

Application Number: DM/2019/01879

Proposal: Alterations to outbuilding for use as a holiday let

Address: The Haven, Gypsy Crescent, Llanfoist, Abergavenny

Applicant: Eleanor Hughes

Plans: Location Plan 1562 LP01 - , Elevations - Proposed 1562 LP01 - , Parking Layout Proposed Parking Layout 1562 LP03 - , All Proposed Plans 1562 LP02 Rev A - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Elizabeth Bennett
Date Valid: 20.11.2019

This application is presented to the Planning Committee at the request of the Local County Councillor

1.0 APPLICATION DETAILS

1.1 This application relates to the refurbishment and conversion of an existing garden outbuilding for use as a holiday let. The application is retrospective as the refurbishment has already been undertaken. The building is located at the bottom corner of the applicants' domestic garden and is a distance of 65m away from the rear of the property. The alteration has consisted of refurbishing the existing walls, replacing the clay-tiled roof with grey slate and inserting a roof light into the western part of the roof. The previous exterior walls were grey pebble dash, with the entrance door being of painted pale green timber and the windows being aluminium. The refurbished structure has a timber clad exterior with a replacement timber door and matching colour coated uPVC windows.

1.2 The applicant has provided a paved area to the front of the building along with a small hot tub which is located on a timber decking area. The building provides tourist accommodation for 1 to 2 people and consists of a bed / sitting area, kitchenette and shower room. It is self-contained with access via the garden path leading down from the property's garden gate.

1.3 The property is located within the Llanfoist Development Boundary, is outside the Abergavenny Conservation Area and is not a listed building or within close proximity to a listed building.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/1979/00051	Ground Floor Elevation APP_TYP 01 = Full DEV_TYP 05 = Alteration MAP_REF = 328949213202	Approved	28.03.1979
DC/1980/00272	Lounge Extension	Approved	08.05.1980

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S16 LDP Transport
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S17 LDP Place Making and Design

Development Management Policies

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

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

Llanfoist Fawr Community Council - Refusal is recommended based on the objections raised by neighbour concerns. The concerns expressed in those objections i.e. sewage/ drainage issues and parking limitations are considered valid by the Community Council.

MCC Environmental Health Officer - I have considered the information available in relation to this planning application and have also conducted a site visit. I have no reason to substantiate an objection to the application but I would recommend that a condition be attached to any planning permission granted (Building Control).

5.2 Neighbour Notification

4 No. Neighbour objections have been received:

- Will have a detrimental effect on neighbouring properties
- A new pitched roof has been added and the shed expanded.
- The drawing of the original shed that has been submitted with this application bears no relation to the original shed
- There is no provision for the drainage and adequate disposal of waste, which is a major concern
- The plan does not show additional car parking
- The building will alter the quiet enjoyment of neighbouring properties with regular new people staying at the let on a casual basis.
- Unacceptable noise disturbance
- Not in keeping with the area
- The drainage from the 'so called shed' is being discharged onto the grounds of the Old Age Pensioners' Hall

- Affects ecology
- Increase in pollution
- Could potentially contaminate land
- How is the hot tub emptied? How is this going into the main drainage system as this will contain chemicals and there could be contamination as it sinks down into the ground?
- Parking causing a problem.

5.3 Local Member Representations

Councillor Giles Howard - had agreed the application be decided by the Delegation Panel giving any objectors the opportunity to speak to them. This opportunity would not be afforded to them at Planning Committee.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 PPW10 recognises the importance of tourism to economic prosperity and job creation and its ability to act as a catalyst for environmental protection, regeneration and improvement in both urban and rural areas. Strategic Policy S11 of the LDP recognises that tourism plays a significant part in the Monmouthshire economy, particularly in assisting in the diversification of the rural economy and in sustaining the County's historic town centres.

In this instance the application site lies within the development boundary for Llanfoist, a Rural Secondary Settlement, and therefore the detailed requirements of Policy T2 - *Visitor Accommodation outside Settlements* are not applicable. The application site is considered to be well located for tourism purposes, including being within walking and cycling distance from the historic market town of Abergavenny.

It is therefore considered that subject to detailed planning considerations the development is acceptable in principle.

6.2 Visual Impact

6.2.1 Photographic evidence has been provided of the original outbuilding/ shed which shows it to have had an irregular angled clay tiled roof with a ridge height of 3.6m. The overall footprint of the shed was 22.4 sq.m. The walls were concrete blockwork having a grey pebble dash render and a detail of painted horizontal timber boarding to the front elevation above the painted timber door. The windows were double glazed aluminium units. There was black uPVC guttering in place with a down pipe towards the rear of the building.

6.2.2 The new structure is of similar scale and form but has a slightly larger footprint of 28 square metres. The ridge height has been slightly increased to 4 metres from ground level. The new roof is slate tiled having a roof light included into the western pitch. There is a flat roof to the eastern side elevation which does not appear to have any guttering included. The external walls are timber clad with the windows being coloured uPVC double glazed units and a coloured timber ledged braced door. The edge of the roof and guttering at the east elevation sits slightly within the boundary of the adjoining the neighbour.

