

Application Number: DM/2018/00528

Proposal: Proposed replacement dwelling.

Address: Argoed Cottage New Mill Road Tregagle Trellech Monmouth

Applicant: Mr & Mrs John Goddard

Plans: Ecology Report - , Location Plan - , Site Layout P02 - , Elevations - Existing P03 - , Elevations - Existing P04 - , Elevations - Existing P05 - , Elevations - Existing P06 - , Site Layout P07 - , Floor Plans - Proposed P08 - , Floor Plans - Proposed P09 - , Elevations - Proposed P10 - , Elevations - Proposed P11 - , Elevations - Proposed P12 - , Elevations - Proposed P13 - , Elevations - Proposed P14 - , Elevations - Proposed P15 - ,

RECOMMENDATION: Approve

Case Officer: Ms Jo Draper
Date Valid: 27.03.2018

1.1 This application proposes to replace an existing dwelling in the open countryside. The existing dwelling runs along the north boundary of the application site and is clearly a result of an incremental expansion of what was once originally a very small stone cottage. There have been a number of additions that have progressed along the boundary with flat roofed additions and a variety of rooflines dominating the dwelling. This building has fallen into considerable disrepair. The existing dwelling suffers with damp as result of the floor area of the dwelling being 1.4m below the road while sitting immediately adjacent to it.

1.2 This application proposes to demolish the existing dwelling with the exception of three walls of only the original part of the house (this measures 5.25m in length and 3m in depth, the upper part of this building will accommodate the bat loft). The new dwelling has been moved into a new location and has been shifted 90 degrees from the existing location and is situated 4.4 metres behind the existing common boundary adjacent to the highway, demarcated by a stone wall to the west of the application site. This land slopes down from the highway from west to east, and consequently the proposed dwelling has been situated on the sloping land cutting into the bank. The dwelling is more of a traditional longhouse in that it is one room deep; externally the dwelling measures 6m, internally the room measures 5 metres with 1 metre absorbed with the use of stone as an external facing material. This traditional three bedroom dwelling that is proposed is of a simple linear design measuring 6m in depth and 15.9m in length. There is a connecting element referred to as a 'Port Cochere' this reads like a large porch, traditionally a second entrance point to a dwelling.

1.3 There is a double open-fronted garage proposed to the side that measures 6m in both depth and width; this forms an open car port and is connected via a single story hipped roof element to the side of the dwelling. The proposed dwelling sits low into the sloping ground and measures just short of 7m in height to ridge at its highest. Where the ground is the highest adjacent to the highway the ridge is 5.5m from the ground level immediately adjacent and 4.6m from the level of the highway. There is a new stone wall proposed forming the north eastern boundary between the application site and the neighbouring residential conversion. The existing access is being retained and used in association with the proposed scheme

External materials comprise of the following:

Walls:

Local random rubble sandstone laid or pointed in Lime Mortar

Roof: Natural Slate Blue Grey
Red Terracotta butted ridges

Lintels: European Oak flush with stonework surface

Cills: Sandstone Flagstone cills

Eaves: Painted Timber fascia and bargeboards

Windows and Doors: Powder coated aluminium casement windows in oak sub-frames

Rainwater Goods: Half round cast iron metal sectional gutters and round eared downpipes

Terraces and Steps: Natural sandstone terrace wall cappings and steps

Driveway: Grey gravel parking and turning area

1.4 The application site is within the Wye Valley AONB.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/00528	Proposed replacement dwelling.	Pending Determination	
DC/2015/00487	construction of garage with turning stand two bays to be open fronted for parking vehicles with a third with double doors to accomodate robus gilles pellet biomass boiler for the benefit of heating the adjacent house/barn conversion		

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
LC4 LDP Wye Valley AONB
LC1 LDP New Built Development in the Open Countryside
LC5 LDP Protection and Enhancement of Landscape Character
H6 LDP Extension of Rural Dwellings
NE1 LDP Nature Conservation and Development

4.0 REPRESENTATIONS

4.1 Consultation Replies

Trellech United Community Council: Refused

- The proposed development is a large, new 2-storey building of around 150m² ground area, compared with the existing 2-storey building of no more than 50m² ground area. Part of the existing building will be retained and will not be incorporated into the new building.

