

PLANNING STATEMENT

**PROPOSED DEMOLITION OF EXISTING GUESTHOUSE
AND SINGLE STOREY EXTENSIONS, ALONG WITH THE
DEMOLITION OF TWO DETACHED OUTBUILDINGS AND
THE CONSTRUCTION OF PART SINGLE, PART TWO
STOREY REPLACEMENT DWELLING WITH DETACHED
GARAGE.**

Welford Court Guest House, Port Road, Rhoose/Barry

JULY 2014



CONTENTS

1.0 INTRODUCTION

2.0 SITE AND SURROUNDINGS

3.0 PLANNING POLICY CONTEXT

4.0 DEVELOPMENT PROPOSALS AND DESIGN OBJECTIVES

5.0 SUMMARY AND CONCLUSION

1.0 INTRODUCTION

1.1 This Planning Statement supports a planning application for:

The proposed demolition of the existing Guesthouse and associated extensions and outbuildings and the erection of a part single and part two storey replacement dwelling with detached garage at Welford Court Guesthouse, Port Road, Rhoose/Barry.

1.2 This Planning Statement outlines the context within which the application is made, and provides a detailed examination of the main planning considerations raised by the proposals, together with reasoned justification in support of the proposed development. The statement is structured as follows:

- **Section 2** provides a description of the characteristics of the site and surrounding area, and details regarding the planning history associated with the site;
- **Section 3** outlines the relevant planning policy framework in relation to the site and the development;
- **Section 4** analyses the key planning considerations arising from the proposed development (in light of the planning policy context);
- **Section 5** sets out our conclusions.

2.0 SITE AND SURROUNDINGS

The Site

- 2.1 The site lies immediately alongside and level with the north side of Port Road on the outskirts of Barry. The site currently accommodates the single and two storey Welford Court Guesthouse, along with two sizeable single storey outbuildings. Lying around the main building and the above outhouses, are areas of hardcore and untended overrun weed areas.
- 2.2 The Guesthouse originally formed part of Welford Farm which dates back to the 18th century. The large barns adjacent to the site were also formally associated with Welford Farm and these are currently being sensitively converted to offer residential accommodation. A number of extensions have been undertaken on the dwelling, some of which are insensitive which have detracted from the overall character of the existing building.
- 2.3 The below aerial images demonstrate the previously intensive use of the site between 2001 and the present:

2001



2006



2009



2013



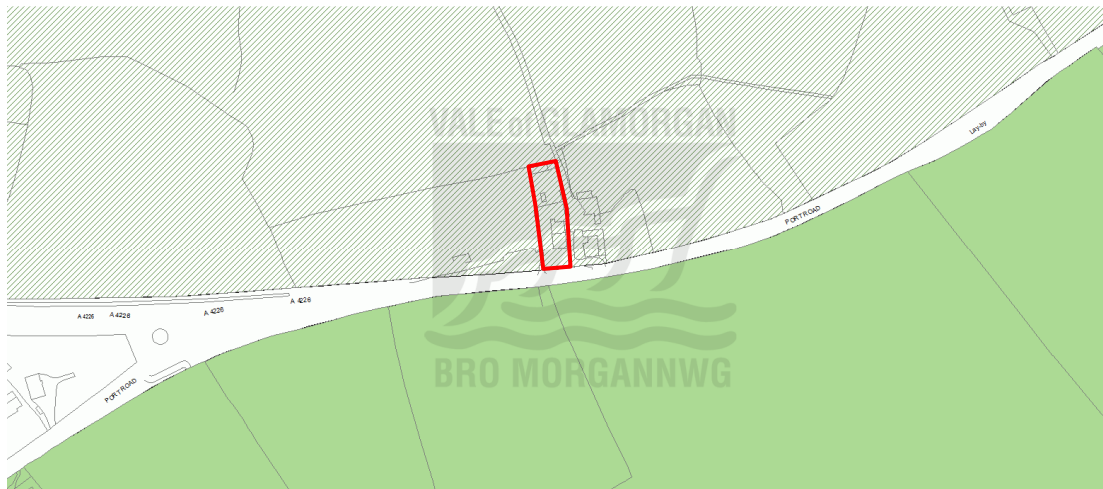
- 2.4 The property itself is a two storey dwelling with a pitched roof on the original dwelling, with a two storey rear extension which has a slightly sloping pitched roof. A further single storey lean-to extension was constructed on the east elevation which also has a pitched roof. The property has wood effect upvc windows and has a pebble dash finish.



- 2.5 The existing building has a footprint of approximately 271m², with additional buildings on site occupying some 149m².
- 2.6 The Site's grounds extend some 58 metres to the north and accommodates two additional outbuildings. These buildings measure 9m x 3.9m and the largest on the northern boundary measuring 16.8m x 6.8m on plan. These are both significant elements in the context of the site.

The Site's Surroundings

- 2.7 As highlighted above, the property is located adjacent to the main coast road (Port Road (A4226)) leading to the Airport and the west of the Vale. This area is generally rural, characterised by a number of variously sized farm steads at regular intervals. The property is adjoined by existing former farm buildings which are currently undergoing conversion to a residential property.
- 2.8 The surrounding area is rural in character and forms part of the Nant Llancarfan Special Landscape Area (SLA), albeit the site is located on the boundary of this designation. The green shaded area on the opposite (southern) side of the road forms part of a Green Wedge designation.