6.2.3 Whilst the overall height has been increased by 415mm, neighbours have expressed concerns that the colour of the external cladding has made a more obvious visual impact. However, given the scale of the building even given its close proximity to the boundary it is not considered to be overbearing. The applicant has agreed to provide screening, by way of, adding trellis fencing to the top the garden fence panels along with additional evergreen climbing plants. This will aid the screening of the building from view of the neighbours and can be controlled through an appropriate planning condition.

6.2.4 The building in-situ is considered to be an appropriate refurbishment of the previous building and given time would not appear as an alien addition. The newly refurbished building is not visible from the highway and can only be viewed by the immediate neighbours and through

various boundary hedges. It is considered to be in accordance with policies DES1 and EP1 of Monmouthshire's Local Development Plan (MLDP).

6.3 Residential Amenity

6.3.1 The building is in the same location as the original building but has a slightly larger foot print and ridge height. The building is approx. 65 metres away from the applicants' property and approx. 52 metres away from the nearest neighbours' rear conservatory. The properties along this northern side of Gypsy Crescent sit in an elevated position above the garden building, with the garden levels falling away steeply towards the gardens' rear boundaries. Having visited the neighbours' properties, it is not considered the building harms any other party's residential amenity and is not considered to obstruct any party's access to natural light. Owing to its scale and location, the building's use as a small holiday let is not considered to have a detrimental effect on any other neighbouring properties by way of noise or general activity.

6.3.2 The development is considered to be in accordance with Policies DES1 (d) and EP1 of the adopted LDP.

6.4 Highways Considerations

6.4.1 An additional parking space is to be provided at the front of the property for the use of third parties using the holiday let, which meets with MCC parking standards.

6.5 Surface Water & Foul Drainage

6.5.1 A statement has been provided as part of the application stating that a pump and pipework has been installed in order to pump waste water up the garden (pipes are buried in a trench) and connect into the mains household drainage.

This will also apply to the 'Hot Tub'. The hot tub, does not need to be regularly discharged - it is designed for the water to stay in the tub. But if it were to be discharged it would be pumped via a hosepipe to a drain, then up to the main drains.

6.5.2 The overall combined hard surface area of the building, patio area and decking is 48.75 sq.m. All construction work with an area greater than 100 sq.m., or comprising more than one residential property, will require approval of storm drainage by the Sustainable Drainage Approval Body (SAB). The hard surfacing at this building is less than half the minimum requirement, and thus no SAB approval is required.

The development is considered to be in accordance with the above policies held within the adopted LDP.

6.6 Response to Third Party Correspondence

6.6.1 Further to meetings between the Local Planning Authority and two of the neighbours directly adjacent to the application property their concerns are summarised in Section 4.2 of this report.

6.6.2 With regards to the 'Hot Tub', this has been relocated from the applicant's rear patio for use by individuals staying at the holiday let. This appears to be a great concern to the neighbours who have been affected by its use by certain individuals. The 'Hot Tub' itself does not require planning permission to be installed and is therefore not a planning consideration. The applicant however has advised they are willing to install some additional screening.

6.6.3 The applicant has advised a pump has been installed and connects back up to the mains drains at the property in order to dispose of any foul waste from the building. Drainage is provided for the 'Hot Tub' to be emptied into and pumped back up to the mains drainage of the house.

6.6.4 Noise levels – the MCC Environmental Health officer has no reason to substantiate an objection to the application. Owing to the modest size of the holiday let the number of additional

persons that could be present at the site, above the existing dwelling, is not considered to cause an unacceptable increase in noise levels. In the event of unreasonable behaviour resulting in statutory noise complaints these matters would be investigated by the Council's Environmental Health Team

6.6.5 With regards to the site ecology, as this application is retrospective the works have already been undertaken and completed therefore any impact upon the ecology within the building and area has already occurred and cannot therefore be considered.

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

6.7.1 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.

6.8 Conclusion

Monmouthshire County Council supports individual enterprise and tourism within the County. Where the proposal involves the conversion of buildings that are too small or are not suitable for conversions to permanent residential accommodation, but are suitable for tourist accommodation, these can be supported by the Council. Consideration has been given to the appropriate location of the building for use as a holiday let.

The applicant's site and property are located within the development boundary and it is considered the application for a holiday let is appropriate in scale, is located within the Llanfoist settlement, does not significantly harm the residential character of the area and would not lead to an over-concentration of such accommodation within the area. The proposal is therefore recommended for approval.

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 An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the holiday accommodation shall be made available for inspection by the Local Planning Authority upon request.

REASON: To ensure the accommodation is used as holiday let accommodation only.

4 The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year

REASON: The provision of permanent residential accommodation would not be acceptable.

5 Details of additional screening including trellis to the existing boundary fence with additional evergreen climbers to be planted shall be submitted to and agreed in writing with the Local Planning Authority within one month of the date of this permission. The trellis shall be installed within two months of the details having been agreed and all planting shall be carried out during the first planting season following the details having been agreed.

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

INFORMATIVES

1 Should planning consent be granted for this development the applicant must obtain Building Regulations approval for the foul drainage system serving the outbuilding.