

## Dirprwyedig / Delegated

<b>Rhif y Cais / Application Reference</b>	A190545
<b>Derbyniwyd / Received</b>	04-07-2019
<b>Y Bwriad / Proposal</b>	Demolition of existing garage and erection of an extension.
<b>Lleoliad Safle / Site Location</b>	Graig, Llanddewi Brefi, Tregaron
<b>Math o Gais / Application Type</b>	Householder Planning
<b>Ymgeisydd / Applicant</b>	Mr Dave Wright, Graig, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PF
<b>Asiant / Agent</b>	,

## Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a detached bungalow located approximately 2 miles east of Llanddewi Brefi. The site has no relevant planning history.

## MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

Householder planning permission is sought for the erection of an extension and alterations to the dwelling. This is also to include demolitions. It is proposed to demolish the existing garage, store and glasshouse which are positioned to the side elevation of the dwelling. An extension is to be built to replace the buildings demolished to create space for a lounge area and bedroom. To the rear of the proposed extension, a porch is to be erected.

The materials of the extension are to match the materials of the existing dwelling. This includes a Welsh slate roof and stoned walls. The windows are to be either timber windows which would match the existing windows or UPVC. The proposed development also includes the building of a brick chimney to the roof of the extension. The porch to the rear of the dwelling is to have a flat roof and is to be rendered with rustic render finish for painting.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:: / These Local Development Plan policies are applicable in the determination of this application:

- S01: Sustainable Growth
- S04: Development in 'Linked Settlements and Other Locations'
- LU30: Safeguarding
- DM06: High Quality Design and Placemaking
- DM10: Design and Landscaping
- DM14: Nature Conservation and Ecological Connectivity
- DM15: Local Biodiversity Conservation
- DM17: General Landscape
- DM18: Special Landscape Areas (SLAs)

## YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

## **EQUALITY ACT 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

## **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **YMATEBION YMGYNGHORI / CONSULTATION RESPONSES**

CCC Ecology Department: No Objection Subject to Conditions

Natural Resources Wales: No Objection Subject to Conditions

CCC Technical Services (Land Drainage):

CCC Technical Services (Highways): No Objection

## **CASGLIAD / CONCLUSION**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise".

### **Principle of Development:**

The proposal refers to an extension and alterations to an existing dwelling to provide additional living accommodation and will be contained within the existing residential curtilage. The principle of development is therefore acceptable.

### **Design and Character:**

The proposed extension is considered to be appropriately sited to the side of the dwelling. The ridge height of the extension sits slightly below the ridge height of the existing dwelling and the flat roof of the porch is to sit slightly below the eaves of the existing dwelling. The proposed extension is therefore of a subservient scale to the main dwelling. The proposed design is considered to be acceptable and in keeping with the character and appearance of the existing dwelling.

The proposed extension will therefore have no adverse impact on the character of the dwelling, or the surrounding area, and therefore accords with LDP Policies DM06, DM17 and DM18.

### **Residential Amenity**

The application site is surrounded by agricultural land with no nearby dwellings. Therefore, the proposed extension by reason of its scale and siting will have no adverse impact on any properties. The proposed development accords with LDP Policy in this regard.

### **Highways:**

The Local Highway Authority has raised no objection to the proposed development.

### **Land Drainage:**

The Council's Land Drainage has raised no objection to the proposed development, subject to surface water being trapped and disposed of. This can be included as a condition.

**Ecology:**

A scoping and activity survey has been undertaken which identified the building as a bat roost with additional occasional roosting in the lean-to. Therefore, the Ecology department do not object to the proposal subject to conditions including the development being carried out in accordance with the Method Statement submitted with the application. An EPS Licence is required to complete the proposed works.

**ARGYMHELLIAD / RECOMMENDATION:**

Approve Subject to Conditions