

Application Number: DM/2019/02041

Proposal: Proposed 2 storey extension to the present dwelling replacing the existing removed.

Address: New House Farm, Little Mill, Monmouthshire, NP4 0UD

Applicant: Mr. Martin Squire and Miss Elizabeth Bennett

Plans: Location Plan Site Plan and Location Plan - , All Existing Plans 01 - , Floor Plans - Proposed 02 - , Elevations - Proposed 03 - , Bat Survey Bat Survey, New House Farm, Little Mill, Monmouthshire by Ecological Services Ltd March 2020 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms. Lowri Hughson-Smith
Date Valid: 24.04.2020

This application is presented to Planning Committee due to the applicant being an employee of Monmouthshire County Council (Planning Department)

1.0 APPLICATION DETAILS

1.1 Site Description

The application site is in the open countryside to the south of the settlement of Little Mill. Access to the property is via extended track, approximately 600m in length, which is accessed off the A472.

The property is a detached traditional farmhouse and is 'L' shaped with the principle elevation facing east. The property is finished in render with slate roof tiles.

Due to the property's isolated location and the topography of the surrounding landscape, it is not highly visible from surrounding public vantage points.

1.2 Value Added

The proposal as submitted is considered acceptable and changes were not considered necessary.

1.3 Proposal Description

This application seeks permission to demolish an existing two storey element of the dwelling on the north elevation; approximate dimensions 4.7m in depth, 7.6m in depth and 6.8m in height. The existing property suffers from damp and the proposed demolition seeks to eliminate this problem.

The part of the dwelling to be demolished will be replaced with a larger two storey extension. The proposed extension has the following dimensions:

- o Width: 8m (from side elevation of original dwelling);
- o Depth: 9.6m
- o Height: 7.5m at its highest point (set approximately 0.5m below main dwelling roof ridge)

The proposed extension is designed to be similar in appearance to the existing extension with similar proportions and dormer windows.

The proposed materials for the extension include painted rendered walls, timber windows and a grey roof slate to match the finishing materials of the main dwelling.

The proposal also includes a new canopy to the front door on the eastern elevation. The canopy would have a slate roof covering to match the extension and timber pillars.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/02041	Proposed 2 storey extension to the present dwelling replacing the existing removed.	Pending Determination	
DC/2018/00195	To build side extension.	Approved	14.02.2018
DC/2017/00444	Proposed conversion of redundant agricultural barns to 2 No. dwellings.	Approved	05.07.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

H6 LDP Extension of Rural Dwellings
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
MV1 LDP Proposed Developments and Highway Considerations
MV3 LDP Public Rights of Way

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

Llanbadoc Community Council

No objection.

MCC Biodiversity Officer

No objection, subject to conditions.

Right of Way Officer

No objection.

Natural Resources Wales

No objections, subject to conditions.

HM Explosives (Health & Safety Executive)

No objection.

5.2 Neighbour Notification

No responses received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The property is located in open countryside and therefore, a presumption against development exists unless there is specific policy support.

6.1.2 Since the application site is an established residential unit in the countryside, Policy H6 is relevant which enables the extension of existing dwellings in rural areas providing:

- a) the extension is subordinate; and
- b) reflects traditional nature of area (if relevant).

6.1.3 The criteria of Policy H6 in the context of the proposed works are discussed below.

The Extension is Subordinate

6.1.4 The proposed extension will remove an existing two storey element of the dwelling and replace it with a larger two storey extension. Whilst the extension will increase the size of the dwelling, it would be only marginally larger compared to the existing dwelling, taking into account the part of the dwelling to be demolished. It will be 4.9m larger in depth, 0.4m wider and 0.7m higher. Despite the increased size of the extension, it will remain smaller in scale and form than the main part of the dwelling.

6.1.5 In terms of volume, the Supplementary Planning Guidance in respect of Policy H6 advises that extensions up 30% of the original volume are likely to be acceptable (in terms of scale) and remain subservient. The resultant volume of the proposed extension is a 26% increase compared to the existing dwelling.

6.1.6 Given the small scale of the extension in relation to the main dwelling together with its carefully designed form and appearance to reflect the existing character, the proposed extension would remain subservient and, therefore, accords with criterion a) of Policy H6.

Traditional Nature of the Dwelling to be retained

6.1.7 The existing dwelling is a traditional farmhouse and, therefore, this aspect of Policy H6 is relevant.

6.1.8 The proposed extension, as mentioned above, has been designed to reflect the appearance of the existing main dwelling. The proposed form including roof pitch and fenestration rhythm and style are in harmony with the existing dwelling. The proposed materials are high quality, natural materials such as timber windows, rendered walls and grey slate tiles which are traditional and sympathetic to the countryside location and match the main dwelling.

6.1.9 Furthermore, the subservient nature of the extension ensures the traditional nature of the main dwelling is clearly legible.

6.1.10 The proposed extension would respect the traditional nature of the original dwelling and criterion b) of Policy H6 is met.

6.1.11 The proposed development is acceptable in principle in accordance with Policy H6 subject to material planning considerations. In this case, the material planning considerations are:

- o Place Making and Good Design
- o Visual Impact
- o Biodiversity Considerations
- o Impact on Residential Amenity
- o Parking Provision
- o Impact on Rights of Way

6.2 Place Making and Good Design

6.2.1 As discussed above, the proposed extension has been designed to remain subservient and in keeping with the main dwelling. This includes similar window proportions, materials and roof pitch to the main dwelling. Furthermore, the extension will be positioned on the footprint of an existing extension and is designed similar to the extension to be removed. The proposed extension is well designed in the context of the main dwelling and rural setting and accords with Policy DES1.

