

Planning Statement

**Southra Farm,
Dinas Powys**

August 2014



Summary

Proposal:

Extension and alterations to existing farmhouse

Location:

Southra Farm, Dinas Powys

Date:

August 2014

Project Reference:

14.430

Client:

Mr Craig Maunder

Product of:

Asbri Planning Limited

Prepared by:

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Approved by:

Sam Courtney

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Introduction

- 1.1 This Planning Statement has been prepared on behalf of Craig and Judith Maunder and accompanies a householder application for the extension and alterations to the existing farmhouse at Southra Farm, Dinas Powys.
- 1.2 In addition to this statement and the completed application forms, the planning application is supported by the following drawings prepared by Barry Mayled.

<i>Drawing name</i>	<i>Drawing reference</i>
Existing Plan and Elevations	P01
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- 1.3 The purpose of this planning statement is to provide summary information to that contained within the accompanying submission. This statement, therefore, provides context on the application site, together with an explanation of the scheme details and any relevant planning history. The report then reviews the relevant planning policy guidance, provides an appraisal of the development and draws together conclusions, demonstrating the appropriateness of the proposed scheme on the site, in line with Development Plan and National Planning Policy Guidance.

Site Context

Location

- 2.1 The application site is located to the south-west of Dinas Powys. More specifically, the site is located off Waun Ganol. The site is approximately 0.9km from the centre of Dinas Powys, 8.8km away from Cardiff City Centre and 5.6km from Penarth.

Site's Land Use

- 2.2 The application site is formed by farmhouse and curtilage associated with Southra Farm. The farmhouse is a two storey stone building with a two storey extension and single storey lean-to extension and store building to the west (photographs in appendix 1 relate).
- 2.3 The farmhouse is a stone building with red brick detail. The front elevation (north) has been painted white as well as the single storey outbuilding. The store building, which is in a state of disrepair, is overgrown with vegetation and is not currently used. The farm is set within a large plot with a large rear and side garden.

Boundaries

- 2.4 The application site is located to the west of the barn conversions within Southra. It is separated from these residential units by the side garden to the east of the farmhouse. The field parcel and the application site are separated by mature trees and hedgerow. Further west are mature conifers which separates the site from an agricultural field and metal shed to the west. To the south are further agricultural fields which separate the site from a railway line that runs between Cadoxton and Dinas Powys rail halts.
- 2.5 To the north are further residential dwellings including Lower Playhill and Southra Green. It is separated from the side of Lower Playhill by the access road and mature trees.

Access

- 2.6 The site has one point of vehicle access off Southra. It is an informal track access road. The main pedestrian access into the farmhouse is to the rear of the dwelling (south).

Topography

- 2.7 The site slopes from north to south.

Local Land Uses

- 2.8 The site is located in a predominantly residential area. It is within a 600 metre walking distance of local bus services located along Cardiff Road, located to the east, as well as Dinas Powys train station. From the bus stops services to Cardiff and other local destinations are provided every 30 minutes during peak travel times. The railway station provides services to Cardiff, Barry Island, Merthyr Tydfil, Bridgend and Aberdare every 30 minutes during peak travel time.

- 2.9 There are a number of shops and services located further along Cardiff Road which include a convenience store, doctor's surgery and takeaway, located approximately 1 kilometre along Cardiff Road. St Andrews Primary School is located approximately 250 metres to the north, across the common.

Proposed development

- 3.1 As mentioned in section 1, this statement is prepared in support of the householder application for the alterations and extension of the existing farmhouse.

Demolition

- 3.2 It is proposed to demolish the single storey store building to the rear and side, together with the single storey lean-to utility and wc, as well the south wall of the dining room to accommodate the extension as illustrated on P04 – existing and proposed footprint plan.

