

DC/2016/00388

CONVERSION OF A REDUNDANT FARM BUILDING INTO ANCILLARY RESIDENTIAL ACCOMMODATION

MILL FARM, DINGESTOW, NP25 4DY

RECOMMENDATION: Approve

Case Officer: Jo Draper

Date Registered: 10.10.2016

1.0 APPLICATION DETAILS

- 1.1 The application site relates to a detached brick building that sits immediately adjacent to the main dwelling known as Mill Farm, Dingestow. The building has clearly been used previously for agricultural use, however there is evidence that the building has also been used in the past for residential purposes as the existing openings, which are clearly long standing, are domestic in form and scale resulting in this building having a partially domestic appearance despite its functional agricultural use.
- 1.2 There is a clear change in levels on the north-west side of the building and a single storey extension is proposed to this side. This extension would measure 4.2m in width and 6.1m in depth to match that of the existing building. The finish is in slate to match the main roof with horizontal timber boarding proposed to the extension. The proposal has been subject to amendments with half of the proposed first floor being dedicated to a bat roost. There is one bedroom at first floor level with living accommodation at ground floor level.
- 1.3 All of the existing openings have been retained in the proposal and no additional openings have been created. However, some existing external domestic openings and an external chimney have been partly removed and replaced with a simple lean-to as part of this proposal. The external materials comprise of a slate roof, original facing brick with overlap larch horizontal boarding to the extension. The windows are coated aluminium, with black cast rainwater goods.
- 1.4 Further plans have been submitted to provide the landscape corridors required for bats, a full bat survey has been provided with this application. As this building is for an annexe, all services including the access are to be shared with the main house. This application is being presented to Committee as NRW have objected to the proposal on the basis that a Flood Consequences Assessment has not been provided.

2.0 RELEVANT PLANNING HISTORY

None

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Planning Policies

S13: Landscape, Green Infrastructure and the Natural Environment

S17: Place Making and Design

4.0 REPRESENTATIONS

4.1 Consultations Replies

Mitchel Troy Community Council: Approve

4.2 Neighbour Notification

No representations received to date

4.3 Other Representations

Natural Resources Wales:

Flood Risk Management – The application proposes highly vulnerable development within Zone C2. Further information is required to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in accordance with TAN15.

The revised bat mitigation proposals include a dedicated bat loft within the converted building with bat access to a retained chimney. NRW considers that in principle these replacement roosting provisions are suitable compensation for the loss of the existing roost sites for bats.

5.0 EVALUATION

5.1 The proposed scheme has been designed to respect the existing building. The resulting scheme would have a less domestic appearance in relation to the existing north-west elevation with domestic openings being replaced with a lean-to extension. The proposal is visually acceptable and its form, scale and design sits comfortably as ancillary accommodation alongside the main house. There are no neighbour amenity implications arising from this proposal.

5.2 As the design and scale of the proposal is acceptable with all biodiversity issues now resolved, the only issue that arises in the consideration of this application relates to the objection by Natural Resources Wales. The stance taken by NRW is that whilst this is described as ancillary accommodation which has been submitted as part of a householder planning application, they have viewed the building as being self-contained and therefore more akin to a change of use proposal than an extension of the main house; hence the requirement for a FCA to be provided.

5.3 The proposed scheme however, relates both visually and physically to the main house, services are shared and the building is situated in close proximity, adjacent to the main dwelling. The proposed scheme provides modest living accommodation for the son and partner of the occupants of the main house. The living accommodation has been further scaled down by the large dedicated bat roost that is proposed as part of the scheme. It is not possible to sever this building from the main house without significantly imposing upon the residential amenity of the occupiers of either property. Furthermore it is proposed to impose a condition that ties the use of this building as ancillary accommodation to the main dwelling. Indeed given the ancillary nature of the proposal, this development is considered as a householder application for the provision of ancillary living accommodation for family members. This is a householder

development proposal and it would be unreasonable in this case to require the applicants to submit a Flood Consequences Assessment and for this reason the application is being recommended for approval without this information having been provided in this instance.

6.0 RECOMMENDATION: APPROVE

Conditions/Reasons

1. This development shall be begun within 5 years from the date of this permission
2. The development shall be carried out in accordance with the list of approved plans
3. The proposed conversion hereby permitted shall not be occupied otherwise than for purposes ancillary to the residential use of the existing dwelling.
4. The scheme should be implemented in accordance with drawing number 10A 'Proposed Bat Roost', dated 4 October 2016 and the lighting scheme as indicated on drawing 11B 'Landscape and Lighting Plan'.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Note to Applicant

1. There can be no commencement of development works until a licence that has been issued to the applicant by Natural Resources Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorising the specified development to go ahead.
2. NRW have stated that for the licence application they will be seeking to alter the bat access points including to re-locate the external access point further from the eaves of the building.
3. NRW have also stated that to improve the likelihood of the new roost provisions being successfully adopted by lesser horseshoe bats the method statement prepared to support the licence application should include suitable measures to manage the movement of bats from the existing roost sites to the new roost site and access point. This will need to include appropriate scheduling that allows a period of time in the active season when the completed new bat roost and the existing bat access to the building are available to bats at the same time.