metal sheeting or buildings of substandard quality and / or incongruous appearance will not be considered favourably for residential conversion. Other buildings will be expected to have been used for their intended purpose for a significant period of time and particularly close scrutiny will be given to proposals relating to those less than 10 years old, especially where there has been no change in activity on the unit;
- f) the building is capable of providing adequate living space (and ancillary space such as garaging) within the structure. Only very modest extensions will be allowed and normal permitted development rights to extend further or to construct ancillary buildings will be withdrawn; and
- g) the conversion of buildings that are well suited for business use will not be permitted unless the applicant has made every reasonable attempt to secure suitable business use and the application is supported by a statement of the efforts that have been made.

6.1.8 Each of the criteria of LDP Policy H4 is considered below:

- a) It is considered that the proposal does respect the character of the building. No extension is required and no additional window openings are proposed. The only openings required are in the form of rooflights which will be installed on rear of the building, away from the highway that runs along the front of the building.
- b) The curtilage of this application has been amended and reduced. The latest scheme excludes the large, existing agricultural building and the associated land. This application relates to a change of use of an existing building only and no extension is proposed. Therefore, there is no change to the scale of the building as a result of this application. The proposal will utilise the existing vehicular access to the site and the parking and turning provision is within the walled area to front of the building without requiring a garage. However, it does not prohibit planning applications being submitted in the future and each planning application must be treated on its merits.
- c) Having reviewed the planning history of the site, the evidence shows that the building has been in its current form in excess of 20 years. The walls of the building are in sound condition and no substantial re-building is required under this application.

d) No extension is required. The proposed treatment (timber) of openings is considered to be sympathetic to the building and the proposed rooflights are at the rear of the property. Glimpses of the building can be seen from a distance on the nearby public right of way. However, the physical change to the building is not considered significant enough to cause an adverse visual impact upon this part of the AONB. The proposed garden curtilage has been significantly reduced and kept tight to the building to minimise the spread of domestic paraphernalia/activities to the wider landscape of this part of the Wye Valley AONB.

e) The building is not constructed of utilitarian materials. This application describes that the building was significantly repaired in around 1998. Therefore, the building has been in its current form for nearly 21 years. Having reviewed the planning history of the site, including the appeal documents, the evidence shows that the building has been in its current form in excess of 20 years. In addition, it is indicated by the planning agent that the building has been in ancillary use to the wider agricultural use of the land for the last 21 years or so including the storage of farm implements, timber, fodder and so on. However, a neighbour is disputing that the building has been used for any agricultural purposes and suggests the use was for the occasional storage of hot air balloon trailers. However, there is no firm evidence submitted to prove that the building (i.e. that re-built) had never been used for agricultural purposes. The Inspector's decision on the previous appeal described that the access to the building is difficult and the building has split levels making it less suitable for agricultural purposes. This is partly agreed, as large machinery cannot access the building due to the split levels. However, it does not mean that it could not be used for agricultural activities i.e. storage of timber and fodder on the ground level.

f) The building is capable to provide adequate living space with sufficient parking and turning provision at the front of the building.

g) The agent has submitted a business re-use statement. The agent describes that the building is isolated. A commercial use of the building would be expected to accommodate employees and their vehicles as well as delivery vehicles and commercial waste collection. Therefore, the number of trips generated for a commercial use would be far greater than a residential dwellinghouse. Also, there would be a requirement for larger windows, ventilation, fire exit doors, disabled access and signage to be accommodated on the exterior of the building for a commercial use. Therefore, these additional elements would have a significant adverse visual impact upon the appearance of the building and on the character of the AONB.

6.1.9 Given the above, the proposal therefore accords with the objectives and criteria of policy H4 of the LDP.

## 6.2 Design/ Place making

6.2.1 PPW 10 considers that the special characteristics of an area should be central to the design of a development and that the layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. In this case Llananant Farm is of a traditional agricultural style and this is being respected through the conversion.

6.2.2 There are very few external alterations to the elevations. New rooflights are being added but they are on the rear elevation of the building and will not adversely affect the appearance of the original building. These alterations are not so great that they impact on the wider landscape. The design of the proposal remains the same as the existing building so it does respect the character of the existing buildings and contribute to a sense of place.

6.2.3 The proposed conversion does respect the existing form, scale and materials of the existing building and no extension to them is required. The existing window and door frames will be replaced with timber and are acceptable in this location. The existing rainwater goods are black uPVC. Whilst aluminium or cast iron are the preferred materials for rainwater goods for barn conversions, the submitted information suggests that they have been installed in excess of 20 years. Therefore, it would be difficult to refuse this element.