Amount and site layout

- 3.3 The existing farmhouse has 5 no bedrooms and one bathroom to the first floor. There are two store buildings, utility and wc, two living rooms, dining room, kitchen and lounge to the ground floor. The proposed alterations and extensions will provide 4 no. bedrooms (two en-suite) and one bathroom on the first floor. There is also a roof terrace which will be accessed from the master bedroom. To the ground floor is a bedroom with en-suite, a formal living room, kitchen/ breakfast and dining room. There is also a utility and cloakroom.
- 3.4 The proposed alteration and extensions will create a more open plan layout to the ground floor. The proposed new windows and glazed elements to the extension will maximise solar gain and the views to the rear.

Scale and massing

- 3.5 The extension will be the same scale and massing as the existing buildings. The extension is to be a single storey flat roofed building. The alterations to the existing building will be contained within the main building fabric with minimal new openings. The extension will be subservient to the main farm building, being single storey in height, and will be finished in sympathetic materials. There is an overall increase in floorspace (including the external walls) of 57.76sqm. This equates to an increase of 19.5% over the existing dwelling.

Materials

- 3.6 The extension is to be finished in natural stone to match the existing house; the northern wall will be painted white to match the existing house. The flat roof will be grey single ply rubber roofing overlaid with sedum mat and edged to gutters with small grey rounded cobbles. The new flat roof fascias and soffits are to be formed from plywood and painted. The fascias are to be charcoal grey and the soffits are to be white. The majority of the southern elevation of the proposed extension will be finished with glazing. A new timber door is proposed along the front elevation to provide access into the utility room and kitchen. The existing roof of the house will remain unchanged.

Access, Parking and Servicing

- 3.7 Vehicular and pedestrian access as well as car parking and servicing will remain as existing, located off Southra along the gated road to the farmhouse. As mentioned above a new access door is provided along the front elevation of the building to provide direct access inside. Level access will be provided throughout where possible. The inclusion of a bedroom to the ground floor will ensure that the development is accessible to those with disabilities and is in accordance with the principles of lifetime homes.

Planning History

4.1 There has been no planning history on the application site but it is worth mentioning applications that have been approved in the surrounding area which warrant consideration in the determination of this application

4.2

Date	Planning reference	Description	Decision
02/04/07	2007/00139/FUL	Retention of existing structure and change of use of land to residential curtilage at Southra Barn.	16/05/07
14/4/08	2008/00553/FUL	Glazed frameless breakfast room extension and creation of a guest bedroom (conversion of integral garage) at Lower Barn, Southra.	Approved 18/06/08
7/04/09	2009/00377/FUL	A new two storey 3 bedroom detached house with vehicular access, water and mains supply being compliant to Code for Sustainable Homes Level 4 at Westra Lodge, The Westra, Dinas Powys.	10/06/09

Planning Policy Background

Introduction

- 5.1 The planning policy relevant to the application site comprises National Planning Policy in the form of Planning Policy Wales (PPW) and relevant Technical Advice Notes (TAN). The Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 comprises the adopted Unitary Development Plan 1996 - 2011 Development Plan (UDP), Deposit Local Development Plan and Supplementary Planning Guidance (SPG).

National Planning Policy

- 5.2 National planning policy is contained within Planning Policy Wales (PPW, Edition 7), published by the Welsh Government in July 2014. PPW is supported by 22 topic-based Technical Advice Notes (TAN's) which are also relevant. Planning Policy Wales is the Welsh Government's principal planning policy document and it sets out the context for sustainable land use planning policy, within which Local Planning Authorities' statutory Development Plans are prepared and development control decisions on individual applications and appeals are taken.
- 5.3 The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development to meet society's needs in a way that is consistent with overall sustainability principles.
- 5.4 Amongst other things it seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate development so as to minimise demand for travel, ensure that all communities have good quality housing for their needs and safe neighbourhoods, promote access to employment, shopping, education, health, community, leisure and sports facilities and open space.
- 5.5 Design is defined in Planning Policy Wales as:-
"The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationships to its surroundings"
- 5.6 Planning Policy Wales emphasises:-
"Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone."
- 5.7 PPW at paragraph 4.7.8 states that:
"Development in the countryside should be located within and adjoining those settlements where it can be best be"

accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

This insinuates that development in the countryside, in some circumstances, is acceptable.