Site Planning History

2.9 The full planning history is set out in Appendix 1 of this statement, however, the below represents the applications most relevant to the determination of this proposal:

Application Number	Address	Proposal	Decision	Date
2009/01315/FUL	Barn at Welford Farm, Rhose	Barn conversion	Approve	29/03/2010
2007/00361/FUL	Welford Farm, Rhose	Conversion of vacant barn into 2 storey house	Approve	07/09/2007
2005/01528/FUL	Welford Court Hotel, Port Road West, Rhose	Change of use of Guest House to Restaurant and Guest House	Approve	25/11/2005
1987/00482/FUL	Welford Farm, Port Road, Rhose	Garage, kitchen, bathrooms, shower room and bedroom extensions	Approve	30/06/1987

3.0 PLANNING POLICY CONTEXT

3.1 A review of the planning policy context associated with the site and proposed development (at the national and local level) is provided within this section of the Statement.

National Planning Policy

3.2 The following policy / guidance documents prepared at the national (Welsh Government) level are of relevance to the determination of the application.

Planning Policy Wales (6th Edition, February 2014)

Sustainability

3.3 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 4.4.3 of PPW sets out a series of objectives which development proposals should seek to achieve – those of key relevance to the application include the following:

- *Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites.*
- *Locate developments so as to minimise the demand for travel, especially by private car.*
- *Play an appropriate role to facilitate sustainable building standards that seek to minimise the sustainability and environmental impacts of buildings.*

Housing

3.4 It is highlighted at Paragraph 9.2.6 of PPW that "*Local planning authorities should address the scope and potential for rehabilitation, conversion, clearance and redevelopment when considering suitable sites for housing development.*"

Good Design

3.5 It is set out within PPW that "*meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals*" (Paragraph 4.11.2). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2002) – as detailed below.

3.6 PPW advises at Paragraph 4.11.9 that "*the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations*". PPW goes on to advise that local planning authorities should reject poor design, however "*they should not attempt to impose a particular architectural taste or style arbitrarily*".

3.7 Development proposals should give consideration to addressing climate change, as set out within Paragraph 4.11.6 of PPW as follows: "*Good design should ensure that development contributes to tackling the causes of climate change (by reducing greenhouse gas emissions) and to effective adaptation to the consequences of climate change. An integrated and flexible*

approach to design, including location, density, layout and built form, will be an appropriate way of contributing to climate responsive development”.

Technical Advice Note (TAN) 12 – Design (2002)

3.8 Further detailed guidance on the objectives of good design is provided within TAN 12. The objectives of good design are set out within the following categories:

Access

- Ensuring ease of access of all

Movement

- Promoting sustainable means of travel

Sustaining or Enhancing Local Character

- Promoting legible development
- Promoting a successful relationship between public and private space
- Promoting quality, choice and variety
- Promoting innovative design

Community Safety

- Ensuring attractive, safe public spaces
- Security through natural surveillance

Environmental Sustainability

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (2010)

3.9 TAN 22 sets out guidance on the procedural elements of meeting the minimum sustainable building standards required by PPW.

3.10 In addition to achieving sustainable building standards, TAN 22 also looks at reducing carbon emissions and states that *"the design of a building should look to implement the energy hierarchy in order to reduce carbon emissions associated with the development"*.

Local Planning Policy Context

3.11 The adopted Development Plan for the Vale of Glamorgan currently consists of The Vale of Glamorgan Unitary Development Plan (1996-2011) which was adopted on the 18th April 2005.

3.12 The relevant policies of the adopted UDP are considered further below.

Policy ENV1 – Development in the Countryside

3.13 Policy ENV1 provides criteria for development in the defined countryside which needs to satisfy. The full wording is below:

"Within the delineated countryside permission will only be granted for:

- (i) *Development which is essential for agricultural, horticulture, forestry or other development including mineral extraction, waste management, utilities or infrastructure for which a rural location is essential;*
- (ii) *Appropriate recreational use;*
- (iii) *The re-use or adaptation of existing buildings particularly to assist the diversification of the rural economy; or*
- (iv) *Development which is approved under other policies of the plan.*

Policy ENV4 – Special Landscape Areas

- 3.14 Policy ENV4 relates to Special Landscape Areas and aims to protect the special landscape character of the area. The full wording of the policy is as follows:

"New development within or closely related to the following special landscape areas will be permitted where it can be demonstrated that it would not adversely effect the landscape character, landscape features or visual amenities of the special landscape area:

- i Ely Valley and Ridge Slopes*
- ii Lower Thaw Valley*
- iii Upper Thaw Valley*
- iv Nant Llancarfan*
- v Cwrt Yr Ala Basin*
- vi Duffryn Basin and Ridge Slopes*
- vii Castle Upon Alun"*

Policy ENV 27 – Design of New Developments

- 3.15 Policy ENV 27 includes criteria to which new development proposals must have regard, the full wording is given below.

