

APPLICATION FOR FULL PLANNING PERMISSION

**HEOL LAS FARM, LLANGAN, BRIDGEND,
CF35 5DN**

**CONVERSION OF EXISTING HOLIDAY LET TO
RESIDENTIAL ANNEXE**

PLANNING STATEMENT

November 2019



Geraint John Planning

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1.0 INTRODUCTION

- 1.0 This Planning Statement has been prepared in support of an application for Full Planning Permission, submitted on behalf of Ms Davey, in relation to the following development proposal at Heol Las Farm, Llangan, Bridgend, CF35 5DN:

"Conversion of existing holiday let to a residential annexe"

- 1.1 This application follows a previous application which was submitted to the Council on 22nd of July and subsequently withdrawn on the 16th September. This revised submissions seeks to provide further justification to support the proposal.

Purpose and Structure of this Statement

- 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.
- **Section 3** provides details of the development proposals.
- **Section 4** outlines the relevant planning policy framework in relation to the site and the development.
- **Section 5** analyses the key planning considerations arising from the proposed development (in light of the planning policy context).
- **Section 6** sets out other material considerations arising from the proposed development.
- **Section 7** lays out a conclusion and summary of the proposed development

Documents submitted in support of Application

- 1.3 The following documents are submitted in support of the application, and should be read alongside this Planning Statement:
- Planning Application Form;
 - Site Location Plan; and
 - Existing Elevations and Floor Plans

2.0 SITE AND SURROUNDINGS

Site Location

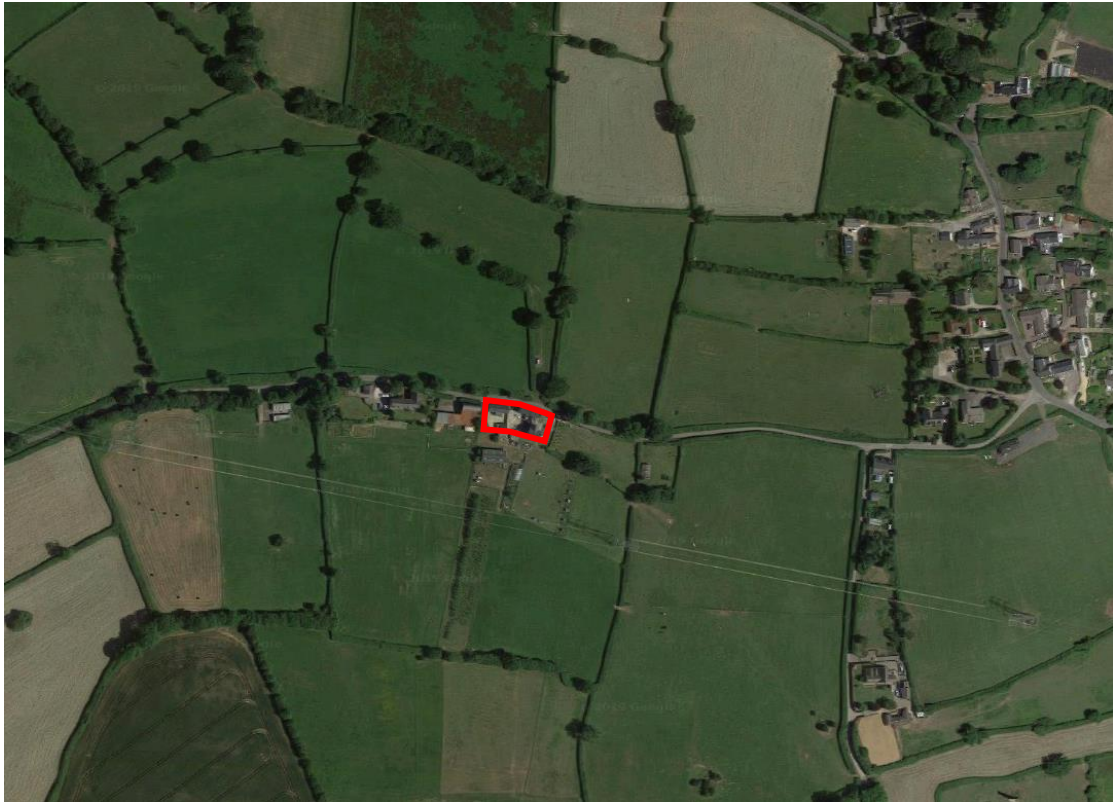
- 2.0 The site is situated just to the West of the small village of Llangan and sits off a small road running between Llangan and Treos, another village located in close proximity to Bridgend which is approximately 1.5km to the North West of the site. The site is immediately surrounded by a mixture of open countryside, agricultural land and small villages/hamlets. Beyond these surroundings lie the aforementioned town of Bridgend, Cowbridge to the South East (4.8km), Llantwit Major to the South (8.3km) and the M4 3.2km to the North.
- 2.1 The following images (below and overleaf) show the site's location and layout:



Aerial Photograph of Site Area

Site Area

- 2.2 The existing holiday let is located within a single storey building that was previously converted from an agricultural use. This building lies within a cluster of buildings that forms part of a yard area that is surrounded by a barn to the West and a residential dwelling complete with a courtyard to the East. The holiday let cottage benefits from both it's own dedicated vehicle access in addition to being accessible via the principal access to the central yard area that serves the main dwelling, holiday let, and associated outbuildings which serve both an agricultural and domestic function.



Zoomed Aerial View of Site Location



View looking East



View looking West

Planning History

- 2.3 An online search of the Vale of Glamorgan Council's website shows the site has a substantial planning history.
- 2.4 Based on available online records, the site is shown to have the following relevant planning history dating back to 2008:

Reference No.	Proposal	Decision	Date
2008/01544/PNA	New building for fodder storage	Approved	28/01/2009
2010/00251/FUL	First floor extension and new vehicular access	Approved	06/05/2010
2010/00973/FUL	Conversion to tourist accommodation of existing disused barn. Substitute metal roof with slate roof and the small rear projection will be also re-roofed and the height slightly increased.	Approved with conditions	02/11/2010
2017/00909/FUL	Variation of Conditions 3 and 4 of Planning Permission	Withdrawn	30/04/2009

- 2.5 Planning application *2010/00973/FUL* is the most relevant in relation to the proposed development as it established the holiday, let, which is now proposed to be used as a residential annexe.

2010/00973/FUL

- 2.6 This application was granted permission to convert an existing disused agricultural barn to tourist accommodation (a holiday cottage).
- 2.7 The approval was subject to numerous conditions (13 in total).
- 2.8 Many of these conditions, influenced by policies defined in the Unitary Development Plan, ensured the development to be used solely as holiday accommodation and retain the rural character of the area.

3.0 DEVELOPMENT PROPOSALS

3.0 The application seeks the approval of Full Planning Permission to:

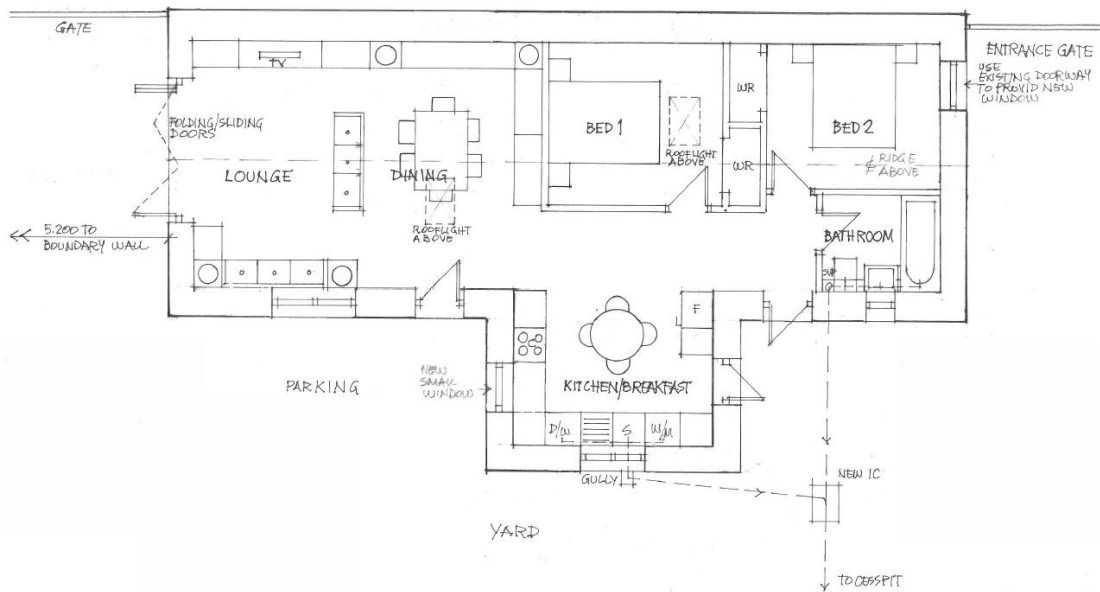
"convert existing holiday let to a residential annexe"

