

Application Number: DM/2025/01483

Proposal: Two-storey side extension

Address: Lower Glyn Farm, Road From Ty Du Road To Nex Common, The Glyn, Devauden, Monmouthshire

Applicant: Mr. & Mrs. M Lewis

Plans: Floor Plans - Existing Ground Floor Plan - 01, Floor Plans - Existing First Floor Plan - 02, Elevations - Existing Elevations Sheet 2 of 2 - 03, Elevations - Existing Elevations Sheet 1 of 2 - 04, Floor Plans - Proposed Ground Floor Plan - BA 01 B, Floor Plans - Proposed First Floor Plan - 06 B, Block Plan Existing Block Plan - 09, Block Plan Proposed Block Plan - 10 C, Location Plan Site Location Plan, Elevations - Proposed Elevations Sheet 1 of 2 - 07 D, Elevations - Proposed Elevations Sheet 2 of 2 - 08 D

RECOMMENDATION: Approve

Case Officer: Alice King
Date Valid: 26.11.2025

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to a detached farmhouse, known as Lower Glyn Farm, which is located within the semi-rural community of Devauden. The site is not within a development boundary as identified within the Local Development Plan; therefore the site is considered to be within the open countryside. The site is within the Wye Valley AONB and has public rights of way all around the site.

1.2 Value Added

The size of the proposed extension and its fenestration have been altered to respect the character of a traditional farmhouse.

1.3 Proposal Description

Planning permission is sought for a two-storey side extension, which will create an 'L' shape (the farmhouse as existing is linear with outbuildings to the side which is where the two-storey extension will be).

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision
DM/2025/01483	Two-storey side extension	Pending Consideration

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

H6 LDP Extension of Rural Dwellings
LC4 LDP Wye Valley AONB
LC5 LDP Protection and Enhancement of Landscape Character
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

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 of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Devauden CC: Object; the development is inappropriate, recommends that it goes to Planning Committee and requests to make further comment when current issues have been resolved.

MCC SAB: The proposals appear to cover a total area of below 100m² and are therefore exempt from SAB requirements. There are no modelled flood outlines impacting the site (apart from the access) and so I can confirm we have no further comments.

MCC Public Rights of Way (PROW): No objection.

MCC Tree Officer: No objections.

MCC Biodiversity: No objection, subject to conditions.

Wye Valley National Landscape Team: No comment

SEWBRc Search Results - No significant ecological information within 500m of the site.

5.2 Neighbour Notification

- A site notice was placed near the site. No comments have been provided during the consultation period.

5.3 Other Representations

No comments to note.

5.4 Local Member Representations

County Councillor Rachel Buckler - I am requesting that this application goes before the full planning committee for consideration. Material grounds are that the scale of this extension is inappropriate in the setting of a historically significant traditional farmhouse and traditional farm buildings. Its setting in an area within the National Landscape means that it is particularly sensitive. Concerns have been raised with me by residents and community councillors and I wish for it to go to the full planning committee to be determined.

6.0 EVALUATION

The application site is located outside of the defined settlement boundaries where development is strictly controlled. The applicant is seeking to extend the dwelling within the existing residential curtilage. There is no objection to the principle of the development within the residential curtilage of the dwelling, subject to material planning considerations.

6.1 Good Design/ Place making

6.1.1 The farmhouse can be seen on maps dating from 1846, but it is likely to date back further. The property is a traditional Monmouthshire farmhouse and is considered to be an exceptional example of its type. Therefore, any extension should be carefully considered. The farmhouse is linear with adjoining outbuildings, previously likely used for animals/hay storage. The existing building features a natural slate roof and natural stonework on the external elevations.

6.1.2 The proposal seeks to extend the dwelling in a manner that reflects the existing architectural style and character, providing a new two-storey side extension with a rear gable end. The proposed materials as indicated on plan ref '06 rev C' are a natural slate roof, a painted stonework wall finish to the west and east elevations and natural stonework finishes on the north and south elevations to the main building with the first-floor extension to be treated with a painted stonework wall finish.