6.2.4 The proposal would require telephone line and electricity supplies. However, that is to be expected for this type of development in the open countryside. Some neighbours are concerned that there is no garaging or garden structures with this application and there will be pressure in the future for new domestic related outbuildings to be erected, which would have an adverse visual impact upon this part of the Wye Valley AONB. However, the Local Planning Authority (LPA) can only consider the proposal as submitted rather than on speculative future intentions and each planning application will be treated on its merits. In anyway case, permitted development rights for extensions can be removed for this type of application in the event of an approval.

6.2.5 Given the above, the proposal is therefore consistent with the objectives of policies DES1 and H4 of the LDP. There is a public footpath some 110m away, running along the south-west of the building. Due to the topography of the area, along with the field boundary made up of dense trees/vegetation, glimpses of the building can be viewed from this footpath. However, the proposed changes to the building are not significant enough to have an adverse visual impact upon the wider area.

### 6.3 Impact on Amenity

6.3.1 There is no neighbouring property within close proximity of the site. The closest neighbouring property is some 130m east of the building. Therefore, the proposal will not harm the privacy, amenity and health of the occupiers of any neighbouring properties. For that reason, the proposal does accord with the objectives of policy EP1 of the LDP. In addition, the creation of new places to live in the open countryside away from pollution and contamination, with the opportunity to be active in the outdoors will help the health and well-being of the new occupiers and in this way accords with the main objectives of PPW10.

### 6.4 Sustainable Management of Natural Resources

6.4.1 The re using of this redundant buildings conforms to Welsh Government's view of a circular economy, the aims of which are to keep materials, products and components in use for as long as possible. The re-using of materials, in this case building materials, has environmental, social and economic benefits. The proposal to provide additional housing through conversion rather than new build therefore accords with PPW10 Waste Hierarchy in chapter 5 as it is reusing existing materials.

## **Active and Social Places**

### 6.5 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)

6.5.1 In terms of the Sustainable Transport Hierarchy promoted in PPW10, Llanant Barn does not occupy a sustainable location. The site lies in a rural location. Therefore, the journeys will be made by car.

### 6.6 Access / Highway Safety

6.6.1 MCC Highways have no objection to the application. It is considered that the local road network has capacity to take the small increase in traffic from one additional dwelling. The parking provision meets the requirements of the adopted Monmouthshire Parking Standards. A total of three car parking spaces are required for this conversion and these are shown on the layout plan. The development will utilise the existing access into the proposed dwellinghouse; the proposal does not require any alteration to the existing public highway.

## **6.7 Productive and Enterprising Places**

6.7.1 The applicant did consider the possibility of using the building for employment generating activities and submitted a business re-use statement. A commercial use of the building would be expected to accommodate employees and their vehicles as well as delivery vehicles and commercial waste collection. Therefore, the number of trips generated for a commercial use would be far greater than a residential dwellinghouse. Also, it is an isolated location. Therefore, it is not a

sustainable location for businesses. Also, there would be a requirement for larger windows, ventilation, fire exit doors, disabled access and signage to be accommodated on the building which would have an adverse visual impact upon the appearance of the building.

## 6.8 Tourism

6.8.1 This building has not been considered for conversion to holiday lets; this is not proposed and a residential conversion is considered acceptable in its own right.

## **Distinctive & Natural Places**

### 6.9 Landscape/ Visual Impact

6.9.1 PPW 10 underlines the importance of protecting and enhancing a rich and varied landscape but at the same time understanding the social and economic benefits they can provide. This site is open countryside and within the AONB. Therefore, all development is expected to conserve or enhance the natural beauty of the area as well as to protect the general rural landscape from inappropriate development.

6.9.2 In this case the building already exists. The proposed change of use to a residential property will have little visual impact on the wider landscape. Additional rooflights are being proposed to the building but this will not impact on the wider landscape as the changes being made are relatively minor.

6.9.3 It is considered that the conversion is in keeping with the rural character of the area and would conserve the natural beauty of the area, in accordance with policies DES1 and LC4 of the LDP. Policy LC5 of the LDP does allow for development provided that it does not have an adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspect. The proposal does not cause significant visual intrusion and it does not change the landscape character of the area. The use is compatible with its location and harmonises with the landscape. The proposal therefore accords with the objectives of policy LC5 of the LDP.