3.1 In summary, the development proposals comprise the following key elements:

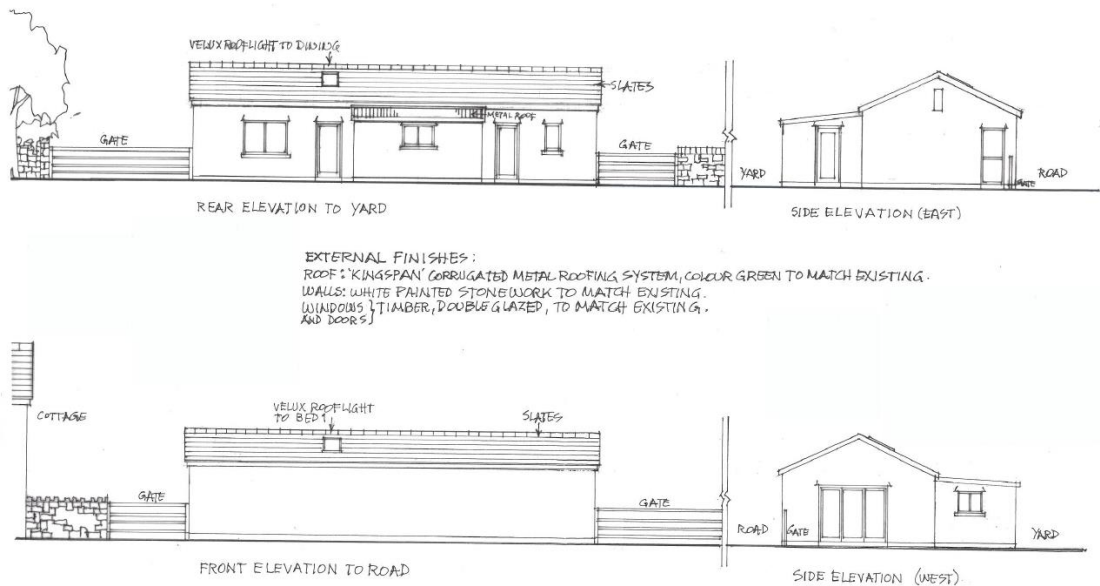
- Change of use of holiday let to a residential annexe associated with the existing residential dwelling on-site; and
- Removal of secondary vehicle access to holiday let.

3.2 There will be no physical changes to the existing structure either internally or externally.

3.3 The drawings overleaf show the floor plan and elevations of the building for which the change of use is sought.



Existing and Proposed Floor Plan (No changes proposed)



Existing and Proposed Elevations (No changes proposed)

4.0 PLANNING POLICY CONTEXT

4.0 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.

4.1 The key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of the accordance of the proposed development with these policies is provided in Section 5 (Material Considerations) of this Statement.

National Planning Policy

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

Planning Policy Wales (Edition 10, December 2018)

4.3 There are a number of key planning principles indicated within Figure 3 of Planning Policy Wales (PPW) to achieve the right development in the right place.

4.4 These key planning principles are set out with a view to achieve a number of national sustainable placemaking outcomes, as explained in paragraphs 2.15-2.20 and outlined in Figure 4. The national sustainable placemaking outcomes are;

People and Places: Achieving Well-being Through Placemaking

- *"Growing our economy in a sustainable manner"*
 - *Enables the Welsh Language to thrive*
 - *Appropriate development densities*
 - *Homes and jobs to meet society's needs*
 - *A mix of uses*
 - *Offers cultural experiences*
 - *Community based facilities and services*
- *Making best use of resources*
 - *Makes best use of natural resources*
 - *Prevents waste*
 - *Prioritises the use of previously developed land and existing buildings*
 - *Unlocks potential and regenerates*
 - *High quality and built to last*
- *Maximising environmental protection and limiting environmental impact*
 - *Resilient biodiversity and ecosystems*
 - *Distinctive and special landscapes*
 - *Integrated green infrastructure*
 - *Appropriate soundscapes*
 - *Reduces environmental risks*
 - *Manages water resources naturally*
 - *Clean air*
 - *Reduces overall pollution*
 - *Resilient to climate change*
 - *Distinctive and special historic environments*