5.8 Paragraph 9.2.22 states that:

"In planning for housing in rural areas it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages".

Technical Advice Notes

5.9 The following TAN's are considered relevant to the assessment of this planning application and have been taken into account in the preparation of this document and the various technical assessments that inform and support the planning application:

- TAN6: Planning or Sustainable Rural Communities (2010);
- TAN12: Design (2009).

5.10 TAN 6 sets out the Welsh Government's land use policies in respect of supporting sustainable rural communities. It confirms that the overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. TAN 6 states that planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources. In relation to alteration and extensions paragraph A22 states:

"Alterations/conversions and extensions should not pose as much difficulty as new buildings, but similar considerations concerning design, appearance and positioning should be taken into account. Materials similar to the original should normally be used, but where there would be no adverse impact on the landscape, there may be cases when the use of sustainable materials might be employed".

5.11 TAN12 recognises the Welsh Government's commitment to achieving good design in all developments at every scale throughout Wales. The advice note details how this can be achieved within the planning system.

Local Planning Policy

5.12 ***The Vale of Glamorgan Council Unitary Development Plan (UDP)***, adopted in 2005, provides a policy framework for land use and movement for the area for the period 1996 to 2011. The UDP is now therefore, time-expired but will continue as the adopted development plan for the area until replaced by the Local Development Plan.

5.13 The farmhouse is located just outside of the Dinas Powys settlement and is indicated in red on the UDP Proposals map extract included at Appendix 2.

5.14 Given the nature of the development Policy HOUS 7 is the most relevant policy as it relates to replacement and extension of dwellings in the countryside, it states:

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

- (i) The extended dwellings 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 dwellings 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 Council's 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 derelict buildings, the residential use of the building has not been abandoned”.

5.15 Policy HOUS2 relates to additional residential development and states that:

“Favourable consideration will be given, other than within areas identified as green wedge to small-scale development which constitutes the “rounding off” of the edge of settlement boundaries where it can be shown to be consistent with the provisions of Policy HOUS8 and particularly Criterion I”.

5.16 As mentioned above the site is located outside of the settlement boundary but is closely related, therefore policy HOUS8 is relevant, in particular criterion i mentioned above. The policy states:

“Subject to the provisions of Policy HOUS 2, development will be permitted which is within or closely related to the defined settlement boundaries provided that it meets all the following criteria:

- (i) The scale, form and character of the proposed development is sympathetic to the environs of the site;*
- (ii) The proposal has no unacceptable effect on the amenity and character of existing or neighbouring environments of noise, traffic congestion, exacerbation of parking problems or visual intrusion;*
- (iii) The proposal does not have an unacceptable impact on good quality agricultural land (grades 1, 2 and 3a), on areas of attractive landscape or high quality townscape or on areas of historical, archaeological or ecological importance;*
- (iv) When appropriate and feasible the provisions of policy rec 3 are met;*
- (v) The provision of car parking and amenity space is in accordance with the council's approved guidelines;*
- (vi) Adequate community and utility services exist, are reasonably accessible or can be readily and economically provided.”*

5.17 Policy ENV1 relates to development in the countryside. Criterion iii and iv are the most relevant parts of the policy and state:

*“(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”.*

5.18 The UDP aims for all proposed development to be of a high quality design. To this end Policy ENV27 states:

“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:

- 1. Complements or enhances the local character of buildings and open spaces;*
- 2. Meets the Council's approved standards of amenity and open space, access, car parking and servicing;*
- 3. Ensures adequacy or availability of utility services and adequate provision for waste management;*

4. *Minimises any detrimental impact on adjacent areas;*
5. *Ensures existing soft and hard landscaping features are protected and complemented by new planting, surface or boundary features;*
6. *Ensures clear distinction between public and private spaces;*
7. *Provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility;*
8. *Has regard to energy efficiency in design, layout, materials and technology; and*
9. *Has regard to measures to reduce the risk and fear of crime."*

5.19 Policy ENV28 aims to ensure all development is accessible by those with disabilities and states:

"All new development (and where predictable, the change of use or alterations to buildings) open to the public and buildings used for employment and education purposes will be required to provide suitable access for customers, visitors or employees with mobility difficulties".