"Proposals for new development must have full regard to the context of the local natural and built environment and its special features. New development will be permitted where it:

- (i) Complements or enhances the local character of buildings and open spaces;*
- (ii) Meets the Council's approved standards of amenity and open space, access, car parking and servicing;*
- (iii) Ensures adequacy or availability of utility services and adequate provision for waste management*
- (iv) Minimises any detrimental impact on adjacent areas;*
- (v) Ensures existing soft and hard landscaping features are protected and complemented by new planting, surface or boundary features;*
- (vi) Ensures clear distinction between public and private spaces;*
- (vii) Provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility;*
- (viii) Has regard to energy efficiency in design, layout, materials and technology; and*
- (ix) Has regard to measures to reduce the risk and fear of crime."*

- 3.16 The amplification text to this policy, at para. 3.4.97, states:

"This policy establishes a framework to achieve appropriate sensitive new development that promotes creative and imaginative design within the Vale of Glamorgan. In view of the wide variety of architectural styles and contrasting identities of the Vale's towns, villages and open

countryside, it would be inappropriate to introduce rigid, over prescriptive design controls for new development within the Plan."

Policy HOUS 7 – Replacement and extension of dwellings in the Countryside

3.17 Policy HOUS 7 relates to the controls for the replacement or extension of existing dwellings in the countryside, the wording and criteria are as follows:

"The replacement or extension of existing dwellings in the countryside will be strictly controlled. Proposals will be permitted if all of the following criteria are met:

- (i) The extent dwelling is not disproportionate in size to the original dwelling;*
- (ii) Adequate utility and infrastructure services exist, are readily available or can be economically provided;*
- (iii) The replacement dwelling or dwelling as extended does not require an unacceptable extension of the existing residential curtilage;*
- (iv) In respect of replacement dwellings, parking and amenity space is provided in accordance with the councils approved guidelines;*
- (v) The scale, siting, design, materials, landscaping and external appearance of the replacement dwelling or extension is compatible with any existing related structures and the surrounding landscape; and*
- (vi) In the case of replacement dwellings the derelict buildings, the residential use of the building has not been abandoned."*

3.18 The amplification text to this policy, states the following:

"Whilst it is intended to limit new development and to restrict isolated new dwellings in the countryside, the Council accepts that it would be unreasonable to reject all proposals relating to existing properties. Owners (or prospective purchasers) of dwellings located outside established settlements may wish to replace, or extend their properties particularly where the buildings are substandard or inadequate for the living requirements of the occupier. The Council wishes to ensure that such proposals are appropriate and that they reflect the character of their rural location both in terms of appearance and scale.

Where the total demolition and replacement of an existing property is proposed, applicants will be required to produce a detailed structural survey of the existing building and evidence will need to be shown of the need to replace/rebuild. If the existing dwelling is derelict, planning permission for a replacement dwelling on the site will not normally be granted except in cases where the dereliction is the result of recent accidental damage (e.g. a fire) to an inhabited property, or where it can be demonstrated that the residential use of the building has not been abandoned.

The exterior design, materials, and scale of the new dwelling shall have due regard to its own location as well as any neighbouring developments. Proposals for replacement dwellings will only be permitted where it can be demonstrated that the development will be of a scale and character compatible with its local environment.

Extensions to dwellings in the countryside can also appear incongruous and these will be strictly controlled in terms of their scale, design and appearance to reflect their rural location.

Where planning permission has been granted for the replacement, or extension of an existing dwelling in the countryside, planning conditions may be imposed restricting permitted development rights in respect of additional extensions and alterations. This is intended to prevent the subsequent erosion of the rural character of the countryside.” (paragraph’s 4.4.73 to 4.4.77)

Policy 2

3.19 Policy 2 of the UDP aims to encourage sustainable practices. The full wording of the policy is outlined below.

“Proposals which encourage sustainable practices will be favoured including:

- i Proposals which contribute to energy conservation or efficiency, waste reduction or recycling; pollution control; biodiversity and the conservation of natural resources;*
- ii Proposals which are located to minimise the need to travel, especially by car and help to reduce vehicle movements or which encourage cycling, walking and the use of public transport;*
- iii The reclamation of derelict or degraded land for appropriate beneficial use; and*
- iv Proposals which improve the quality of the environment through the utilisation of high standards of design.”*

Code for Sustainable Homes

3.20 The property is expected to meet Code for Sustainable Homes Level 5 and obtain 1 credit under issue ENE1 – Dwelling Emission Rate.

4.0 THE DEVELOPMENT PROPOSALS AND DESIGN OBJECTIVES

4.1 The key planning considerations arising from the proposed development (in light of the nature and form of the proposed development, the planning policy context outlined within the preceding section of the Statement, and the site's planning history) are considered to be as follows:

- Planning Application;
- Appeal;
- Scale;
- Layout;
- Visual Appearance;

4.2 These issues are discussed in further detail below.

Planning Application

4.3 This application is a resubmission of a previously refused planning application (2012/00950/FUL) for a larger replacement dwelling. The application was refused on the following grounds:

The proposed replacement dwelling and garage, by reason of its overall scale, massing, height and appearance would result in a development that would have a significant and harmful visual impact, appearing incongruous and at variance with the rural character of the area. The replacement dwelling would constitute an unsympathetic addition to the countryside and Special Landscape Area, to the detriment of the qualities of the landscape. The proposal is therefore considered contrary to Policies HOUS7 (Replacement and Extension of Dwellings in the Countryside) and ENV27 (Design of New Developments), ENV4 (Special Landscape Areas) contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and the advice contained within Planning Policy Wales (Nov. 2012).