- *Creating and sustaining communities*
 - *Fosters economic activity*
 - *Enables easy communication*
 - *Generates its own renewable energy*
 - *Vibrant and dynamic*
 - *Adaptive to change*
 - *Embraces smart and innovative technology*
- *Facilitating accessible and healthy environments*
 - *Accessible and high-quality green space*
 - *Accessible by means of active travel and public transport*
 - *Not car dependent*
 - *Minimises the need to travel*
 - *Provides equality of access*
 - *Feels safe and inclusive*
 - *Supports a diverse population*
 - *Good connections*
 - *Convenient access to goods and services*
 - *Promotes physical and mental health and well-being*

4.5 Figure 5 of PPW sets out themes that collectively contribute to placemaking which include; strategic and spatial choices, productive and enterprising places; distinctive and natural places and active and social places. Para. 2.19 states that *"These themes draw together the linkages between planning policies to make it clear how individual components contribute to placemaking."*

4.6 Para 2.21 sets out that sustainable benefits of development should be considered in the decision-making process, assessing social, economic, cultural and environmental considerations.

Design

4.7 Para. 3.3 states: *"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area."*

Development in the Countryside

4.8 Paragraph 3.56 sets out that *"Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area."*

- 4.9 Paragraph 5.6.5 states: *"Local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications."*

Housing

- 4.10 Paragraph 4.2.15 of PPW makes clear that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan.

Technical Advice Notes

- 4.11 Technical Advice Notes (TANs) supplement the policy principles of PPW and add further detail on issues which might affect development potential of the site. TANs which are considered relevant to the proposal and should therefore be given weight are:

TAN	Title
TAN 6	Planning for Sustainable Rural Communities (2010)
TAN 12	Design (2016)

- 4.12 Key provisions of these are outlined below:

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

The following paragraphs of the above document are of relevance:

- Paragraph 3.2.1 states *"When assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms. It should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purposes (although in the case of a tenanted agricultural building, the value in planning terms of the existing use should be taken into consideration) ..."*
- Additionally, paragraph 3.2.3 advises *"If a planning application is submitted for the re-use of a building which the planning authority considers has a significant adverse effect on the landscape in terms of visual amenity, it may be appropriate in connection with any proposed structural changes to impose conditions to secure an improvement in the external appearance of the building."*
- Paragraph 3.5.1 states *"The conversion of buildings which are currently in industrial or commercial use to dwellings may have an adverse impact on the local economy. Where residential conversion is part of a scheme for the re-use of a building or complex of buildings for employment purposes, planning authorities should consider whether to impose a condition requiring the works necessary for the establishment of the enterprise to have been completed before the dwelling is occupied, so as to ensure that the scheme materialises. This may be particularly appropriate in the open countryside. They may also wish to consider whether to impose a condition to tie occupation of the dwelling to the operation of the enterprise, in order to prevent it being sold separately without further application to the authority. Alternatively, they may seek a planning obligation to tie the dwelling to the rest of the building re-use."*

Technical Advice Note 12: Design (2016)

4.13 Detailed guidance on achieving good design is set out within TAN 12. The objectives of good design are set out under the following categories:

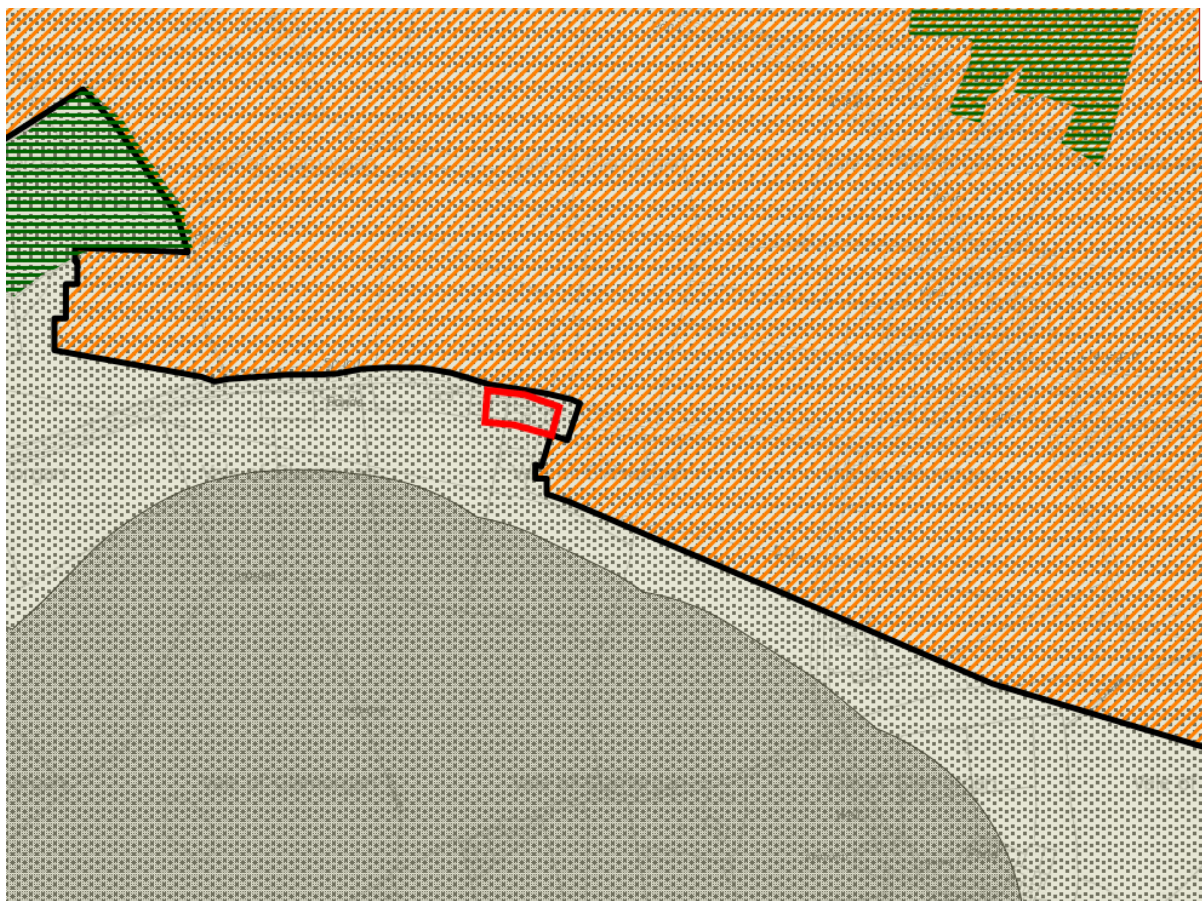
- *Access*
 - Ensuring ease of access for all
- *Movement*
 - Promoting sustainable means of travel
- *Character*
 - Promoting legible development
 - Sustaining or enhancing local character
 - Promoting a successful relationship between public and private space
 - Promoting quality, choice and variety
 - 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



Local Policy Context







Local Development Plan

- 4.14 The current (adopted) Development Plan for the Vale of Glamorgan consists of the Vale of Glamorgan Local Development Plan 2011-2026. This Development Plan was formally adopted by the Council on the 28th June 2017.



LDP Proposals Map Extract

Key:

Limestone Category 2	
Special Landscape Area	
Solar Search Area	
Sites of Importance for Nature Conservation	
Limestone Category 1	
Site	



4.15 The LDP proposals map confirms the site is:

- Located within a Special Landscape Area;
- Located within a Limestone Category 2 designation; and
- Located in close proximity to a Solar Search Area.



LDP Constraints map extract

Key:

Conservation Areas	
Site	

4.16 The LDP Constraints map confirms the site is:

- Under no constraints

4.17 In summary, the LDP Proposals map and LDP Constraints map show the site is contained within a Limestone Category 2 designation, a Special Landscape Area and is outside settlement boundaries.

4.18 Considering the above - along with taking into account other material considerations (refer to section 6), the sites planning history, and the proposal itself - it is expected that the following LDP policies are accordingly relevant to the proposal:

- **Policy SP1:** Delivering the Strategy;
- **Policy SP10:** Built and Natural Environment;
- **Policy MG17:** Special Landscape Areas;
- **Policy MG22:** Development in Mineral Safeguarding Areas;
- **Policy MD1:** Location of New Development;
- **Policy MD2:** Design of New Development;
- **Policy MD11:** Conversion and Renovation of Rural Buildings;

For further information on the LDP policies of relevance to the proposal see **Appendix 1**.