2. With reference to the LDP: para. 6.1.7 states, "New build dwellings in the open countryside will not be permitted unless justified for the purposes of agricultural/forestry, rural enterprise dwellings or 'one planet development' - as defined in PPW / TAN 6". This development is in open countryside and there is no claim for PPW/TAN6 purposes.

3. As the proposed development breaks new ground, it is new build, consequently LDP Policy H4 is not considered relevant. LDP Policy H5 is considered the principle relevant policy and this application should be refused under this policy:

The original dwelling is "... a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape" and accordingly the proposal should be refused.

The proposed dwelling is large, out of character and oppressive to the local setting and consequently is not "of a bulk, size and scale that respects its setting".

The dwelling is not "... of similar size to the replaced." It is around 3x the ground area.

4. LDP Policy H6 - Extension of Rural Dwellings is not considered strictly relevant but the proposed development fails to comply:

"In order to protect the character of the countryside extensions to dwellings outside village boundaries should be modest and respect or enhance the appearance of the existing dwelling. They will be required to:

- a) be subordinate to the existing building; and
- b) where the building is of a traditional nature, to respect its existing form, including the pattern and shape of openings, and materials".

5. It is considered that this proposal also fails to comply with LDP policies on Landscape and Nature Conservation. Policies LC1 and LC5 are applicable and the proposal fails to comply fully with either.

6. The proposed development is within the Wye Valley AONB and does not comply with LDP Policy LC4 which states "... any development must be subservient to the primary purpose to conserve and enhance the natural beauty of the area".

MCC Ecology:

The application for the proposal is informed by an ecological assessment:

Bat Survey, Argoed Cottage. Produced by Dusk to Dawn Ecology Ltd. Dated July 2018, version 4.0

The report details the results of a preliminary bat roost assessment which recorded potential bat roost features (gaps along roof line) and evidence of lesser horseshoe bats (droppings in the porch).

The proposals will not affect the pipistrelle roost but the lesser horseshoe will be lost. To mitigate for the loss a replacement roost is provided in the upper floor of the retained cottage. The replacement roost will provide conditions suitable for a lesser horseshoe day roost, and therefore an enhancement which we should secure in line with LDP Policy NE1.

Ecological Considerations

The development will need to be subject to a licence from Natural Resources Wales before work can commence at the site. As a licence is required, the Local Planning Authority will need to

consider the 'Three Tests' for European Protected Species. Please see our internal guidance note on consideration of the 'Three Tests' for licencing and report template. The LPA need to consider tests i and ii; NRW have been consulted to consider test iii and have responded that they would have no objection to the scheme provided the proposed mitigation is secured.

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 then suitable planning conditions are advised below.

Natural Resources Wales : No objection to the proposal subject to conditions imposed regarding compliance with method statement and drawing which is replicated in the condition put forward by MCC Ecology.

4.2 Neighbour Notification

1 representation has been received objecting to the proposal for the following reasons:

- The volume assessment is questioned; the volume of the existing property is overstated whilst the replacement is understated.
- Cross sectional area is a simplification and doesn't reflect the sloping ground levels
- Double accounting of part of the interface
- Inclusion of cross gable chimneys missing in calculation
- Proposed replacement is 180% of the volume of the existing property significantly above the 130% recommended limit
- If volume of attached garage is excluded this is 150% compared to applicant's value of 129%
- There is significantly more volume and consequent mass/bulk in the proposal which is not sensitively located in the plot.
- The existing dwelling is traditional and of visual intrinsic character in the landscape and should be retained
- As original property is retained this is tantamount to a new dwelling in the open countryside
- Not on same location on plot
- Proposal is not of a form, bulk, size and scale that respects its setting
- Proposal is higher than existing by 1m relative to the slope.
- The retained former cottage is neither moderate in size or sensitively located to the main property
- 1st floor windows of the proposed dwelling will directly overlook the garden of neighbouring property resulting in a loss of privacy and compromising neighbour amenity.
- Limits compliance with Policies LC1 LC4 and LC5
- Concerns would be addressed by located dwelling further down into the site
- This is not a replacement dwelling it's a hybrid proposal that seeks to retain existing whilst proposing an entirely new dwelling.
- Garage is not detached and therefore must be considered as part of the proposal
- The retained cottage is not moderate in size
- The proposed mass is three times the size of existing along the boundary of the road, whilst currently along this boundary there is a distance of 6.6m of which 4m of this is being retained with the retention of the existing dwelling
- Reasons given for relocation are not convincing benefit to road users and neighbouring barn
- The curtilage is bigger than that shown there are more wider opportunities than that presented for relocating the dwelling
- Magnolia tree will make access by vehicles into the garage difficult
- Proposal will remove outlook from neighbouring property detrimentally change the character of the area

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 This application is being considered as a replacement dwelling under the relevant planning policy. This is not a new dwelling in the open countryside. A small part of the existing dwelling is being retained at the request of officers because this gives a nod to the history of this site. This is

the original part of the property before it was subject to extensions and alterations. What remains measures internally 5.25m by 3m and thus is neither of a scale nor in a position (in relation to the proposed dwelling) that could possibly be used as a separate dwelling. It would be used as an ancillary building in association with the new build.

5.1.2 In assessing this application, direct reference is being made to Planning Policy H5 of the Monmouthshire Local Development Plan with further reference to the supporting Supplementary Planning Guidance.

Policy H5 - Replacement Dwellings in the Open Countryside

“The replacement of existing dwellings in the countryside will be permitted provided that:

a) the original dwelling

i) is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape...”

5.1.3 A key consideration in assessing a replacement dwelling proposal is the impact of the development in the landscape, hence the reason why policy also seeks to retain those traditional dwellings that make a positive contribution to the County's rural character. In this case the building clearly started as a very small traditional cottage that currently hugs the highway with the gable wall of the cottage fronting directly onto the highway. Over time this has been extended, altered and further modified with linear extensions. The original dwelling was then subject to a combination of two storey gabled and flat roofed extensions, single storey lean-to extensions, all of which cumulatively dominate the original dwelling. The viewpoint when approaching the site from the north is that of a two storey flat roofed extension, with the dwelling running along the common boundary with the adjacent residential barn conversion. 5.1.4 The existing building is no longer viewed primarily as a traditional farmhouse or cottage and while the building forms a presence in the landscape, it does not currently contribute positively to the surroundings. Given the alterations and extensions that have been developed over time this property does not constitute a traditional dwelling that should be retained. Thus the removal of the existing building is acceptable. This element of the Policy H5 is therefore met.

Policy H5 “ii) Has not been demolished, abandoned or fallen into such a state of disrepair so that it no longer has the appearance of a dwelling”

5.1.5 The dwelling, while clearly suffering from damp penetration into the gable direct from the highway, has not fallen into disrepair but still has a residential use and has not been abandoned. The element of the policy is also met.

Policy H5 “b) The design of the new dwelling is of a form, bulk, size and scale that respects its setting”

5.1.6 This is the biggest consideration in the assessment of this planning application. Primarily the dwelling has been moved into a new location and has shifted 90 degrees from the north common boundary to being placed behind the west boundary with the highway. This land slopes down from the highway from west to east, and consequently the proposed dwelling has been situated on the sloping land cutting into the bank. The proposed dwelling is more of a traditional longhouse with a typically linear form; externally the depth of the dwelling is just 6 metres with 1 metre of this being external stonework. The internal dimensions that come with this three bedroom dwelling are in keeping with such a traditional property, being just one room deep (5 metres). There is traditional detailing in the design of the property evident in the treatment of gables, fenestration, lintels and cills. The single storey element has been designed to wrap around to the rear and connects with the car ports that are accessed to the rear of the site. Interestingly as the dwelling is situated on a slope, the architect in calculating the volume of the proposed dwelling has taken the mid-point of the gable and worked out the area of this section and then calculated this figure by the length. This has taken into account the volume partly below the existing ground level. The volume calculations have taken into account the garage/car port proposal attached from the side curved single storey element of this build.