4.4 Whilst the application was refused, the Committee report prepared in relation to it did confirm that the proposal, in respect to a number of material planning considerations, was acceptable. They include:

- *Highways* – The access to the site is not to be greatly altered, with plenty of parking space to the front of the site, also as existing. Therefore there are considered to be no objections with regards any highway related issues;
- *Dwr Cymru Welsh Water* – No objection;
- *Ecology* – no objection subject to conditions relating to mitigation measures;
- *Archaeology* – No objection;
- *Amenity space* - the existing curtilage area is significant and can comfortably support a larger dwelling than existing, whilst providing sufficient amenity space and parking provision;
- *Neighbour Amenity* - there is a significant separation distance from this neighbouring property and the replacement dwelling, mitigating the impact of any overlooking. The separation distance between properties is also of an extent to not cause any threat of overshadowing between the redeveloped dwelling and the neighbour.

4.5 The Committee report also identifies that the proposals do not require any increase in the size of the domestic curtilage, as the existing curtilage area is significant and can comfortably support a larger dwelling than existing, whilst providing sufficient amenity space and parking provision.

- 4.6 The above positive aspects of the development, as originally proposed, form part of the baseline against which this revised proposal needs to be considered and be determined. A subsequent Appeal against this refusal provides additional consideration of this baseline position and is discussed in detail below

Appeal Decision

- 4.7 An appeal (reference no. A/13/2207688) was submitted against the, refusal of planning permission, and was dismissed on the 13 February 2014. The Inspector's overall conclusion was:

... by virtue of its overall scale, massing and appearance, the proposed development would represent a disproportionate and prominent form of development that would fail to respect its immediate setting and wider rural landscape. Accordingly I consider that it would cause material harm to the character and appearance of the surrounding area and would represent an unsympathetic addition to the Nant Llancarfan SLA. As such the proposed development would be in conflict with adopted UDP Policy HOUS7 relating to replacement dwellings. It would also be contrary to Policy ENV27, which requires development to have full regard to the context of the local natural and built environment, and to Policy ENV4, which states that development should not adversely affect the landscape character, landscape features or visual amenities of SLAs.

- 4.8 As with, and over and above, the Committee report for the planning application, the appeal does clarify a number of important issues and establishes a number of important points, which are outlined below:

Acceptable / Benefit

- The principle of development is considered acceptable as it constitutes a replacement dwelling (Para.4);
- The existing building does not exhibit any particular architectural merit (Para 6);
- That contemporary aesthetics could be incorporated into an acceptable form of development and, as such, consider the need to retain the existing frontage an unduly onerous requirement (Para 6);
- I do not, however, consider the increase in floor area alone to render the scheme unacceptable. (Para 7) – which, in this particular case, equates to a 54% increase (not including outbuildings);
- The layered design incorporating single storey elements, irregular footprint and limited width of the highest two storey element would help to break up its visual impact from some viewpoints. (Para 8)
- The part sunken design and associated landscaping of the garage, coupled with the significant set back from Port Road, would prevent any adverse visual impact (para 12);
- The garage would be significantly less intrusive than the car parking for up to 31 vehicles approved under 05/01528/FUL (para 12);
- The potential to achieve Code for Sustainable Homes Level 5 is acceptable and recognised (para 15);
- The re-use of previously developed land (para 15);
- Tidying up of an unkempt site (para 15);
- No fundamental objections from Owners of nearby barns (para15).

Neutral

- This is a prominent location (Para 3);

- The replacement dwelling's scale, siting, design, materials, landscaping and external appearance should all be compatible with any existing related structures and the surrounding landscape (Para 4);
- The setting of the site is associated with the adjoining barns (Para 5).

Concern

- The extensive rearward projection, particularly the two storey element, would represent a prominent form of development (para 8);
- The proposal's prominence from surrounding public viewpoints (para 9);
- The substantial scale of the appeal proposal, coupled with its siting in a prominent location, would represent an incongruous and unsympathetic form of development that would be harmful to the rural characteristics of the SLA. (para 11);

4.9 The decision highlights a significant number of positives with respect to the development. In particular, as with the Committee report to the previous application, the principle of a replacement dwelling in this location is acceptable. Moreover, it confirms that the increase in floor area (of up to 54% not including the outbuildings) is acceptable, and that the proposed detached garage is also deemed to be acceptable. These three main elements, along with other matters identified above, further develop the baseline position from which a revised scheme should be considered (over and above the other agreed material considerations).

4.10 It is evident, however, that the Inspector's main concern, in dismissing the appeal, related to the rearward projection of the proposal - which he considered would constitute an unacceptable form of development within the context of the site.

4.11 The Inspector makes the following specific comments with regard to the design of the scheme:

As such, the proposed rear projection would dwarf that of the existing property, with the two storey element alone occupying a depth of approximately 24 metres.

.... the extensive rearward projection, particularly the two storey element, would represent a prominent form of development.

.... the two storey flat roofed element, which would be comparable to the ridge height of the existing guesthouse, would occupy a significant proportion of the proposed dwelling. Indeed, it would project significantly beyond that of the existing structure and would have a substantially increased mass when compared to the pitched and lean to roof designs on the existing dwelling.

.... significant elements of the two storey rearward projection would be visible from public vantage points, including from elongated view points on Port Road.

4.12 It is with these matters in mind that the revised scheme has been prepared, specifically dealing with the scale and length of the rear projection, and the overall scale of the proposal.

