

Dirprwyedig / Delegated

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| Rhif y Cais / Application Reference | A190707 |
| Derbyniwyd / Received | 02-09-2019 |
| Y Bwriad / Proposal | Replacement of a former/abandoned dwelling with a 2 bedroom single storey dwelling and associated works |
| Lleoliad Safle / Site Location | Quarry Cottage, Llanwnnen Road, Pentrebach, Lampeter. SA48 7JR |
| Math o Gais / Application Type | Full Planning |
| Ymgeisydd / Applicant | Mr Brian Frost, 28, Monmouth, NP25 3LT |
| Asiant / Agent | Mr Gerallt Davies (Roger Parry & Partners LLP), 1 Berriew Street, Welshpool, SY21 7SQ |

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

The application site is positioned in close proximity to a cluster of dwellings known as Pentre bach which can be found on the A475 Llanwnnen Road. The site itself is positioned approximately 80 meters away from the highway in a sheltered location. Currently on site is Quarry Cottage. The cottage is not typical of such buildings in the area, as the building on site is mainly clad in red painted tin and constructed from what seems to be brick and wood, rather than stone as would be expected. The existing cottage is single storey and its footprint is 'L' shaped.

No recent relevant planning history exists on site. The planning statement submitted by the applicant outlines that the property has been lived in as a dwelling since 1941, It is outlined that the building was last occupied in 2005, and since then has been left empty with no alternative use taking place.

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

Full planning permission is sought for the construction of a replacement dwelling. The proposed dwelling is single storey and positioned roughly on the same footprint as the existing building on site. The proposed development is modest in scale and design and positioned in a secluded location. During the application process it was deemed that the existing access provision to site was not adequate by means of having no visibility splay. Subsequently the agent has provided amended plans showing a new access to the North of the site gaining access onto a minor county maintained highway. It is demonstrated on the plans submitted that the access can provide the required visibility splays. The hedgerow to either side will be translocated and a new hedge proposed adjacent to the track along the first field to landscape the track and provide ecological enhancement in line with policy.

A detailed ecological report has been submitted as part of the application.

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:

- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU08 Replacement of Existing Dwellings

- LU09 The Re-use of Former/Abandoned Dwellings
- PPW Planning Policy Wales (edition 10, December 2018)
- TAN18 Transport (2007)

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

Highways - No objection subject to conditions

Land Drainage - No objection subject to conditions

Ecology - No objection subject to conditions

Natural Resources Wales - No objection subject to conditions

Dwr Cymru Welsh Water - No objection

Cyngor Cymuned - 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 consideration indicate otherwise".

Principle of development

Policy LU09 'The re-use of former/abandoned dwellings' supports the principle of the proposed development by means of the renovation of the former dwelling not being practical as part of the building is structurally unsound, as was evident from the site visit. The dwelling has not fallen into such disrepair so that it no longer has the substantial appearance of a dwelling. The replacement dwelling is of a form, bulk, scale and design that respects the qualities of the original building and character of the area in line with the policy.

Access

The proposed development is acceptable in highway terms following the submission of amended plans with a proposed new access via adjacent fields in line with policy DM06 of the LDP and TAN18.

Other matters

A stepwise approach has been followed when considering ecological matters in line with policy DM14 and DM15 of the LDP. In regards to drainage, the proposal is deemed acceptable and relevant conditions will be attached to the consent.

ARGYMHELLIAD / RECOMMENDATION:

Approve subject to conditions

Rhydian Williams DMO

12/02/2020.