(These measurements have been checked and broadly correspond with those presented with the supporting information)

5.1.7 The measurements put forward by the agent are as follows:

Volume of existing dwelling = 514 cubic metres

Volume of proposed dwelling with garage = 809 cubic metres

Percentage increase of proposal with garage is 57%

Volume of proposed dwelling without garage = 664 cubic metres

Percentage increase of proposal without garage is 29%

5.1.8 Interestingly 5% of the volume is taken up by natural stone being used as the external facing material. If render was used this would bring the percentage increase down further.

The Supplementary Planning Guidance states the following with regard to calculating volumes relating to garages:

"It is appreciated that there will generally be a need for garaging and for ancillary buildings to store gardening equipment, garden furniture etc. Policy H5 includes a specific criterion (e) relating to outbuildings. It is considered unreasonable to require that all such provision comes out of any 'volume' allowance that might be available for extending or replacing existing dwellings. At the same time, however, the size of such outbuildings will be strictly controlled when they come under planning control. Single or double detached garages of appropriate dimensions and height may be allowed if they are not intrusive upon the wider locality, remain subordinate to and do not detract from the character and appearance of the main dwelling. They should be sited as unobtrusively as possible, to the side or rear of the dwelling.

Outbuildings should be modest in size and sensitively located. Applications for replacement dwellings should include details of any proposed garages and outbuildings in order that the overall impact of a scheme can be fully assessed. The Council will need to be satisfied at the time of the original application that adequate ancillary garaging and storage space can be achieved for the dwelling in order to avoid pressure for further, possibly harmful, development at some future date"

5.1.9 However, it goes on to state that integral or attached garages will also be treated as part of the main dwelling for the purposes of the size calculations, set out above. Other outbuildings (whether attached or detached) will not be treated as part of the main dwelling for the purposes of the size calculations.

5.1.10 There are two factors to consider here that relate to i) the proposed attached double car port and ii) the retention of what remains of the original cottage in the existing property, both addressed in turn.

5.1.11 Technically, given that garage/open car port is attached to the proposed replacement dwelling this takes the figure over the recommended 30% volume increase for replacement dwellings in the AONB. If the garage was removed the volume increase figure is under this threshold. This is when the supporting guidance must be put into context; if the garages were detached, albeit by 50cm, the proposal would be under this threshold. So while trying to comply with the volume requirements the proposed development is arguably no improvement. To detach the car port so that it is not included in the volume calculations, thus preventing it from being accessed internally, does not go to the heart of what this guidance was put in place to protect. The proposed car port is in proportion with the scale of the proposed dwelling, positioned sensitively at the side and to the rear of the proposed dwelling at a lower level within the site with no wider landscape impact, viewed as part of the overall group. It is also noteworthy that if the stone was replaced with a smooth render this would bring the figure down further so it came in comfortably below the 30% threshold. Natural stone is the better choice for this site, particularly given that natural stone features in the locality and is one of the few attributes of the existing dwelling.

5.1.12 In this case it is appropriate to accept a volume increase that goes beyond the stated threshold as the measures that would be employed to take the volume below the threshold, primarily to detach the garaging and to reduce it even further by removing the natural stone, would represent a form of development that does not sit as well within the landscape as the currently proposed scheme does.

5.1.13 It is proposed to demolish all but the original cottage that forms part the existing dwelling and retain this as a small ancillary outbuilding (that is also being used as a bat loft). This is the one aspect of the existing building that has merit not only in its traditional proportions but in its siting and presence along this section of the highway as the gable 'hugs' the road. The scale and location of the building in relation to the proposed dwelling is clearly ancillary and retains in the landscape the part of the existing building that has some historic and architectural merit.