### 6.10 Historic Environment

6.10.1 The application area is situated within an Archaeologically Sensitive Area. GGAT acknowledge that the proposed development is for the change of use and conversion of the barn into a single residential dwelling (C3) along with associated curtilage and works. They note the application's supporting documents and that the proposed works to the exterior of the building are of a limited scale; however the proposed interior works will significantly alter the original layout of the barn. It is considered that the barn, which was present on the 1847 Tithe Map, is of historic importance by virtue of its architecture, history and cultural significance within the area and the proposal for its change of use will need to be mitigated. Conditions are therefore proposed.

### 6.11 Biodiversity

6.11.1 A preliminary roost appraisal identified bat roosting for pipistrelle and long eared bats, three activity surveys were undertaken which confirmed the building as roosts for a maximum of three soprano pipistrelle and three long eared bats. The proposed development will result in the destruction of these roosts, mitigation details have been submitted as part of the application and compliance with these plans must be secured by condition. The development will result in the loss of known brown long eared and soprano pipistrelle bat roost and as such the works will need to be subject to a licence from NRW before commencement of works. As a licence is required, the Local Planning Authority will need to consider the 'Three Tests' for European Protected Species.

- i. The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and



iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

6.11.2 In this case the derogation is to provide a residential dwelling in an existing building which is to be converted. This dwelling unit would provide much needed housing for local residents. There is a social benefit in providing another dwelling in this location as it helps with the local housing market and reduces the need for families with young children to move out of the County. The building is already located in this position, the alternative would be to build a new dwelling and this is not acceptable in policy terms in this area of open countryside. If the building was not converted an additional residential unit intended for local people would be lost. The third test is considered by NRW who say "In this instance, we do not object to the proposal as submitted... provided that the mitigation measures outlined in section 6 of the ecology report and on the above drawing are implemented."

6.11.3 The three tests are therefore satisfied and the applicant will need to apply for an EPS Licence from NRW accordingly.

#### 6.12 Flooding

6.12.1 The area may have experienced flash floods. However, the building is not in a flood zone as defined by the NRW. Therefore, no FCA is required to inform the planning decision.

#### 6.13 Drainage / SuDS

6.13.1 The site area of this application has been reduced. Therefore, this application may now be exempt from the SuDS regulations. The requirement to obtain SAB consent sits outside of the planning process. Therefore, an informative will be sent to the applicant advising them to contact the SAB officer accordingly.

#### 6.14 Affordable Housing

6.14.1 The latest Affordable Housing SPG was adopted in September which superseded the previous version (March 2013). Therefore, no contribution for affordable housing will be required due to the recently adopted amendment to Policy S4 (Affordable Housing) SPG.

### **6.15 Response to the Representations of the Community Council and/or Third Parties**

6.15.1 The community council recommended refusal of this application. This application is very similar to the previous application that was refused by MCC in 2005 and the site has a history of severe flooding. LPA response: Please refer to paragraph 6.1 for the principle of development and paragraph 6.13 for flooding.

6.15.2 It is factually incorrect for the agent to suggest that there is no evidence of negative or adverse planning history in relation to the building. LPA response: The LPA is aware of the planning history of the site and the relevant planning application and appeal have been highlighted in paragraph 6.1 of the report.

6.15.3 This application is contrary to the Wye Valley Area of Outstanding Natural Beauty and Housing Policies (i.e. C3 & H8 respectively) within the Gwent Structure Plan 1991-2006. LPA response: The LDP is the latest adopted Local Development Plan for Monmouthshire County Council. The Gwent Structure Plan 1991-2006 is no longer relevant. This is referred to in Paragraph 6.1 above.

6.15.4 The barn was a ruin in 1997 and it was substantially rebuilt by the current owners without planning permission. LPA response: There is no dispute about this fact; the building has been in its current form in excess of 20 years.

6.15.5 Since the barn was substantially re-built, it was never used for agricultural purposes. LPA response: The building could have been used for some form of agricultural purposes over the past 20 years. There is no compelling evidence to the contrary,

6.15.6 It is wrong to treat this application as a conversion of a redundant agricultural building to residential use. It is in fact a conversion of a ruin into a house. The substantial re-construction was carried out without planning permission. LPA response: The building has been in its current form in excess of 20 years. Therefore, Policy H4 of the LDP (Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use) is relevant to this application. Please refer to paragraph 6.1 for more information.