5.20 A **Deposit Local Development Plan** was published November 2013. The Welsh Government have objected to the Deposit Plan based on the distribution of housing sites within the plan. This could lead to further changes to the plan. It is anticipated that by May 2015 that the Council may publish Focus Changes.

5.21 A revised Delivery Agreement timetable will be produced and a report will be presented to Cabinet in April / May 2015 on the representations received to the Deposit LDP consultation documents and the alternative sites consultation. The LDP will then go to the Welsh Government where an independent Planning Inspector will be appointed to conduct an Examination into the soundness of the Plan. The plan is likely to be adopted in late 2016.

5.22 The application site is still located outside the settlement boundary in the Deposit LDP, as illustrated in Appendix 3.

5.23 Although, the plan may be subject to change, the relevant policies are referred to below.

5.24 Policy MD13 relates to dwellings in the countryside, in relation to extensions is states:

"Extensions to dwellings in the countryside will be permitted if the dwelling as extended:

1. *Is not disproportionate in size to the original dwelling,*
2. *Would not unacceptably affect the character of the existing dwelling and its contribution to rural character;*
and
3. *Would have no materially greater impact on the landscape".*

5.25 Policy MD 1: Location of New Development states that:

"To ensure that new development on unallocated sites assists in delivering the strategy, development will be favoured where it:

1. *Has no unacceptable impact on the countryside;*
2. *Reinforces the role and function of the key settlement of Barry, the service centres settlements, primary settlements and minor rural settlements as key providers of commercial and community facilities;*
3. *Promotes new enterprises, tourism, leisure and community facilities in the rural Vale of Glamorgan;*
4. *In the case of residential development, supports the delivery of affordable housing in areas of identified need;*
5. *Has access to or will promote the use of sustainable modes of transport;*
6. *Will benefit from existing infrastructure provision or where new infrastructure can be provided without any unacceptable effect on the natural or built environment;*
7. *Promotes sustainable construction and makes beneficial use of previously developed land and buildings;*
8. *Provides a positive context for the management of the water environment by minimising or avoiding areas of flood risk and safeguarding resources and*
9. *Does not have an unacceptable impact on green wedges, sites of important nature conservation, special landscape areas and / or the Glamorgan Heritage Coast."*

5.26 Policy MD 2: Place Making states that:

"Development will be favoured where it contributes to creating high quality, sustainable and locally distinct places. In particular proposals should:

1. *Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment;*
2. *Respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix, and density;*
3. *Identify opportunities to provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;*
4. *In the case of retail centres, provide active street frontages to create attractive and safe urban environments;*
5. *Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;*
6. *Where appropriate, conserve and enhance the quality of existing open spaces;*
7. *Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;*
8. *Incorporate sensitive landscaping including the retention and enhancement of existing features and biodiversity interest and*
9. *Make a positive contribution towards tackling the causes of and adapting to the impacts of climate change by promoting renewable and low carbon energy use."*

5.27 Policy MD 3 – Design of New Development states that:

“Development proposals will be favoured where:

- 1. They are of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment;*
- 2. They respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix, and density;*
- 3. Existing features of townscape or biodiversity interest are preserved or enhanced; There would be no unacceptable impact on the amenities of neighbouring occupiers;*
- 4. There would be no unacceptable impact on the amenities of neighbouring occupiers;*
- 5. The development would be compatible with other uses in the locality;*
- 6. They promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour;*
- 7. They provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;*
- 8. They minimise the causes of climate change and incorporate renewable and low carbon energy use features;*
- 9. They would have safe access to the highway network and would not cause or exacerbate existing traffic congestion;*
- 10. They provide public and private amenity space in accordance with the council's standards;*
- 11. Car parking would be provided in accordance with the council's supplementary planning guidance on access, parking and circulation and*
- 12. They demonstrate the efficient use of water”.*

Other Material Considerations

Supplementary Planning Guidance

5.28 The following SPG has also been considered in relation to this application:

- Amenity Standards; and
- Conversion of Rural Buildings.