Scale

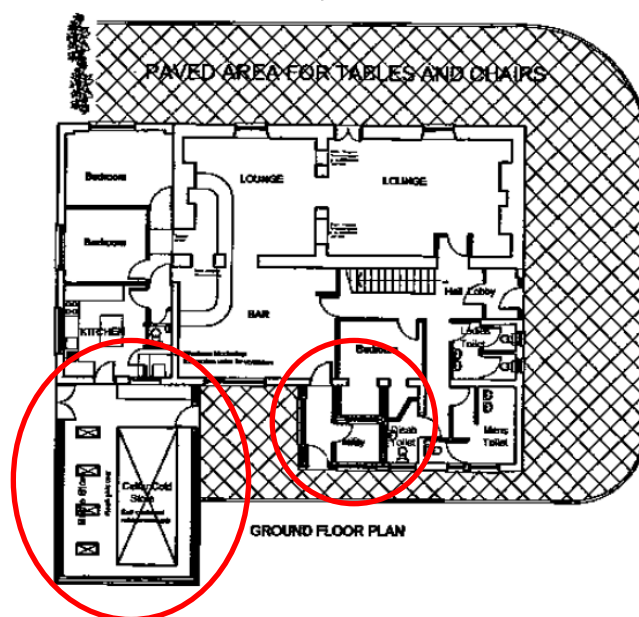
4.13 The revised proposal seeks to demolish the existing dwelling and outbuildings and replace with a new two and single storey contemporary building. The existing buildings have the following footprint:

Existing	
Guesthouse	271m ²
Outbuildings	149m ²

4.14 The existing building, along with its numerous additions, is a relatively substantial property, and measures:

Existing	
Height	6.8m
Width	18m
Depth	13.5m

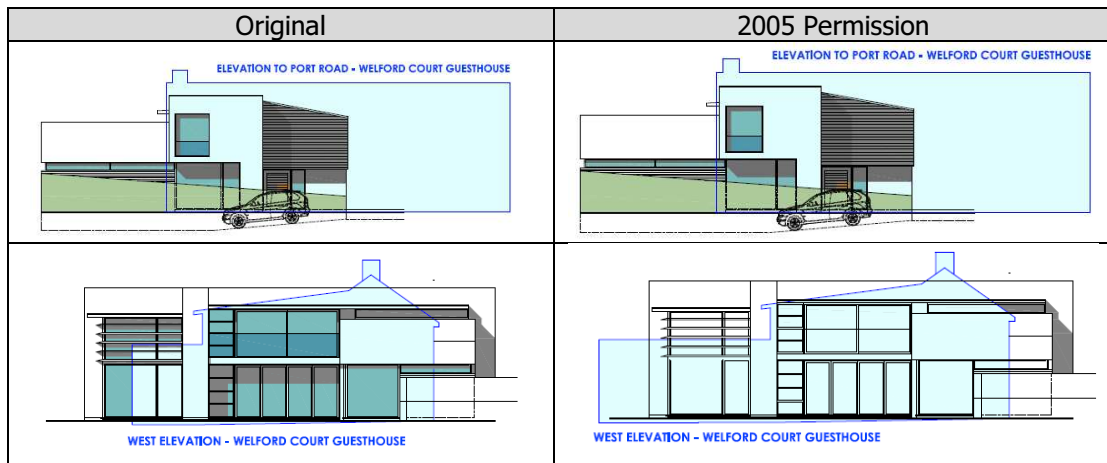
4.15 The existing dwelling also benefits from planning permission for further additions under a 2005 permission. Included on the plans for this permission are two single storey extensions at the rear of the dwelling. The below extract from the plans identifies the approved additions:



Extract from 2005 approved plan

4.16 It is from and against this baseline/fall-back position the revised scheme should therefore be assessed.

4.17 Given the baseline/fall-back position of the site, it is important to demonstrate the relationship between the building, as approved under the 2005 planning permission and the revised proposal. The above extract from the 2005 approval demonstrates how the footprint is smaller under the revised proposals than that of the previous. In addition, the below comparison of the elevations further demonstrates the limited change in the overall scale of the new dwelling as compared to the original and the 2005 permission (a larger version is provided in Appendix 2 and on the submitted plans):

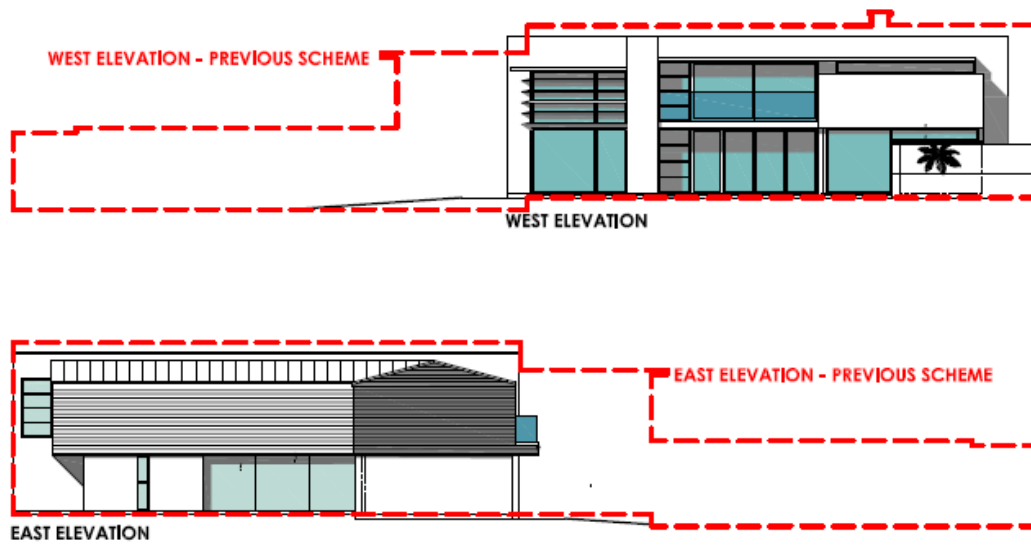


4.18 Having taking into account the comments of the Inspector, the original proposal for the site has been altered to reflect the expressed concern. The scale of the proposed dwelling was a key consideration for the Inspector in dismissing the appeal on the previous refusal. He specifically identified the two storey rear projection in this respect.