6.15.7 There is no garage (as well as telephone lines and electricity supplies) with this application. So, there will be pressure in the future to create these infrastructure, which will then have a significant impact upon the landscape of the area. LPA response: The Local Planning Authority (LPA) can only consider the proposal as submitted rather than on speculative future intentions. In any event permitted development rights for extensions, outbuildings, means of enclosures and so on, can be removed via planning condition to manage any future development of the site. However, removing the permitted development rights does not prohibit planning applications being submitted in the future as each planning application will need to be treated on its merits.

6.15.8 A new mains supply will be needed, so stating that the barn has a mains water supply is disingenuous. LPA response: The connection requirements relating to a mains water supply is a matter for the developer and Welsh Water.

6.15.9 The water course, road and land close to the barn floods almost every year. A septic tank in this area needs to be fully assessed to avoid the risk of pollution from the tank. The Black Brook is liable to flash floods. A dwelling in this location would exacerbate this problem. LPA response: The site is not within a flood zone as defined by the NRW. The requirement to obtain SAB consent sits outside of the planning process. Therefore, an informative will be sent to the applicant advising him to contact the SAB officer accordingly.

## **6.16 Well-Being of Future Generations (Wales) Act 2015**

6.16.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation 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.

## **7.0 RECOMMENDATION: APPROVE**

### Conditions:

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order

2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed.

REASON: If substantial extensions or alterations were necessary this development would not normally be favourably considered and would be contrary to LDP Policy H4.

4 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure (other than any expressly authorised by this permission) shall be erected or constructed within the curtilage of the dwellinghouse.

REASON: In the interests of visual amenity and to safeguard the appearance of the area and to ensure compliance with LDP Policy DES1 & H4.

5 No occupation of the proposed dwellinghouse shall take place until car parking and turning provision have been provided in accordance with the approved plan and that area shall not thereafter be used for any purpose other than the parking of vehicles. The parking and turning provision shall be made available at all times for the parking and turning of motor vehicles associated with the residential use of the dwellinghouse hereby approved.

REASON: To ensure provision is made for the parking of vehicles and its loss for this purpose may lead to parking problems and to ensure compliance with LDP Policy MV1.

6 The roof lights shall when fitted be flush to the roof pitch, with no greater upstand than 25mm above the slate. They shall have a surround of a dark matt finish. Precise specifications of the proposed rooflights shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of development.

REASON: To safeguard the character and appearance of the building and to ensure compliance with LDP Policy DES1 & H4.

7 Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1 & H4.

8 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

REASON:

As the building is of architectural and cultural significance the specified records are required to mitigate impact and to ensure compliance with Planning Policy Wales (Edition 10, December 2018).

9 Any additional lighting on the building shall be low level (<2.4m) PIR lighting only which does not illuminate the bat roosting locations and allows dark corridors for bats.

REASON: To safeguard foraging and commuting routes in accordance with Environment (Wales) Act 2016 and Conservation of Habitats and Species Regulations 2010.

10 Mitigation shall be provided in strict accordance with the measures described in Section 6 of the submitted 'Bat and roof nesting bird survey. Llananant Barn, Pen-y-Garn, Penallt, Monmouthshire (version 3).' by AVA Ecology dated 3/4/19" and illustrated on "Revised drawing M029 (Rev D) entitled 'Llananant Farm, Penallt, Monmouthshire. Proposed Plans, elevations and sections' dated 07.08.19."

REASON: To safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

11 No works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the building(s) for active birds' nests immediately before the work commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under the Wildlife and Countryside Act 1981 (as amended).

## INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September.

3 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), ([www.archaeologists.net/codes/ifa](http://www.archaeologists.net/codes/ifa)) and it is recommended that it is carried out either by a CIfA Registered Organisation ([www.archaeologists.net/ro](http://www.archaeologists.net/ro)) or an MCIfA level accredited Member.

4 Warning: A 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 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.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. 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/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>

5 Please note that Barn Owls are protected as Schedule 1 birds under the Wildlife and Countryside Act 1981. This means that the birds, their nests and their young are protected. A licence from Natural Resources Wales will be required for work likely to disturb barn owls including survey work that involves nest inspections.

6 This proposal may require a sustainable drainage system designed in accordance with the Welsh Government Standards for sustainable drainage. Please contact the SuDS Approving Body (SAB) prior to any construction work commencing on 01633 644708 for more guidance.