

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 19/0403/HH

Grid Ref: E: 320156
N: 331945

Community Council: Llansilin Community

Valid Date: 13.03.2019

Applicant: Mrs Julie Davies

Location: Glanogeu, Rhiwlas, Oswestry, SY10 7JJ

Proposal: Erection of orangery to front elevation together with side extension forming a utility and annexe.

Application Type: Householder

The reason for Committee determination

The applicant is a relative to a Local Member and therefore in line with protocol is required to be determined before Members of the Committee.

Consultee Responses

Consultee

Received

PCC-(N) Highways

12th Apr 2019

The County Council as Highway Authority for the County Class III Highway, C2205

Wish the following recommendations/Observations be applied

Recommendations/Observations

HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom in accordance with CSS Wales Parking Standards, excluding any garage space provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

Hafren Dyfrdwy

21st Mar 2019

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows:

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

PCC-Building Control

19th Mar 2019

Building Regulations application required

Wales & West Utilities - Plant Protection
Team

19th Mar 2019

Wales & West Utilities acknowledge receipt of your notice received on 19.03.2019, advising us of the proposals for:

Glanogeu, Rhiwlas, Oswestry, Shropshire, SY10 7JJ

According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However, Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Thank you for consulting me with regards to planning application 19/0403/HH which concerns an application for the erection of orangery to front elevation together with side extension forming a utility and annexe at Glanogeu, Rhiwlas, Oswestry.

I have reviewed the proposed plans, aerial images as well as local records of protected and priority species and designated sites within 500m of the proposed development.

The data search identified 2 records of protected and priority species within 500m of the proposed development with no records found for the site itself. Species recorded within 500m of the proposed development include otter.

No statutory or non-statutory designated sites were identified within 500m of the proposed development.

The proposed development is located on the site of an existing dwelling and is likely to impact areas of hard standing and amenity planting, habitats considered to be of relatively low ecological value.

Bats- European Protected Species

The proposed development impacts an existing dwelling, consideration therefore has been given to the potential for the property to support roosting bats - bats being a European protected species - and for the proposed development to impact roosting bats.

Having reviewed the information available in the form of proposed plans it is considered that the proposed development will not result in impacts to or the loss of features or habitat suitable for use by roosting bats. The proposed development consists of the erection of orangery and a single storey side extension which do not impact the existing roofline or soffits.

In light of this assessment I consider that no further information is considered necessary to determine the potential impact of the proposed alterations on bats.

Landscape Planting Scheme

If it is proposed to provide landscaping as part of the potential development consideration should be given to the development of a native landscape planting scheme. It is recommended that details of any landscaping proposed are submitted in a detailed Landscape Planting Scheme including proposed species mixes, planting and aftercare schedules. It is therefore recommended that a landscape planting scheme is secured through an appropriately worded condition.

Wildlife Sensitive Lighting Plan

Careful consideration will need to be given to any external lighting proposed to be erected as part of the proposed development. If external lighting is proposed then measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area. It is therefore recommended that a Wildlife Sensitive Lighting Plan is secured through an appropriately worded condition.

Therefore, should you be minded to approve the application I recommend inclusion of the following conditions:

Prior to the commencement of development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include a scaled drawing and a written specification clearly describing the species, sizes, densities and planting numbers proposed as well as aftercare measures. Drawings must include accurate details of any existing trees and hedgerows to be retained with their location, species, size and condition.

Reason: To comply with Powys County Council's LDP Policies DM2 and DM4 in relation to ecological qualities of the landscape and meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife. The development shall be carried out in accordance with the approved details.

Reason: To comply with Powys County Council's LDP Policies DM2 and DM7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Representations

No letters of public representation have been received at the time of writing this report.

Planning History

App Ref	Description	Decision	Date
None			

Principal Planning Constraints

None

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 10, December 2018)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN11	Noise		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
DM13	Design and Resources		Local Development Plan 2011-2026
DM2	The Natural Environment		Local Development Plan 2011-2026
DM4	Landscape		Local Development Plan 2011-2026
H7	Householder Development		Local Development Plan 2011-2026
E7	Home Working		Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure		Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting		Local Development Plan 2011-2016

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Site Location and Description

Glanogeu is a detached two storey dwelling located within the Community Council area for Llansilin. The application site is located directly to the north of the C2205 County Classified highway which runs parallel to the south of the application site. To the north and west is agricultural land with a farmyard and associated buildings located to the east.

Consent is sought for the erection of an orangery extension to the front elevation of the existing dwelling together with side extension which will form a utility and annexe. The proposed extensions will measure as follows:

- Proposed Orangery

The proposed front extension (orangery) will measure approximately 7.1 metres in length by 4 meters in width reaching a height of 3.4 metres.

- Proposed Side Extension

The single storey element of the proposed side extension will measure approximately 12.7 metres in length by 6.9 metres in width reaching a height to the ridge and eaves of 4 metres and 2.2 metres.

The two storey extension will then measure approximately 12.9 meters in length by 6.9 metres in width reaching a height to the ridge and eaves of 6.9 metres and 3.6 metres. This element will also include a cellar for a plant room/wood storage.

The extensions will be constructed with external materials of render and stone for the walls with a slate roof.

Principle of Development

Policy H7 of the Local Development Plan 2018 seeks to ensure that proposals for ancillary development, including residential annexes, shall be provided as an extension to a dwelling.