Planning Appraisal

6.1 The previous Section identified the relevant planning policies which need to be taken into account in the determination of the planning application. Decisions on planning applications must be made in accordance with the development plan, unless, material considerations indicate otherwise. Accordingly, this section entails an appraisal of the proposed development against the relevant planning policies contained within the Council's UDP and Deposit LDP. The key issues are considered to be:-

- Principle of Development;
- Design, Scale and Visual Impact;
- Impact on the landscape
- Amenity.

Principle of Development

6.2 The application site is located outside the Dinas Powys settlement boundary and, by virtue of Policy ENV1 of the VoG UDP, land lying outside settlement boundaries of the main towns and villages is strictly defined as 'countryside'. As such Policy ENV1 will apply which has a general presumption against development within countryside locations. The application site however, despite its countryside designation, is characteristically urban in nature. It is located within close proximity of four residential barn conversions and within walking distance of Cardiff Road where a number of shops and services are located including bus stops and a railway station.

6.3 Policy HOUS2 applies to development in the defined settlements and further advises that *"Favourable consideration will be given, other than within areas identified as green wedges to small-scale development which constitutes the "rounding off" of the edge of settlement boundaries where it can be shown to be consistent with the provisions of Policy HOUS8 and particularly Criterion I"*. This criterion relates to scale, form and character of the development being sympathetic to the environs of the site. Although the development is not "rounding off" or "infill" development it is located within an existing residential curtilage and has some relevance. It is demonstrated below that the development is in accordance with Policy HOUS8 criterion I as well as other relevant policies of the UDP.

6.4 The planning history section has demonstrated that there have been residential applications in the immediate area, in locations outside of the settlement boundary. The positive determination of these applications is a determining factor in deciding whether development in this 'countryside' location is acceptable and not contrary to local planning policy. Given the similarity of the location and nature of this application with the past planning decisions it is requested the alteration and extension application is approached in a comparable manner.

- 6.5 Notwithstanding the above, it is still necessary to demonstrate the acceptability of the proposed development in relation to national and local planning policy.
- 6.6 Planning Policy Wales at paragraph 4.7.8 states that if development in the countryside is proposed it should be located within or adjoining settlements. PPW and TAN6 also state that new development should respect the character of the surrounding area and should be an appropriate scale and design. It is clear from PPW that development of land near settlements is not precluded and should be considered in terms of its relationship with the settlement.
- 6.7 In terms of local planning policy, Policy ENV1 resists development in the countryside unless it can be demonstrated it falls within one of four criteria. In brief Policy ENV1 allows essential development for agriculture, horticulture, forestry, mineral extraction, waste management, utilities or infrastructure for which a rural location is essential; appropriate recreational use; re-use or adaptation of existing buildings particularly to assist the diversification of the rural economy; or development which is approved under other policies of the plan. It is clear that this application does not fall within the former three criteria but would fall within the latter criterion that allows development that would be permitted under alternative policies of the VoG UDP. It is considered that the modest alterations and extension to the farmhouse within the residential curtilage of the application site would accord with Policy HOUS7 which allows replacement and extension of dwellings in the countryside if they accord with the defined criteria included in the policy as well as Policy HOUS8 and Policy ENV27. These policies will be considered further with the sections below.