Supplementary Planning Guidance

4.19 The following Supplementary Planning Guidance (SPG) have also been taken into consideration:

- Residential and Householder Development (2018)
- Conversion and Renovation of Rural Buildings (2018)
- Design in the Landscape (2006)

5.0 MATERIAL CONSIDERATIONS

5.1 The key material planning considerations arising from the proposed development (in light of the planning policy context outlined within the preceding section of the Statement) are as follows:

- Principle of Development;
- Design; and
- Highways Impacts.

Principle of Development

Ancillary Nature of Proposed Annexe

- 5.2 As set out in the preceding section of this report the proposal seeks permission for the existing holiday cottage to be used as a residential annexe. The reason for the proposal being put forward is to enable the applicant (EA Davey) to continue residing at the property whilst also enabling her son to continue to do so in the host dwelling. The intention is for both the applicant and her son to benefit from some independence while still relying on the main house for day to day residential functions. The existing cottage is all on one level and this should make life a lot easier as the applicant ages and stairs become more difficult to navigate.
- 5.3 In support of the applicant's intentions for the annexe to remain wholly ancillary to the main dwelling a suitably worded condition (or conditions) would be welcomed. Moreover, and in the event the LPA considered it reasonable and necessary to require a legal agreement for a proposal of this nature, the applicant would be willing to enter into such an agreement – further demonstrating the intention for the annexe to remain ancillary to the main dwelling.
- 5.4 Further to the applicant welcoming appropriate restrictions on the use of the annexe it is pertinent to note that the overall floorspace of the annexe, when compared to that of the host dwelling, remains ancillary as it equates to approximately 27% of the floorspace of the host dwelling. Whilst floorspace ratios is of course not the only 'test' to be applied as to whether a proposals remains ancillary or not it is considered to further demonstrate the genuine nature of this proposal, especially when combined with the Applicants willingness to be subject to any restrictions that remain reasonable, necessary and proportionate to a development of this nature. For ease of reference a visual representation of the 'ancillary' nature of the annexe when its floorspace is compared to the host dwelling is provided below.



- 5.5 In addition to the annexe representing only marginally over a quarter of the floorspace of the host dwelling, the ancillary nature of its use would be further supported by the fact that the existing access to the holiday let will be removed, and the internal boundary fence between the barn and the main dwelling will be removed, so the main dwelling can access the garden to the rear of the annexe, which demonstrates the intrinsic connection between the two buildings.
- 5.6 Further to the above, and whilst it is acknowledged that the LPA must consider each application on its individual merits it is pertinent to note that a review has been taken of previous planning decisions taken by the LPA that relate to residential annexes. Two such decisions are the approvals under application ref. 2017/00646/FUL in relation to 'Lane End' and application ref. 2017/00015/FUL in relation to Ashleigh, Llangan. Whilst these cases have slightly different circumstances they both demonstrate that the LPA has previously accepted annexes which provide either a similar or greater amount of floorspace when compared to the host dwelling, yet the LPA was satisfied that these annexes were indeed ancillary to the normal use and enjoyment of the host dwelling. It is respectfully considered that the same conclusions should be drawn when considering this application.
- 5.7 In addition to the above mentioned examples, the Applicant is aware of a recent approval under application ref. 2019/00386/FUL for *Proposed alterations and extensions to existing farmhouse to provide attached granny annexe* at The Herberts Farmhouse, St. Mary Church. This proposal relates to a site outside of settlement boundaries and approval was given by the LPA for an annexe that was significantly larger in relation to the host property than the subject proposals is. Whilst this was the case the LPA did not raise any concerns in this respect and found as follows:

*Whilst the proposal relates to an annex, the level of accommodation proposed is extensive in relation to the existing dwelling. However, it is being considered as a domestic extension to the dwelling, whilst providing all the facilities for independent living. However the extension is shown to link into the existing house at ground floor level, via the utility room. **In order to ensure that it remains as an annex any planning permission should be conditioned.** (GJP Emphasis)*

- 5.8 As can be seen above the LPA accepted that the proposals must be considered on the basis of what permission was being sought i.e the proposal was for an annexe and should be considered as such with a condition used to restrict it's use. It is considered that the same approach should be taken to the subject application, as although the annexe is physically separate to the main dwelling it would remain intrinsically linked. Moreover the decisions taken in relation to 2017/00646/FUL and 2017/00015/FUL both related to physically separate annexes and as such this in itself should not prove a barrier to the annexe remaining ancillary. Furthermore, and in any event, the applicant has proffered even more onerous conditions and or legal agreements should the LPA require such mechanisms to be put in place.
- 5.9 In light of the justification set out above it is considered the proposal has demonstrated that it would indeed remain ancillary to the normal residential use and enjoyment of the existing host dwelling and it is on this basis that the application should be assessed by the LPA, whereby they have a duty to consider an application for planning permission on its own individual merits. Moreover, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. As demonstrated through this submission it is considered that the use of the existing holiday let as a residential annexe would accord with the Development Plan.