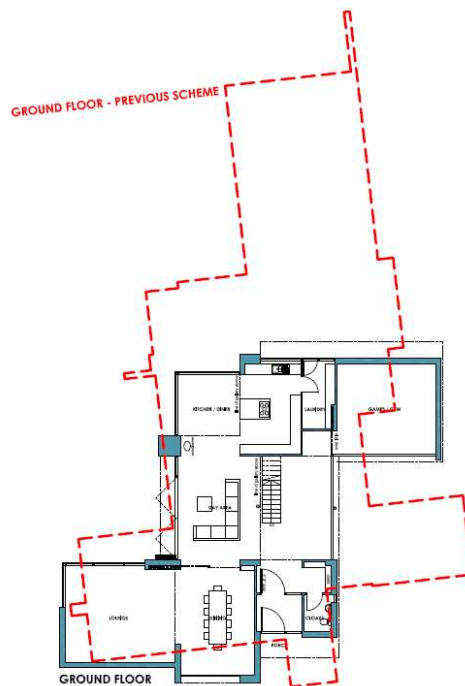
4.19 As a result of the changes made, the proposed revised dwelling measures:

Proposed	
Height	6.1m
Frontage Width	16.2m
Depth (maximum)	19.0m
Net Footprint	217m ²

4.20 The below 'compare and contrast' overlay illustrations, taken from the submitted plans, demonstrate that the new revised proposal for the site deals with the concerns of the Inspector by significantly reducing the overall depth, width and height of the proposal as a whole. The below illustrations demonstrate the significant change undertaken to the scale of the building:



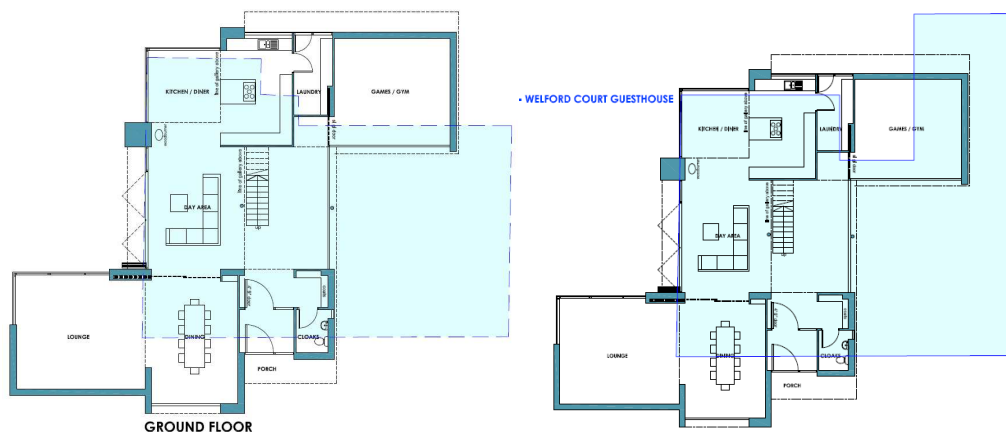
4.21 The changes made to the design of the proposal is also significant in the context of the footprint of the dwelling. The below illustrations demonstrate this change and shows a reduction of 56% in its footprint. This has a significant consequential impact on the scale of the dwelling.



Previously refused scheme

4.22 One of the key considerations for the Local Planning Authority in their determination of the original application is that it was considered the original dwelling had a traditional compact rectangular design, whereas the proposed development had a disparate and spread out configuration in terms of footprint and form. The below comparison between the revised

proposal and the original building identifies the very limited change in the extent of the footprint of the new dwelling as opposed to the original – a change of 10%, and also demonstrates that the proposal is more compact and has been consolidated into a tighter footprint which seeks to replicate the form of the original building as highlighted previously.



Existing

With 2005 approved additions

- 4.23 The revised scheme, in light of the significant revisions made, is considered to be in keeping with the surrounding context. The massing and scale of the proposal is more in keeping with that of the original dwelling, and subsequently the relationship with the adjoining barns and the views from Port Road. This has been achieved whilst still preserving the contemporary design - which is deemed acceptable in any event.
- 4.24 This has been accomplished through a reduction in the depth of the dwelling which reduces its overall impact, along with the removal of the two storey rear projection.
- 4.25 It can, from these 'compare and contrast' overlay illustrations, be clearly seen and evidenced that the scale, and therefore the massing of the dwelling, has been significantly reduced by the revised proposals. The revised proposals are considered to specifically and comprehensively address the issues and deficiencies identified at appeal, and are now considered acceptable in its context.