The proposed annexe has been connected to the existing dwelling by a single storey link which allows for internal access to the main dwellinghouse. In light of this it is therefore considered that the principle of the proposed development fundamentally complies with relevant planning policy subject to the following considerations:

Design

Policy DM13 seeks to ensure that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. Proposals will only be permitted where the development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

Guidance has also been sought from the Powys Residential Design Guide (2004) which highlights the importance of extensions which can have a pronounced effect on the appearance of a dwelling, the balance and proportions of the property and through the use of different materials.

It is noted that the proposed side extension has been positioned set back from the main building line and has also been designed lower in height, resulting in the extension appearing to be a subordinate extension and addition to the main dwelling house in line with the Residential Design Guide guidance.

In relation to the proposed front (orangery) extension it is noted and considered that front extensions can be considered appropriate where a dwelling is sufficiently set back from the highway and where it would not impinge on the overall character of the house. Whilst, it is considered that the orangery designed extension is considered to be an unusual addition to a dwelling of this character, consideration has been given to the entire scheme as proposed and when viewed with the proposed side extension, the front extension does provide an element of modernisation to the existing dwelling complementing the large glazed areas as proposed with the side extension. Therefore, the proposed front extension is seen to provide symmetry across the frontage of the dwelling complementing that of the proposed extension for a dwelling which is otherwise considered to be of little architectural value.

With regards to materials, the facing wall materials are proposed to be render with a natural stone plinth. It is considered that the use of render is an appropriate material for this residential extension and further highlights the subservience of the extension to the main dwelling which is predominately red brick with a small central rendered area. It is therefore considered that the facing wall materials therefore complement the existing dwelling. In relation to the proposed roof materials it is noted that the extensions proposed are slate whilst the existing dwelling currently has a tile roof. Whilst matching materials would be preferable it is noted that there is slate predominately used on existing buildings used in proximity to the application site and therefore the use of slate

would not be seen as out of keeping with the character and appearance of the surrounding area.

However, given the differences in materials proposed and the limited information submitted with the application it is recommended that a condition is attached to any grant of consent ensuring that samples and colours of external materials are submitted for approval prior to the commencement of development, it is therefore considered that this condition would be necessary to ensure a complementary scheme is chosen.

In light of the above and subject to an appropriately worded condition it is considered that the proposed development given its location and the proposed subservience to the main dwellinghouse fundamentally complies with relevant planning policy.

Highway Safety

A safe access and parking is a fundamental requirement of any development. The Highway Authority have been consulted and have confirmed that subject to a recommended condition securing an appropriate level of car-parking for the development in line with CSS parking standards they offer no objection to the proposed development.

Subject to the appropriately worded condition it is considered that the proposed development can be managed to an acceptable level in relation to highway safety.

Biodiversity

Policy DM2 states that proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests. Proposals which would impact on natural environment assets will only be permitted where they do not unacceptably adversely affect those assets. Technical Advice Note (TAN) 5 seeks to maintain biodiversity and safeguard protected important sites.

The Powys Ecologist has been consulted and has confirmed that the data search identified 2 records of protected and priority species within 500m of the proposed development with no records found for the site itself. Species recorded within 500m of the proposed development include otter. No statutory or non-statutory designated sites were identified within 500m of the proposed development.

Having considered the proposed development, it is noted that the proposed development would not result in the loss of features or habitats suitable for use by roosting bats as the development does not consist of works which impact the existing roofline or soffits, and is located on amenity land which is of low ecological value.

The Ecologist has raised that if it is proposed to provide landscaping that a native planting scheme should be submitted for consideration. However, it is noted that the site

already benefits from existing landscaping and therefore it is not considered appropriate or relevant to this development to request further landscaping via a condition.

Additionally, The Ecologist has also requested a wildlife sensitive lighting plan however, given that this development is for an extension to an existing dwelling which is not restricted by lighting and which is adjacent to a working farmyard it is not considered that a condition requiring for a lighting plan to be submitted in this instance is appropriate.

In light of the above it is considered that the proposed development would not have a detrimental impact upon biodiversity. The proposed development therefore complies with policy DM2 of the Powys Local Development Plan (2018).

Impact to Neighbouring Residential Properties

There are no neighbouring residential properties directly surrounding or adjoining the application site.

RECOMMENDATION

In light of the above given the location of the proposed development it is considered that the development could be incorporated into the surrounding area without having an unacceptable impact onto the character and appearance of the surrounding area. The recommendation is therefore one of conditional consent.

Conditions

1 The development shall begin no later than five years from the date of this decision.

2 The development shall be carried out in accordance with the following approved plans and documents 512/01 Rev A and 512/02.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, (or any Order revoking and re-enacting that Order) no development under Schedule 2, Part 1, Classes A to E other than that hereby permitted shall be carried out without the written permission of the Local Planning Authority.

4 Prior to the construction of the extension hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the extension have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

5 The extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Glanogeu.

6 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom in accordance with CSS Wales Parking Standards, with a maximum of 3 car parking spaces excluding any garage space provided together with a turning space such that all

vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

Reasons

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
- 3 In order to control further development which has the potential to have adverse effects on privacy and/or amenity in contradiction to policy DM13 of the Powys Local Development Plan.
- 4 In order to control development which has the potential to have adverse effects on the character of the property in accordance with policy DM13 of the Powys Local Development Plan.
- 5 To ensure a satisfactory development in accordance with Policy H7 of the Local Development Plan.
- 6 In the interest of highway safety in accordance with Powys Local Development Plan policies T1 and DM13, TAN 18 (2007) and Planning Policy Wales.

Informative Notes

1 According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However, Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.