Design, Scale and Visual Impact;

- 6.8 Policy ENV27 sets out the framework for the design of new development and states new development should have full regard to the local context and built environment. The extension is to be located in the same location as the existing buildings to be demolished, and will be of a similar scale. The extension and alterations are to be completed in similar materials to the farmhouse. The extension will only increase the footprint of the farmhouse by approximately 19.5%. The extension is single storey with a flat roof and therefore subservient to the main farmhouse. Furthermore, the flat roof will be a sedum roof which will ensure that the extension assimilates into the surrounding landscape. Therefore it is considered that the development is in accordance with Policy ENV27 as well as Policy HOUS7 criterion v.
- 6.9 The proposed extension is not disproportionate in size to the farmhouse, and in fact when viewed from the front replaces an extension of a similar scale and is, therefore, considered subservient to the farmhouse in accordance with criterion i of Policy HOUS 7. Furthermore, there is adequate existing access and infrastructure to the site to accommodate the extension in accordance with criterion ii of Policy HOUS7 and the extension can be accommodated comfortably within the existing residential curtilage in accordance with criterion iii. The extension would have no impact on the parking provision at the site

demonstrating the developments accordance with criteria iv.

- 6.10 It can be concluded that the proposed alterations and extension to the farmhouse represents an acceptable form of development, in accordance with Policy HOU57 and MD13 of the Deposit Local Development Plan as well as the relevant SPG.

Impact on the Landscape

- 6.11 The application site is located within the countryside and therefore it is necessary to demonstrate that it will not have an adverse visual impact on the surrounding views with particular regard to the land to the south, which is undeveloped agricultural land and designated as countryside in the VoG UDP and Deposit LDP. Furthermore, there is a railway lane located south of the site, located between the Cadoxton and Dinas Powys railway halts.
- 6.12 The southern boundary of the site is enclosed by a mature, thick planted hedge which extends the full length of the southern boundary. Furthermore there is mature vegetation between the house and the properties to the east and to the north. There is also existing vegetation directly opposite the location of the extension to the west. Views towards the site from the south, including the views from the railway line in this location are limited, with the majority of farmhouse curtilage being concealed with only the roof and upper floors of the farmhouse being visible. Views of the extension from the south west will be mainly concealed by the agricultural shed. As mentioned above there is existing vegetation to the west of the building which will conceal the building from views from properties to the west. The properties to the north have mature vegetation along their boundaries which will conceal any views of the extension. Furthermore the proposed north elevation remains broadly as existing as the north wall of the extension replaces the wall of the existing outbuildings.
- 6.13 In terms of distant views, the extension is located within the footprint of the existing single storey buildings and therefore the appearance of the development on the wider landscape does not alter significantly with the ratio of developed area to grassed area within the site remaining largely unaltered.
- 6.14 Furthermore, it is considered the extension and alterations proposed in this application will have a far lesser impact on the landscape than the two storey dwelling granted and now built under application 2009/00377/FUL. A photograph of this building, taken from the west of farmhouse, is shown in Appendix 4.
- 6.15 It is, therefore, considered that the that the single storey extension and sympathetic alterations to the farmhouse would not intrude, in visual amenity terms, into the rural scene nor would it, as it is well screened, impact significantly on views from surrounding vantage points. It is considered that the relatively discreet nature of the development would not compromise the rural character of the area and is therefore considered acceptable in terms of its impact on the landscape in accordance with ENV1 of the UDP and MD1 of the Deposit LDP.

Amenity

- 6.16 In terms of impacts on the nearest dwellings to the north and east, these are located at least 21 metres away and are well screened by mature vegetation. Therefore, the proposal would not have any adverse impact on existing levels of privacy or amenity.

Conclusions

- 7.1 This planning statement is prepared on behalf of Craig and Judith Maunder and accompanies a householder application for the extension and alterations to the existing farmhouse at Southra Farm, Dinas Powys.
- 7.2 The proposed development is considered to be acceptable in relation to relevant national and local planning policy, together with other material considerations, as set out in this statement. In particular, UDP Policies ENV1 which controls development in the countryside, Policy House 7 which relates to extensions in the countryside and Policy HOUS8 which sets out residential development criteria in particular criterion I, as well as relevant Deposit LDP Policies.
- 7.3 In light of the above, it is respectfully requested that the Local Planning Authority grant planning permission for the proposed development, as submitted.

Appendix 1

Site photographs



1.



2.



3.



4.



5.



6.



7.



8.