6.1.3 Policy DES1 is the general design consideration policy. All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. The design of the extension is considered to respect the existing form, scale, siting, massing, materials and layout of its setting. The distinctive cottage frontage is to be retained which contributes positively to Monmouthshire's built environment and wider landscape quality. Details such as fenestration, cills and materials have been sensitively approached to ensure the extension integrates well with the existing dwellinghouse.

6.1.4 Policy H6, which relates to extending rural dwellings, states that 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.

6.1.5 As the building is of traditional nature, the extensions are subservient and considered to respect the form of the dwelling. In terms of size, the increase to the existing volume (913m³) would be 231 m³ which would see a percentage increase in volume of 23%. The supplementary planning guidance (SPG) in support of Policy H6, advises that extensions up to 30% of the original volume are likely to be acceptable (in terms of scale) although a bigger extension could be acceptable if there is not considered to be an overall harm to the character of the area of rural landscape. The increase in volume is not considered harmful to the main dwelling or surrounding landscape which is part of the Wye Valley National Landscape. The proposal is therefore considered to be consistent with relevant national and local planning policy (LC4 of the adopted LDP),

and also the Wye Valley AONB Management Plan, position statements and guidance.

6.2 Impact on Residential Amenity

6.2.1 There are no neighbouring dwellings within close proximity to the dwelling that are likely to be adversely affected by the development. As such there is no conflict with LDP policies EP1 or DES1 d).

6.3 Green Infrastructure

6.3.1 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigation / Restoration.

6.3.2 The proposal involves the removal of a single-storey element of an existing outbuilding and constructing a new extension predominantly on the footprint of that outbuilding. The proposed block plan labelled 'REV C' demonstrates a small area of planting such as Lavender, Chives, Allium, Buddleia, Geranium and a Plum Tree to provide mitigation for the small loss of lawn that would occur as a result of the development. Therefore, the proposal is considered to meet criteria c) Mitigation / Restoration of the step wise approach.

6.4 Biodiversity

6.4.1 Photographs provided show the existing building has been recently reroofed; the bats and buildings form provided states a breathable membrane has been used. Currently, there are unlikely to be any bat roosts present in the building. No ecological surveys are required.

6.4.2 PPW 12 sets out that the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. It is clear that the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

6.4.3 The applicant has provided plans that would see the provision of a bat box, which provides for the biodiversity net gain policy of PPW12, as does the aforementioned additional planting.

6.4.4 Under the Conservation of Habitats and Species Regulations 2017 it is necessary to consider whether the development should be subject to a Habitat Regulations Assessment. This is in particular reference to the impact of increased concentrations of Phosphates on designated SACs. NRW has set new phosphate standards for the riverine SACs of the Wye and Usk and their catchment areas. Development that may increase the concentration of phosphates levels will be subject to appropriate assessment and HRA.

6.4.5 This application is outside of the SAC catchment and so will not have a detrimental impact on any protected SAC, and as a result no further assessment is required.

6.5 Response to the Representations of Third Parties and/or Community Council

6.5.1 The comments from the Community Council are duly noted regarding any ongoing enforcement, however, this application relates solely to the householder extension and for the reasons listed in the above report, it is considered to be acceptable. This does not preclude the taking of enforcement action in the future, if applicable, regarding any unauthorised works.

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

6.6.1 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.

6.7 Conclusion

6.7.1 For the reasons detailed above in this report, having regard to the relevant policies and all other material considerations the proposed development is considered to be acceptable subject to the conditions set out below.

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 Ecological enhancements shall be provided as shown on "Proposed Block Plan. Proposed Extension, Lower Glyn Farm. K.J. Lloyd Drawing No 10 rev C". Ecological enhancements shall be retained, managed and replaced as necessary to provide net benefit in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.
Reason: To maintain and enhance ecology on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1

4 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 unless an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include lighting type, positioning and specification.
Reason: In the interests of landscape character, dark skies, and in accordance with LDP policies LC1, LC5, GI1, EP3, LC4, and NE1

5 The materials and finishes of the external surfaces of the walls and roof of the development hereby permitted shall be of the same texture, type and colour as those on the external walls of existing building and remain as such in perpetuity.
REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

INFORMATIVES

1 NESTING BIRDS: Please note that all birds are protected by the Wildlife and Countryside Act 1981 (as amended). The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

2 BATS: Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately (0300 065 3000).