

Application Number: DM/2018/01418

Proposal: New dwelling with associated works

Address: Land south east of Sunnybrooke, Llanellen Road, Llanfoist

Applicant: Ms. V Morris

Plans: Elevations - Proposed 2233/104 - , Floor Plans - Proposed 2233/103 - , Location Plan 2233/101 Rev. A - , Site Plan 2233/102 Rev J - ,

RECOMMENDATION: Approved subject to a S106 agreement to make a financial contribution towards the provision of affordable housing

Case Officer: Ms Lowri Hughson-Smith

Date Valid: 07.09.2018

This application is presented to Planning Committee due to it receiving five objections from local residents

1.0 APPLICATION DETAILS

1.1 Site Description

1.1.1 This application relates to the garden of a semi-detached, two-storey dwelling on Llanellen Road in Llanfoist, known as Sunnybrooke.

1.1.2 The site is relatively flat but there is slight slope from the western boundary downwards towards the road (the eastern boundary), with a change in levels across the site of approximately 0.5m. Llanellen Road sits at a lower level than the site with the eastern boundary of the site at approximately 1.2m higher and the western boundary approximately 1.7m higher than the road level.

1.1.3 The site is enclosed to the front by a stone wall and to the rear by a post and wire fence which has now overgrown and is not easily visible.

1.1.4 The site was bare ground at the time of the application submission with a small dilapidated metal shed located in the southern portion of the site. During the course of the application, the site has become overgrown.

1.1.5 The site currently does not have an access directly off Llanellen Road and access is via Sunnybrooke.

1.2 Value Added

1.2.1 The proposed development as originally submitted was acceptable in terms of the principle of development and the form of development but objections were received from the following consultees on technical matters:

- o Dwr Cymru Welsh Water (DC-WW) on the basis the development may affect two water mains; and
- o The Highway Authority due to insufficient parking being provided and the loss of an on street parking space as a result of the new access.

1.2.2 To address these objections the applicant took the following steps.

1.2.3 The applicant discussed the proposal directly with DC-WW. It transpires there are two water mains near the southern boundary but their exact location is not recorded, however, their general location is known. Following the discussions, the applicant agreed to carry out site investigations to ascertain the exact location of two water mains prior to commencing the development and DC-WW were agreeable to this approach. DC-WW advised they were agreeable to the investigations being secured via planning condition.

1.2.4 It became apparent to the Local Planning Authority (LPA) following discussions with DC-WW that the dwelling in its originally proposed location would likely conflict or at least be very near the protection zones of the water mains based on the general locational information DC-WW held. As such, to avoid a potential conflict the LPA requested the proposed dwelling be repositioned further away from the water mains to prevent a likely conflict with the protection zone of the water mains. The proposed amendments are considered acceptable to address this issue and DC-WW removed their objection subject to conditions.

1.2.5 The application as originally submitted provided insufficient parking. The applicant amended the scheme to provide a total of 4no. parking spaces. This level of parking provides the required amount to serve the proposed dwelling and provides an additional space to compensate for the loss of the existing on street parking space. This approach is acceptable.

1.3 Proposal Description

1.3.1 The proposed development is for a single, detached two-storey dwelling to be located centrally within the application site. The proposed dwelling is a 'T' shape and has the dimensions are as follows:

- o Width: 9.1m
- o Depth: 9.4m (at its deepest point)
- o Height: 7.93m

1.3.2 The proposed finished floor level will be similar to the existing ground levels and overall approximately 1.3m higher than the road level.

1.3.3 A new vehicular access point will be provided to serve the driveway and parking area for the new dwelling and the compensatory space for Sunnybrooke. A new pedestrian access will also be provided near the front door of the proposed dwelling directly onto Llanellen Road.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01418	New dwelling with associated works.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S17 LDP Place Making and Design
S16 LDP Transport
S13 LDP Landscape, Green Infrastructure and the Natural Environment

Development Management Policies

EP1 LDP Amenity and Environmental Protection
DES1 LDP General Design Considerations
MV1 LDP Proposed Developments and Highway Considerations
NE1 LDP Nature Conservation and Development

Supplementary Planning Guidance

Parking Standards SPG
Residential Infill SPG

4.0 NATIONAL PLANNING POLICY

4.1 Planning Policy Wales (PPW) Edition 10

4.1.1 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.

4.1.2 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

Llanfoist Fawr Community Council

The community council recommended the application is approved but requested confirmation parking provision was in accordance the adopted Parking Standards.

MCC Highways

No objection.