Layout

- 4.26 The layout of the site has sought to maintain the spacious open nature of the site onto Port Road by siting the dwelling largely in the same position as the existing guesthouse. This has the benefit of respecting and maintaining the amenity of neighbouring properties both from a privacy and overshadowing perspective.
- 4.27 The proposed sunken garage with its earth embankment ensures that its position in front of the building line of the property does not compromise the overall appearance of its context, nor of the proposed dwelling. The Inspector, in his decision on the previous proposal, specifically identifies as a result of the design and location of the garage no adverse visual impact will result. On a more practical level, its design also offers significant protection from the predominantly westerly winds.
- 4.28 Concentrating the main fenestration for the property along the westerly aspects of the proposal ensures that the privacy of adjoining properties is protected and the property is able

to maximise the views of the coastline in this direction. It also provides a benefit from solar gain perspective.

Visual Appearance

- 4.29 National and local policy and guidance suggests that the use of contemporary architecture should be encouraged and supported, and there's no reason why a design which uses modern materials and responds to contemporary aesthetics should not fit in with the context as well as more traditional forms of development.
- 4.30 The proposed dwelling brings together a mixture of modern and traditional materials, including stained timbers, glass and render, to provide a contemporary composition which responds to the context of the site.
- 4.31 The Inspector specifically comments that he considers that a contemporary design can be successfully incorporated into the site without harm to the wider visual context, particularly given that the existing dwelling exhibits no specific architectural merit.
- 4.32 As highlighted above, the use of various materials, particularly the large sections of glass, within the elevations of the property, e.g. in the west elevation, further aids in reducing the overall scale/massing of the dwelling.
- 4.33 Currently the site does not benefit from any landscaping of any worth, which, along with the poor state of repair of the dwelling itself, results in a particularly poor visual appearance to the site as a whole. As the site is located within the Special Landscape Area, its current appearance does not help to retain the overall character this designation affords to the context.
- 4.34 The proposed landscaping scheme, along with the softly landscape mounds located around the site, will significantly improve the general appearance of the site as compared to the existing. It will also soften the overall appearance of the dwelling and ensure that it is successfully incorporated into the landscape.
- 4.35 The proposal will not therefore adversely affect the landscape character, landscape features or visual amenities of a special landscape area.

5.0 SUMMARY AND CONCLUSION

- 5.1 The original planning application process confirmed that the following material planning considerations are acceptable:
- **Highways** – The access to the site is not to be greatly altered, with plenty of parking space to the front of the site, also as existing. Therefore there are considered to be no objections with regards any highway related issues;
 - **Dwr Cymru Welsh Water** – No objection;
 - **Ecology** – no objection subject to conditions relating to mitigation measures;
 - **Archaeology** – No objection.
 - **Amenity space** - the existing curtilage area is significant and can comfortably support a larger dwelling than existing, whilst providing sufficient amenity space and parking provision;
 - **Neighbour Amenity** - there is a significant separation distance from this neighbouring property and the replacement dwelling, mitigating the impact of any overlooking. The separation distance between properties is also of an extent to not cause any threat of overshadowing between the redeveloped dwelling and the neighbour.
- 5.2 These material considerations are considered to remain acceptable in the context of the current (revised) proposal.
- 5.3 The subsequent appeal goes a step further and highlights that the following matters are also acceptable and/or provide the following benefit:
- The **principle of development is considered acceptable** as it constitutes a replacement dwelling;
 - The **existing building does not exhibit any particular architectural merit**;
 - That **contemporary aesthetics could be incorporated into an acceptable form** of development and, as such, consider the need to retain the existing frontage an unduly onerous requirement (Para 6);
 - **I do not, however, consider the increase in floor area alone to render the scheme unacceptable.** (Para 7);
 - The **layered design** incorporating **single storey elements, irregular footprint and limited width of the highest two storey element** would **help to break up its visual impact** from some viewpoints. (Para 8)
 - The part sunken design and associated landscaping of the **garage**, coupled with the significant set back from Port Road, **would prevent any adverse visual impact** (para 12);
 - The **garage would be significantly less intrusive** than the car parking for up to 31 vehicles approved under 05/01528/FUL (para 12);
 - The potential to achieve Code for Sustainable Homes Level 5 (para 15);
 - The **re-use of previously developed land** (para 15);
 - **Tidying up of an unkempt site** (para 15);
 - No fundamental objections from Owners of nearby barns (para15).
- 5.4 The revised design for the scheme has responded to the reasons for the appeal being dismissed through the following measures:
- Removal of the two storey rear projecting element;
 - Removal of the single storey rear projecting element;

- Lowering of the general height of the building;
- Reduction of the overall width of the property.
- Significant reduction and consolidation of form in overall floor area;
- On the eastern side of the building, the creation of a semi-enclosed 'courtyard' space, the lowered eaves and ridge height of the pitched roof, and the use of a traditional timber cladding wall material, all respond to the existing adjoining barn; the proposed ridge height is some 750mm below that of the barn.

5.5 The revised proposal for the scheme is therefore considered to satisfy the considered shortcomings identified at appeal, and to meet the criteria of policy HOUS7, ENV27 and ENV4 of the Vale of Glamorgan Unitary Development Plan - in that it does not materially harm the character and appearance of the location and the wider Special Landscape Area.

APPENDIX 1

Full Planning History

2009/01315/FUL : Barn at Welford Farm, Rhoose - Barn conversion - A - 29/03/2010.

2007/00361/FUL : Welford Farm, Rhoose - Conversion of vacant barn into 2 storey house - A - 07/09/2007.

2005/01528/FUL : Welford Court Hotel, Port Road West, Rhoose - Change of use of Guest House to Restaurant and Guest House - A -25/11/2005.