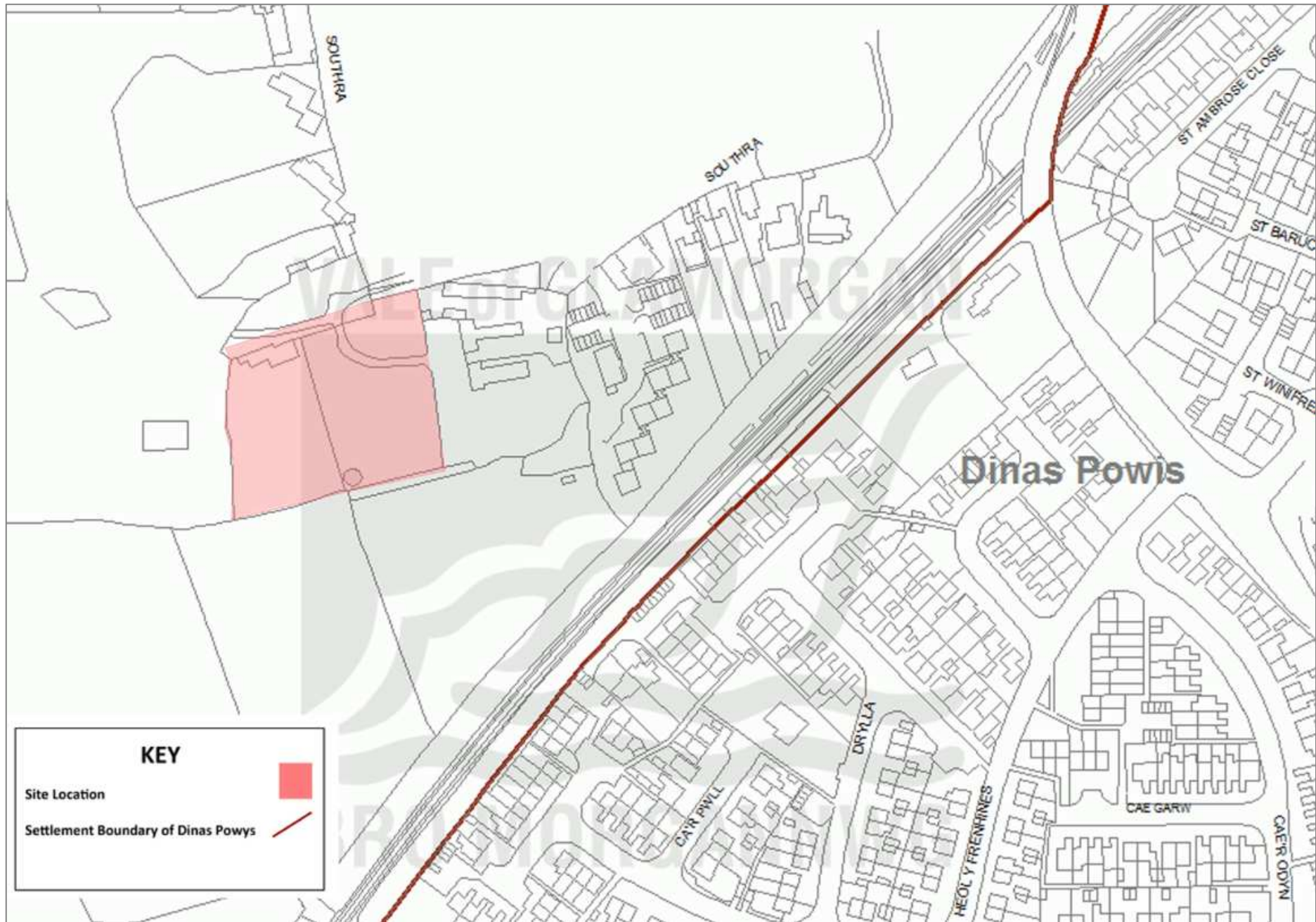


9.