Dwr Cymru - Welsh Water

No objection subject to condition.

MCC Affordable Housing Officer

An affordable housing contribution is required.

5.2 Neighbour Notification

11no. objections from five households have been received; they are neighbours objecting to the proposals. The following concerns have been raised:

- The development will be within 6m of an exclusion zone for a trunk main which may cause damage which would affect the village;
- Adverse overlooking into surrounding properties;
- The drawings do not adequately confirm the ridge height of the property/ the drawings are inaccurate, specifically in relation to the proposed site ground levels/ drawings are misleading;
- The loss of the stone walls would be detrimental to the character of the village/ Llanellen Road;
- The boundary proposed between the application site and adjacent dwellings is not adequate/ will the development replace the current fence which is considered to unsightly?

- Parking provision is not appropriately sized and could result in conflict with parked cars along Llanellen Road/ Loss of available on street parking as a result of the development;
- The development may result in damage to the telegraph pole which provides services to surrounding dwellings;
- The plans show an area of land in third party ownership to be excavated;
- Safety concerns regarding the pedestrian access being directly onto Llanellen Road;
- Consultation was not thorough in contacting all neighbours affected.

Please note all representations can be read in full on the Council's website:
<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The application site is located in the defined settlement of Llanfoist which is a Rural Secondary Settlement. Policy S1 supports the provision of a 'small amount' of housing within the settlement of Llanfoist. Given the site's location within the settlement and in an area identified as suitable for additional housing, the principle to develop 1no. dwelling at the site would be acceptable.

6.1.2 The detailed proposals must also be acceptable in terms of the material planning considerations. In respect of this proposal, the material planning consideration are:

- Affordable Housing;
- Residential Amenity;
- Visual Impact;
- Highways and Access;
- Biodiversity;
- Drainage;
- Affordable Housing.

6.2 Affordable Housing

6.2.1 Policy S4 requires affordable housing contributions to be made in relation to developments which result in a net gain in residential dwellings. Where the net gain in dwellings is below the threshold for affordable units to be provided on site, i.e. where there is proposed to be 5 or more units in such settlements, then a financial contribution is appropriate.

6.2.2 The financial contribution is based on the calculation contained in Appendix 3 of the Affordable Housing Supplementary Planning Guidance (July 2019) and in relation to this development would be £7,795.20.

6.2.3 The applicant has confirmed they accept the payment and are willing to enter into a Section 106 agreement.

6.2.4 Thus, the proposal accords with LDP Policy S4.

6.3 Residential Amenity

6.3.1 The proposal is located in a residential area and, therefore, could have an adverse impact on surrounding dwellings. No. 49 plus no. 50 Woodland Crescent as well as Escholl and Hebron are located along Llanellen Road to the east and north east of the site respectively. The most affected dwellings are no.1 and no. 2 The Orchard to the south-west of the site. The Haven and Woodland Cottage are located to the south. The development may also impact on the existing dwelling at the site, known as Sunnybrooke. The impact on the identified dwellings above will be discussed below.

No. 49 - 50 Woodland Crescent, Escholl and Hebron, Llanellen Road

6.3.2 The proposed dwelling will be located 15.2m and 20.8m from no. 49 and no. 50 Woodland Crescent and approximately 16.5m at its closest point to Escholl and approximately 22m from Hebron.

6.3.3 Whilst the separation distance from No. 49 is limited, the measurement has been taken from the front of the proposed dwelling to the closest corner of no. 49. No. 49 is positioned at an angle with the application site and positioned between 15.2m to 18.2m from the proposed dwelling. Whilst the separation distance is lower than 21m, the relationship is a front-to-front relationship whereby a lesser separation distance is generally accepted and no. 49 is positioned at an angle facing away from the proposed dwelling. Whilst there would be 2no upper floor windows serving bedrooms on the front elevation of the proposed dwelling, the overlooking opportunities from the proposed dwelling would be limited by virtue of the separate distance and the oblique angle of no. 49. Furthermore, the front garden of no. 49 is open and highly visible from the street and the proposed dwelling is not considered to result in increased overlooking to a level which would be considerably worse than the current situation.

6.3.4 Escholl is located approximately 16.5m at its closest point to the proposed dwelling. Due to the positioning of the proposed dwelling, it will be at an angle to the front elevation of Escholl and, therefore, it will have a similar relationship with the proposed dwelling as. 49, discussed above. Given the separation distance, the front to front relationship and the proposed angle of the proposed dwelling, there is not considered to be an overlooking or overbearing impact which would be considered harmful. Escholl has an equally open and highly visible front garden, similarly to No. 49, and the overlooking opportunities of this space will be no worse than the existing situation as a result of the proposed dwelling.