6.3 Visual Impact

6.3.1 The visual impact of the proposed extension will be marginally different to the existing dwelling.

6.3.2 Due to the similarities of the proposed extension to the existing dwelling together with the property sitting within a large plot in an isolated location, the visual impact of the extension would not likely be perceivable from wider views. Furthermore, the dwelling is surrounded by outbuildings and a large agricultural shed and so the extension would be read in the context of these, further mitigating its visual impact.

6.3.3 The proposed extension would have limited visual impact. Notwithstanding this, it is well designed and an acceptable addition to the property in accordance with Policy DES1.

6.4 Biodiversity Considerations

6.4.1 The application was supported by a Bat Survey which identified that the dwelling as a whole is well used by bat species. Three different bat species were recorded on site including Common and Soprano Pipistrelles and Brown Long-eared Bats. The bat roosts recorded are all day roosts with up to 17 individual bats recorded at the site.

6.4.2 The proposed extension would impact upon 9 of the roosts identified and, therefore, appropriate mitigation measures are required. Also, in accordance with the requirements of Planning Policy 10, enhancements are required to provide an overall net benefit to biodiversity.

6.4.3 Due to the impact on bats, a European Protected Species Licence is required. In order to assess the acceptability of the development and in the context of the impact on bats the Local Planning Authority must consider the 'Three Tests' for European Protected Species which would also be considered in the grant of a licence by NRW, which are:

1. 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;
2. There is no satisfactory alternative; and
3. 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.

6.4.4 The tests will be addressed in turn below, informed by the responses received in respect of the application from NRW and the Biodiversity Officer.

1. 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;

6.4.5 The proposed development fully complies with national and local planning policy.

2. There is no satisfactory alternative;

6.4.6 The existing extension to be demolished suffers from damp and needs to be rebuilt, and no other options are available.

3. 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.

6.4.7 NRW, in their response dated 13th May 2020, have confirmed that, subject to the implementation of identified mitigation measures to be secured via planning conditions (discussed below), the development is not likely to be detrimental to bats.

6.4.8 The required conditions identified in the NRW response are summarised below and will be imposed. It is considered that 'test 3' is met subject to the condition being imposed.

6.4.9 The Biodiversity Officer suggested the following conditions, which also reflect the requirements set out by NRW:

- o Provision of a Conservation Plan including details of retained bat roosts and protective measures to minimise impact on bats during works;
- o Requirement of bat mitigation measures; and
- o Requirement of a lighting plan.

6.4.10 Furthermore, the biodiversity officer requested the following informative notes should also be attached to the permission:

- o Requirement of a European Protected Species Licence.

6.4.11 The suggested conditions and informative will be imposed on the planning permission to ensure the mitigation measures required to protect bats are secured.

6.4.12 The proposed development, subject to the recommended conditions, is not considered to have a harmful impact on biodiversity in accordance with LDP Policy NE1 and Planning Policy Wales 10.

6.5 Impact on Residential Amenity

6.5.1 The nearest neighbour is over 120m away from the site. Given the ample separation distance and the nature of the proposals there is unlikely to be any harm to neighbouring properties and the proposal accords with Policy EP1.

6.6 Parking Provision

6.6.1 The existing dwelling has 3no. bedrooms and therefore the extension would not require increased parking provision. Notwithstanding this, the property has a large parking area to the

front of the house which has ample space to provide the maximum requirement of three parking spaces. The proposal accords with Policy MV1.

6.7 Impact on Rights of Way

6.7.1 The proposed development is adjacent to a Public Right of Way (reference: No. 362/17/1). The proposed does not affect the right of way and, therefore, the development is acceptable and accords with Policy MV3.

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

6.8.1 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.

6.9 Conclusion

6.9.1 The proposed extension accords with Policy H6. In design terms, the proposal is positive and will have minimal visual impact, meeting the requirements of Policy DES1.

6.9.2 The proposal will affect bats but sufficient mitigation has been secured to ensure impact is not detrimental in accordance with Policy NE1.

6.9.3 The development accords with all other relevant policies of the Local Development Plan including policies EP1, MV1 and MV3.

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 No development or phase of development, including site clearance, shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- o Confirmation of the retention of existing roosts within the original farmhouse building;
- o Details of protective measures to be taken to minimise the impacts including timing of works, duration of works and conservation measures to be implemented.

REASON: To ensure adequate safeguards for habitats / species of principal importance for conservation and to ensure compliance with LDP Policy NE1

4 The development shall be carried out in strict accordance with section 9 of 'Bat Survey, New House Farm, Little Mill, Monmouthshire by Ecological Services Ltd dated March 2020'.

REASON: To ensure adequate safeguards for species of principle importance for conservation and to ensure compliance with LDP policy NE1

5 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building or in the curtilage until an appropriate lighting plan which includes lighting location, type and specification, protecting roosting and foraging/commuting habitat for bats has been agreed in writing with the LPA.

REASON: To safeguard roosting and / or foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies NE1 and EP3.

INFORMATIVES

1 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>

We may wish to discuss aspects of the proposed mitigation with the applicant in more detail at the EPS licence application stage. Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.