2005/01003/FUL : Welford Farm, Port Road, Rhoose – The reconstruction of the previously demolished West wing of the original barn yard and internal alterations as a variation of approval 03/00205/FUL - W -20/07/2005.

2005/00986/FUL : Welford Farm (Guest House), Port Road West, Rhoose - Internal alterations and extensions to form new public toilets and cold store/cellar and change of use to public house - R - 23/09/2005.

2005/00573/FUL : Welford Farm building/barn, Port Road West, Rhoose - Reconstruction of previously demolished West Wing of the original Barn Yard and internal alterations as a variation of approval 03/00205/FUL - AD -09/11/2005.

2003/00205/FUL : Welford Farm Building/Barns, Port Road, Rhoose - Conversion of redundant stone barns to residential use - A -23/10/2003. 1997/00493/ADV : Welford Farm House, Port Road West, Rhoose - 'Bed and Breakfast' sign - W -23/05/1997.

1997/00492/FUL : Welford Farm House, Port Road West, Rhoose - Change of use of premises to a mixed use of Class C3/Class C1 for rooms offering bed and breakfast facilities - A -10/07/1997.

1993/00555/FUL : Welford Farm, Rhoose - Change of use of former farmhouse to public house new chalets/restaurant/etc - R -28/09/1993.

1992/00676/OUT : Welford Farm, Port Road West, Barry - A waste transfer station and operating centre for commercial vehicles involved in that activity - R -29/09/1992.

1991/00165/OUT : Welford Farm, Port Road, Rhoose - 2 No. bungalows for private residence, outbuildings to house free range poultry and farm shop - R -11/06/1991.

1988/00187/FUL : Welford Farm, Port Road West, Rhoose -Refurbishment of derelict farm buildings and extension to form 100 bed hotel, 50 beds in Phase 1 with restaurant and bars 50 beds in Phase 2 - A -14/06/1988.

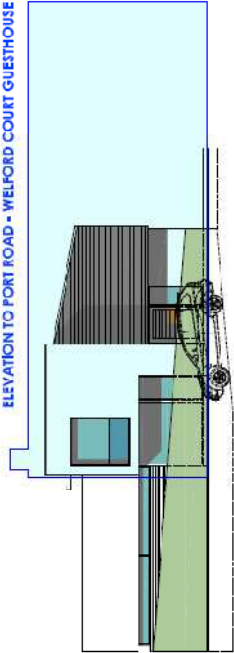
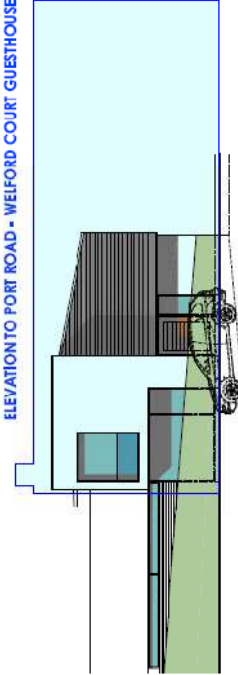
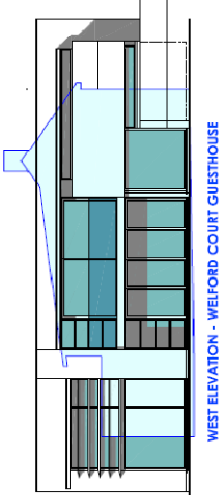
1987/00482/FUL : Welford Farm, Port Road, Rhoose - Garage, kitchen, bathrooms, shower room and bedroom extensions - A -30/06/1987.

1984/00541/FUL : Welford Farm, Rhoose - New farm building housing farm animals - A -03/07/1984.

1984/00101/FUL : Welford Farm, Port Road, Rhoose - General agricultural fodder store - A - 21/02/1984

APPENDIX 2

Full Planning History

Original	2005 Permission
 <p>ELEVATION TO PORT ROAD - WELFORD COURT GUESTHOUSE</p> <p>This architectural drawing shows the original elevation of the guesthouse as seen from Port Road. The building features a prominent gabled roof with dark cladding. The facade includes a large window on the ground floor and a smaller one above. The drawing is oriented vertically with the text 'ELEVATION TO PORT ROAD - WELFORD COURT GUESTHOUSE' written vertically on the left side.</p>	 <p>ELEVATION TO PORT ROAD - WELFORD COURT GUESTHOUSE</p> <p>This architectural drawing shows the proposed elevation for the 2005 permission. It is similar to the original but shows a more modernized facade with a different window arrangement and a slightly altered roofline. The text 'ELEVATION TO PORT ROAD - WELFORD COURT GUESTHOUSE' is written vertically on the left side.</p>
 <p>WEST ELEVATION - WELFORD COURT GUESTHOUSE</p> <p>This architectural drawing shows the original west elevation of the guesthouse. It details the side profile of the building, showing multiple windows of varying sizes and a complex roof structure. The text 'WEST ELEVATION - WELFORD COURT GUESTHOUSE' is written vertically on the right side.</p>	 <p>WEST ELEVATION - WELFORD COURT GUESTHOUSE</p> <p>This architectural drawing shows the proposed west elevation for the 2005 permission. It illustrates the changes to the side profile of the building, including new window placements and roof details. The text 'WEST ELEVATION - WELFORD COURT GUESTHOUSE' is written vertically on the right side.</p>