6.3.5 It is also important to consider, the form of development proposed at the site will result in a similar relationship with the dwellings on the opposite side of the road (No. 49 and Escholl) as Sunnybrooke and Woodland Cottage has with the dwellings opposite them. These existing relationships demonstrate a similar form of development at the application site would be acceptable.

6.3.6 The proposed dwelling has ample separation from no. 50 and Hebron to ensure no adverse impact on the residential amenity of these properties.

No. 1 and No. 2 The Orchard and The Haven

6.3.7 No1 and no. 2 The Orchard are located to the south west of the application site at a higher ground level than the application site. No. 1 is offset from the site boundary by approximately 16m and no. 2 is offset by approximately 19m.

6.3.8 The proposed dwelling will be located centrally to the application site, approximately 7.5m from the southern boundary and approximately 1.9m from the western boundary, which is the boundary closest to no. 1 and no. 2 The Orchard.

6.3.9 This would result in the proposed dwelling being approximately 19m from No. 1, positioned at an oblique angle and at a lower ground level. The proposed dwelling would have windows on the rear elevation at ground floor level which serves a kitchen and living room and 1no window at the upper floor level which would serve a landing area, which is a non-habitable space. A window is proposed to serve a bedroom at the upper floor but this is positioned on the side elevation and would not impact on no. 1. Views from the lower ground floor windows will be obscured by the agreed boundary treatments and would not pose any overlooking opportunities. Given the proposed relationship is a front-to-rear arrangement and the separation distance, there would be no overlooking from the upper floor window and, as mentioned above, this is a non-habitable window. The proposed dwelling would not result in overlooking which would adversely affect no. 1.

6.3.10 Owing to the lower ground level of the application site together with the separation distance, the proposed dwelling will not have an overbearing impact on no. 1.

6.3.11 The proposed dwelling would be located approximately 21m from no. 19 and at a lower ground level. Whilst the proposed dwelling would be positioned directly in front of no. 2, the separation distance together with the application site being at a lower level ensures there would not be an overbearing impact. As discussed above, there are limited upper floor windows which would be either positioned to face away from no.2 or are non-habitable to ensure there is no adverse overlooking.

6.3.12 The proposed dwelling is located a sufficient distance from no. 1 and no. 2 The Orchard and would not result in adverse overlooking or any overbearing impact on these existing dwellings.

The Haven and Woodland Cottage

6.3.13 The Haven and Woodland Cottage are located over 28m to the south which is ample separation distance to ensure no adverse impact on neighbouring amenity.

Sunnybrooke

6.3.14 Sunnybrooke will lose the majority of its garden area to provide the plot for the proposed dwelling and will have a separation distance of approximately 18m.

6.3.15 The relationship between the proposed dwelling and Sunnybrooke will be a side-to-side relationship. The proposed dwelling will have a total of 3no. upper floor windows serving bedroom, two of which will be approximately 18m from the rear elevation Sunnybrooke and 13m from the common boundary separated by a shared parking area. Whilst the separation distance is less than 21m, Sunnybrooke does not have any upper floor windows on the side elevation and, therefore, there will be no overlooking between dwellings. The garden area of Sunnybrooke would experience some overlooking but this would be better than the standard 21m separation distance which allows for a 10.5m rear garden since the proposed distance from the common boundary is in excess of this, at 13.5m.

6.3.16 The retained garden for Sunnybrooke is an acceptable size at approximately 100m².

Proposed Dwelling

6.3.17 The proposed dwelling is a sufficient size and has an acceptable level of private outdoor space to ensure the amenity of future occupiers would be acceptable. The rear garden would experience some overlooking from No. 1 and No. 2 The Orchard since these dwellings are located at a higher ground level but this is not considered to be so harmful to the amenity of the proposed property to warrant refusal of the application.

Ground Levels

6.3.18 Before concluding on residential amenity, it is relevant to discuss the proposed ground levels and height of the proposed dwelling and potential impact on neighbours. The levels provided indicate that the finished floor levels will be similar to the existing site levels and approximately 1.3m higher than the road level and approximately 0.5m lower than existing patio area to the rear of Sunnybrooke. The height of the dwelling from the finished floor level will be 7.83m. The proposed height, taking account of the ground levels also, is not considered to be unacceptable or to have an adverse impact on neighbouring properties. As discussed above, the proposed dwelling is not considered to have an overbearing or overshadowing impact on surrounding dwellings by virtue of the separation distances achieved. It is acknowledged the height may result in views from adjacent properties being altered but this is not a material planning consideration.