5.1.14 The SPG also states that it would normally be the case that any replacement dwelling should be no higher than the existing dwelling, as any increase in height would be likely to increase the visual impact of the building in the landscape. The height of the existing dwelling is 6m to ridge. In this case when viewed from the highway and neighbouring property to the west which are key receptors, the proposed dwelling is actually slightly lower than the existing by 0.3m. From ground level, however, the height of the proposed dwelling varies and at certain points does exceed the height of the existing dwelling, varying from 6m to ridge at the highest adjoining ground level to 7.4m at the lowest adjoining ground level to the east. The existing dwelling manages to retain a maximum height of 6m at the lowest ground level at the eastern side as this element is a two storey flat roofed structure. So again, in context the height increase represents the difference created by placing a roof on a two storey structure at this level; in terms of visual impact the pitched roof is significantly better within the context of this landscape than that of the existing flat roof and again is a reason why it is acceptable in this case for the replacement dwelling to be higher than the existing.

5.1.15 The SPG states that “any replacement dwelling will normally be expected to be located on the site of the existing dwelling it is to replace.....However, there may be some circumstances where a re-siting would be preferable if it resulted in environmental or road safety benefits”.

5.1.16 In this case there is clearly damp penetration that is causing structural problems to the existing dwelling as the water runs directly off the highway into the stone gable. This has penetrated the dwelling and caused damp problems. The simple solution in this case is to move the replacement dwelling away from the highway to enable the appropriate drainage intervention to be undertaken and prevent this problem from re-occurring.

5.1.17 As a whole the proposed scheme is of a form, bulk, size and scale that respects its setting and the proposal meets the terms of Policy H5 of the LDP.

5.2 Landscape impact

5.2.1 Policy H5 criterion sets out “c) the proposal does not require an unacceptable extension to the existing residential curtilage”

In this case no addition is proposed and this criterion is met.

5.2.2 Policy H5 criterion d) sets out that the replacement dwelling shall be of similar size to the replaced. This is largely addressed above under par. 5.1. While this criterion is not strictly met because the garaging has been attached, in volume terms the actual dwelling-house part is of a similar size to that which is being replaced and the garaging element being attached is justified in this context as explained above. In addition, the height increase is also justified in this context.

5.2.3 Criterion e) provides that, “Any outbuildings should be modest in size and sensitively located and it can be demonstrated at the time of the original application that adequate ancillary garage and storage space can be achieved for the dwelling.”

5.2.4 This has been represented fully in this submission with the inclusion of an attached garage (it is appropriate in this case to impose a condition to ensure that it does not get converted into habitable accommodation in the future) while the small existing cottage that accounts for a very small part of the existing dwelling is being retained as an out-building to comply with ecological requirements and will be used for garden storage. This element of Policy H5 is also satisfied.

5.3 Residential Amenity

5.3.1 There are two neighbouring dwellings that are potentially impacted by the proposal; the first is the adjacent barn conversion of Argoed Barn and the second is the neighbouring dwelling, Argoed Cottage. Both are being addressed in turn.

5.3.2 The proposal represents a positive improvement to the living conditions of Argoed Barn in that currently the front of this neighbouring property is directly overlooked by the existing dwelling that runs along this common boundary and is being replaced by a stone boundary wall. There is no overlooking arising from the proposed new dwelling.

5.3.4 The neighbouring property to the west is set at a higher level to the proposed replacement dwelling. This dwelling currently looks out over the existing property. Argoed Cottage is set at a higher level and is separated from the new site by the stone boundary wall, highway, hedgerow and mature foliage that is located in the garden and near the boundary. The siting of the proposed dwelling would be in front of the access, an approximate distance of 9.5m separates the top windows from the front hedgerow boundary, although given the drop in levels, standing viewpoint for the first floor windows is approximately 2 metres above the level of the highway. As the neighbouring site rises up, the majority of this viewpoint would be screened by the boundary hedge with a minimal view into the lower part of the garden of the neighbouring property, which again is further obscured by the mature foliage that sits near the bottom of the garden. There is no significant adverse impact upon residential amenity in this case.