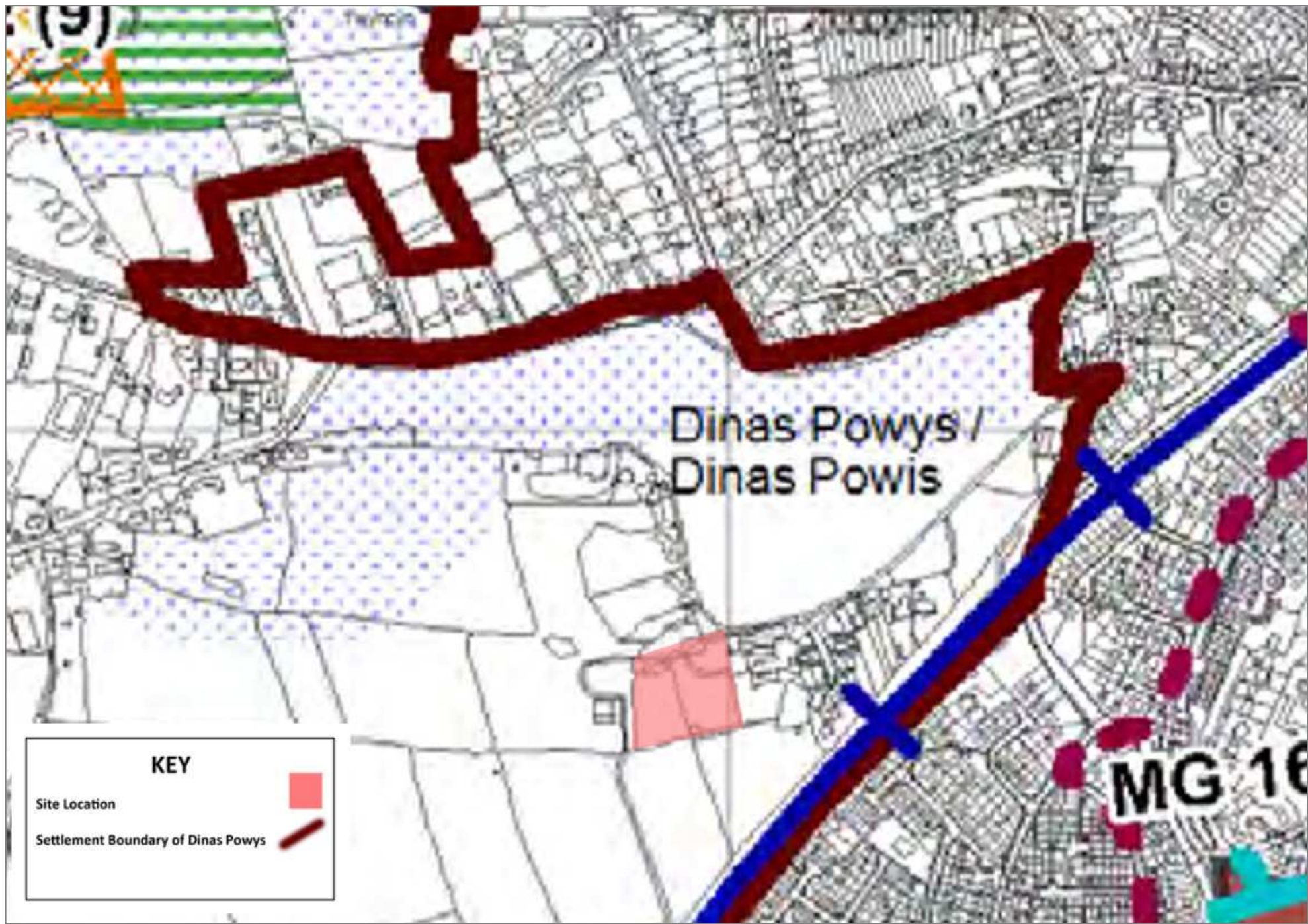
Appendix 2

UDP Proposal Map



Appendix 3

Deposit LDP Proposal Map



Appendix 4

Photograph of dwelling approved under 2009/00377/FUL