6.3.19 The impact of the proposed dwelling on the amenity of surrounding properties has been considered in detail above. It can be concluded the proposed dwelling would not have an adverse impact on existing residential amenity. Furthermore, the proposed dwelling would provide future occupiers with a good level of amenity. The proposal accords with Policy EP1 and with the guidance set out in the adopted SPG on residential infill development.

6.4 Impact on the Highway

6.4.1. The proposed dwelling will be accessed via a new driveway off Llanellen Road. The driveway will provide a total 4no.car parking spaces, three will serve the new dwelling and one space is to serve Sunnybrooke.

6.4.2 The site has a previous permission for an access off Llanellen Road to serve Sunnybrooke (application reference: DC/2016/00404). The principle of creating an access point off Llanellen Road is, therefore, established. It is acknowledged the access point proposed would have an intensification of use, serving two dwellings rather than one. It is not considered the increase in use would be to a level which would be harmful or detrimental to highway safety. The proposed access is considered to be acceptable.

6.4.3 A pedestrian access point is proposed directly off Llanellen Road to serve the dwelling. Whilst a pedestrian access at this point is not ideal since there is no footway on the western side of Llanellen Road for pedestrians to use. It is not considered the provision of the pedestrian access in this location is so detrimental in highway safety terms to warrant refusal of the application. Furthermore, other dwellings along the western side of Llanellen Road have similar pedestrian access points; therefore, it not considered to introduce a pedestrian access point which would be any more hazardous than the existing situation.

6.4.4 The proposed parking provision is in accordance with the Parking Standards SPG which requires 3no spaces for a three-bedroom house. The proposed parking provides an additional space to serve Sunnybrooke. Sunnybrooke currently does not have any off road parking and the provision of an off road space represents compensation for the loss of an on-street space as a result of the proposed access point.

6.4.5 The Highways Authority assessed the application as originally submitted and raised an objection based on the proposals providing insufficient parking and the loss of on-street parking as a result of the provision of the access. The proposal has been amended to provide 4no. parking spaces, as discussed above. The Highway Authority has withdrawn its objection on the basis of the parking provision now proposed.

6.4.6 The proposed development has an acceptable impact on the local highway network and provides an appropriate level of parking in accordance with Policy MV1 and the Parking Standards SPG.

6.5 Visual Impact

6.5.1 The surrounding area is characterised by a variety of house types and styles including individually designed, modern detached dwellings to the south and south-west, semi-detached post war housing to the east and traditional dwellings to the north. The area also has varied building lines with an irregular pattern of development. The design requirements for the site can be flexible given the lack of uniformity in the area and there is capacity in the streetscene for a detached dwelling without it appearing incongruous or out of character.

6.5.2 The proposed dwelling would have its frontage along Llanellen Road. It is designed to be traditional in appearance with a two-storey projecting gable to the front and traditional pitched roof. The proposed materials are high quality including a natural slate roof and rendered and natural stone walls. To ensure the materials are high quality and in keeping with the surrounding area a condition requiring agreement of materials will be imposed.

6.5.3 The stone wall boundary to the front of the site will be retained. The boundaries to the rear of the site have not been indicated at this stage but can be secured via planning condition.

6.5.4 The proposed dwelling is well designed and would be in character with the streetscene and wider area in accordance with Policy DES1.

6.6 Biodiversity Considerations

6.6.1 The application site is a residential garden and therefore can be managed and maintained by the occupier without the need for planning permission. At the time of the original submission the application site was bare ground. Due to the passage of time, the site has become overgrown. Despite this, the site is considered to have limited ecological value and vegetation on site is overgrowth due to lack of maintenance. No further ecological information was considered necessary. The proposed development is not considered likely to have an adverse impact on biodiversity and accords with Policy NE1.

6.7 Drainage Infrastructure

6.7.1 As discussed earlier in this report, the application site is adjacent to 2no. trunk water mains owned by Dwr Cymru Welsh Water (DC-WW). The proposed dwelling has been moved away from the predicted location of the water mains to an area which was likely to be outside of the protection zone, subject to investigation. A condition requiring investigation of the location of the water mains will be imposed to ensure the development does not negatively impact on the mains.

