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1st March 2022

Dear Sir/Madam

Plot 12, Hafod y Mor, Tresaith

Introduction

I act on behalf of Mr and Mrs Wicke and am instructed to submit a S73 application to vary a condition on planning permission A150753 at Plot 12, Hafod y Mor, Tresaith.

This letter supplements a Planning Application submitted on behalf of Mr and Mrs Wicke (the applicants) under s.73 of the Town and County Planning Act 1990 (as amended) to vary Condition 2 of planning permission A150753.

Enclosed Documentation

Please find enclosed the following documentation submitted in support of the application:

- Completed Application Form and completed Ownership Certificate (within form)
- A150753 Decision Notice
- Site Location Plan
- Existing and Proposed Block Plan
- Proposed Floor Plans
- Proposed Elevations
- Proposed Roof Plan
- Existing and Proposed Site Sections

A planning application fee of £230 has been paid online.

Registered office:
Valley Farm
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Condition 2 – Proposed Variation

Condition 2 of planning permission A150753 details the plans in which the application must be built in accordance with for plots 4a and plot 12 at Hafod y Mor, Tresaith.

Plots 4a & 12 form part of an existing housing estate, some of which have been built, and some plots have outstanding consents.

The adjacent dwellings on Plots 10 and 11 are very large detached, bespoke and modern statement properties. More recently planning permission was granted for Plot 9, also a large detached three storey property which sits on the corner plot as you enter the site.

The approved plans are for a modest sized bungalow which includes three bedrooms. Whilst no change is proposed for Plot 4a (which is under a separate ownership) the variation of condition 2 relates only to the red line on Plot 12. Therefore, it is acknowledged that if the principle of development is acceptable then both sets of plans will need to be reinforced on the S73 planning permission.

The site has recently been purchased by the applicants and their design forms a modern concept of a three storey property with a monopitch, slightly sloping roof of a block appearance. Providing a shallow pitch will reduce the overall height compared to a more traditional pitched roof and will be in line with the roof ridges of the adjacent properties. The front is heavily glazed to take account Solar Gain and the views over Cardigan Bay.

The use of the correct materials is paramount to the success of this scheme. With the use of Timber composite vertical cladding to all elevations this will make it blend in with the green bank backdrop and will weather over time. There is also an introduction of stone features to the main front panel entrance and render on the ground floor. Windows and doors will be from aluminium and finished in an anthracite grey colour.

The garage to the side will be set back significantly from the front elevation, and due to the difference in site levels from the estate road will be hardly visible.

We acknowledge that there are several windows to the side elevation, however you will notice that upon reading the floor plans that there is only one window to the second floor which provides additional light to the lounge area. The distance between opposing windows on the 1st floor is approximately 11m and on the 2nd floor because their side wall is set back approximately 15m.

The side window to the master bedroom does not overlook directly onto any of their windows and their first window is at an angle from the proposed design (estimated about 30 degrees).



The policy stance since the original approval under planning permission A150753 for the development of the plots has not altered as the Ceredigion Local Development Plan remains in force with the following policies remaining favourable (due to the fallback position) to the proposal in Tresaith which is a Linked Settlement:

- S01 - Sustainable Growth
- S04 - Development in Linked Settlements and Other Location
- DM06 - Design and Placemaking
- DM14 - Nature Conservation/Ecological Connectivity
- DM15 - Local Biodiversity Conservation
- DM17 - General Landscape

Due to the scale of the dwelling built on Plot 11, to build a bungalow on Plot 12 would be out of character and the existing property would dwarf the approved bungalow. Tresaith, as a seaside village, has been transformed over the past 15 years with high quality builds of a good design, and existing dwellings being reconfigured. The purpose of this application is to expand based on that built form.

The proposal is in line with Policy DM06 in that it:

- a) Promotes innovative design – but rather than replicating the existing dwellings, provides something slightly different, but a design which would not look alien in the context of Hafod y Mor, as it...
- b) Complements the site and its surroundings, and
- c) Has reference to existing layout patterns and densities including change of levels and prominent skylines;
- d) In addition the plot is tucked away from view and will not therefore be highly visible in the wider landscape.



Considering the above and the fallback consent for a bungalow on this plot, we request a variation of condition 2 to include the proposed drawings.

I trust you find the enclosed in order and look forward to receiving a copy of the letter of registration in due course. Should you wish to discuss the attached application in more detail, please do not hesitate to contact me on 07395 285056 or via email on gwennan@jmsplanning.com .

Yours faithfully

Gwennan Jenkins
JMS Planning & Development

Encs