5.4 Ecology

5.4.1 European Protected Species – the Three Tests.

In consideration of this application, European Protected Species (bats) will be affected by the development and it has been established that a derogation licence from Natural Resources Wales will be required to implement the consent. Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (as amended) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests have been considered in consultation with NRW / Council Biodiversity and Ecology Officers as follows:

(i) The derogation is in the interests of public health and public 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.

Development Management Comment: The existing dwelling is in a poor condition, the proposal represents a positive improvement to the environment whilst ensuring that a dwelling is retained in this position.

(ii) There is no satisfactory alternative

Development Management Comment: The renovation of the existing dwelling would result in an impact upon the existing roost, hence the replacement of the dwelling whilst maintaining a purposely designed space is the best of what can be done in this situation other than leaving th

(iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

5.4.2 Development Management Comment: This has met; the requirements with the relevant mitigation have been detailed and relevant conditions are recommended.

5.4.3 In the light of the circumstances outlined above which demonstrate that the three tests would be met, and having regard to the advice of Natural Resources Wales and the Council's own Biodiversity Officers, it is recommended that planning conditions are used to secure the following:

- compliance with the submitted mitigation/method statement.

5.5 Other Issues Raised

5.5.1 The neighbour has raised concern that access to the garage will be compromised by an existing tree. While the tree canopy covers this manoeuvring area it is the intention of the applicant to retain this tree and negotiate around the trunk. Ideally this tree should be retained but this is not a protected tree in this case and the removal of this would not compromise this planning application.

5.6 Response to the Representations of the Community Council

5.6.1 These have been addressed in the preceding assessment.

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

5.7.1 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.

6.0 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 The existing dwelling shall be demolished (apart from the existing cottage that is being retained as ancillary accommodation) and the site cleared of all debris and reinstated in accordance with the approved plans no later than 2 months after the first occupation of the replacement dwelling.

REASON: The policies of the Local Planning Authority would not allow two dwellings on the site.

4 The small cottage that forms part of the existing dwelling shall not be used otherwise than for purposes ancillary to the residential use of the existing dwelling.

REASON: A separate dwelling in this location would not be acceptable.

5 The garages hereby approved shall not be used as habitable accommodation in association with the dwelling.

REASON:

The garages have been approved on the basis that they are to be used for garaging purposes, if the garages were to be used for habitable accommodation this would result in the development hereby approved being contrary to planning policy.

6 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 to the dwellinghouse or any outbuildings shall be erected or constructed.

REASON: If further extensions were undertaken this would make the proposal contrary to Policy H6 of the Local Development Plan

7 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) lighting or lighting fixtures shall only be installed on the building or in the building curtilage in strict accordance with the submitted plan "Ground floor plan as proposed, produced by Paul Brice Architect, dated 20 March 2018, drawing number 2018". Any changes to the lighting scheme must be submitted to and approved by the Local Planning Authority.

REASON: To safeguard bat roosts, and foraging/commuting routes in accordance with Environment (Wales) Act 2016 and Conservation of Habitats and Species Regulations 2017.

8 Works shall be carried out in accordance with the mitigation described in Section 10 Method Statement of the submitted report "Bat Survey, Argoed Cottage. Produced by Dusk to Dawn Ecology Ltd. Dated July 2018, version 4.0" and shown on the plans produced by Paul Brice Architect titled "Layout Plan as Proposed, dated 26th February 2018, number P07"; "First floor plan, dated 26th February 2018, number P09"; and "North East Sectional Elevation as proposed, dated 21st March 2018, number P15".

REASON: Reason: To safeguard species protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

9 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 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 fence, wall or other means of enclosure other than any approved under this permission shall be erected or placed without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual amenity and to safeguard the appearance of the area.