6.7.2 It is possible that the dwelling will need to be relocated if investigation works demonstrate the water mains are in a different location than predicted, although this is less likely given the repositioning. Should repositioning be required, a new planning application would be required. The Local Planning Authority is, however, satisfied that reasonable steps have been taken to ensure the proposed dwelling can be built in the proposed location and DC-WW have agreed with the approached taken, subject to a condition.

6.8 Response to the Representations of Third Parties

6.8.1 The following objections were raised by neighbours and will be addressed in turn below for completeness.

The development will be within 6m of an exclusion zone for a trunk main which may cause damage which would affect the village;

6.8.2 The proposed dwelling has been positioned to avoid the protection zone of the water mains. DC-WW has assessed the proposed development and has not objected subject to a condition being imposed.

Adverse overlooking into surrounding properties

6.8.3 As discussed above in detail, the proposed dwelling would not result in adverse overlooking into surrounding properties and the proposal accords with Policy EP1.

The drawings do not adequately confirm the ridge height of the property/ the drawings are inaccurate, specifically in relation to the proposed site ground levels

6.8.4 The proposed plans indicate the existing ground level, including a ground level of the patio of Sunnybrooke and Llanellen Road as points of reference. The finished floor level of the proposed dwelling has also been provided which indicates the dwelling will be approximately 0.6m lower than the patio of Sunnybrooke's rear patio and approximately 1.3m higher than the road (the site as existing is 1.2m higher than the road). The proposed height of the dwelling is also confirmed at 7.83m. The information provided is sufficient to assess impact of the overall ridge height of the dwelling with accuracy. It is concluded that the overall height is acceptable and would not adversely affect the amenity of surrounding dwellings.

The loss of the stone walls would be detrimental to the character of the village/ Llanellen Road

6.8.5 The stone wall will be largely retained save for the sections to be removed to facilitate access. The retention of the wall is considered important and will be conditioned via the approved plans which indicate it is to be retained.

The boundary proposed between the application site and adjacent dwellings is not adequate/ will the development replace the current fence which is considered to be unsightly?

6.8.6 The proposed boundary to the south and west will be replaced. The type and height of the boundary will be agreed via planning condition to ensure adequate boundaries are proposed and implemented.

Parking provision is not appropriately sized and could result in conflicts with parked cars along Llanellen Road/ loss of available on-street parking as a result of the development

6.8.7 The proposed parking provision is adequate and compensates for the loss of the on-street parking. The Highway Authority has assessed the application and raised no objection.

The development may result in damage to the telegraph pole which provides services to surrounding dwellings

6.8.8 There is no evidence to suggest the telegraph pole will be damaged as a result of the development. Notwithstanding this, the developer will have a legal duty to ensure no damage to third party property as a result of the development and this is not a matter controlled via the planning process.

The plans show an area of land in third party ownership to be excavated

6.8.9 The plans do not include third party land or indicate third party land requires works which require planning permission.

Safety concerns regarding the pedestrian access being directly onto Llanellen Road

6.8.10 The pedestrian access has been assessed and considered to be acceptable in highway safety terms and reflects similar access points already in situ along Llanellen Road.

Consultation was not thorough in contacting all neighbours affected

6.8.11 The public consultation was carried out in accordance with the legislative requirements.

6.9 Well-Being of Future Generations (Wales) Act 2015

6.9.1 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.

6.10 Conclusion

6.10.1 The proposed development is an acceptable form of development within a Rural Secondary Settlement in accordance with Policy S1 and will provide an affordable housing contribution in accordance with Policy S4.

6.10.2 The development has an acceptable impact on neighbouring properties and complies fully with Policy EP1.

6.10.3 The proposed development accords with the adopted LDP and is recommended for approval subject to the signing of a section 106 agreement to secure the affordable housing contribution.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

£7,795.20 financial contribution towards affordable housing in accordance with Policy S4

If the S106 agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

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 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.

4 The proposed boundary treatments 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 boundary treatments which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority.

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

5 The development hereby permitted shall not be commenced until details of a construction design method statement and risk assessment for the protection of the structural condition of the strategic water mains located close to the site boundary has been submitted to and approved in writing by the local planning authority. This shall include the completion of trial holes to determine the exact location of the mains and implementation of any necessary protection works to ensure structural integrity of mains as well as access for maintenance and repair. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. Thereafter, the protection measures shall be retained at all times during the lifetime of this permission.

REASON: To protect the integrity of the public water main(s) and avoid damage thereto.

6 No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

Informatives:

1 The applicant may need to apply to Dwr Cymru - Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory

requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

2 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru - Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru - Welsh Water has rights of access to its apparatus at all times.