Acceptability of the Change of Use to an Annexe

- 5.10 As demonstrated within the section above it is considered that the application is clearly and unequivocally for a residential annexe which would remain ancillary to the normal use and enjoyment of the existing dwelling at Heol Las Farm. Both the floorspace ratio of the proposed annexe compared to the host dwelling, and the restrictions on use proffered by the Applicant demonstrate that no independent residential use would be established. As such, the proposal should fall to be considered within this specific context as detailed through the paragraphs below.
- 5.11 Policy MD11 of the Vale of Glamorgan Local Development Plan (LDP) controls the conversion and renovation of rural buildings. It states that:

"Proposals for the conversion or renovation of existing rural buildings for rural enterprise, tourism, community or residential use will be acceptable where:

- 1. Conversion of an existing rural building would **not give rise to the need for a replacement building**; and*
- 2. Reuse can be achieved **without substantial reconstruction, extension or alteration** that unacceptably affects the appearance and rural character of the building or its setting;*

Proposals for conversions to residential use will only be permitted where it is demonstrated that;

- 3. The building has been appropriately marketed for other alternative uses such as farm diversification, business, community, tourism, or recreational uses and it has been demonstrated that such alternative uses are not viable; and*
- 4. The location of the building is sustainable in terms of access to local services, public transport and community facilities" (GJP Emphasis)*

- 5.12 As can be seen above, Policy MD 11 sets out a range of criteria that apply to any proposals that seeks to convert a rural building to a rural enterprise, tourism, community or residential use. In this respect whilst the underlying objectives of Policy MD11 remain relevant, it is evident that the policy does not expressly apply to schemes which seek to change the use of a

previously converted rural building from a tourism use to a residential annexe. Whilst the policy text does not specifically recognise such a scenario, it is considered that the key underlying objectives of Policy MD 11, that remain relevant to this proposal, can be summarised as follows:

- The policy seeks to ensure the conversion of a rural building does not result in a need for a replacement dwelling;
- Any required extension or alteration does not affect the appearance and rural character of the building or its setting; and
- Conversion to a residential dwelling is only supported where it has been demonstrated that alternative uses are not viable and the building is in a sustainable location.

5.13 With respect to the objectives of Policy MD11 outlined above, it is evident that the proposal would not result in the need for a replacement agricultural building (as it is already in non agricultural use). Furthermore, the proposal comprises no physical changes to the external and internal structure of the existing building, and only minimal changes to the outside area through the blocking off of the secondary vehicle access. As such, the proposal retains the appearance and rural character of the building and setting.

5.14 Additionally, the proposal does not seek to create a new residential dwelling, but simply seeks to respond to the changing needs of the occupiers of the existing dwelling, and therefore there should not be a requirement to demonstrate that alternative uses are not viable, and the building is in a sustainable location. Notwithstanding this, it is indeed the case that tourism use has already been implemented, and has ultimately proven unviable. Moreover, and notwithstanding the fact that no new dwelling would be created (as evidenced by the applicants commitment to block off the existing independent access to the building, and acceptance of a suitably worded planning condition) when considered in sustainability terms the proposals represents a significant net gain, as the use of the building ancillary to the existing main dwelling (as opposed to a holiday let) would result in a significant material reduction in vehicle trips to and from the site.

5.15 Further to the above, consideration has been given to the supporting text to Policy MD11, as this further articulates the underlying objectives to the policy. With respect to the subject proposals the following extract of the supporting text is considered particularly pertinent:

*"the most common proposals in the Vale of Glamorgan are for the conversion of traditional rural buildings to residential use. **Such proposals can lead to a dispersed pattern of dwellings which generates new and longer trips to settlements and services and also places additional pressure on the Council to provide essential services and facilities often in isolated locations.** Criterion 4 therefore states that residential use will only be acceptable in locations which are sustainable and would not result in the occupiers being overly reliant on the private motor vehicle."* (GJP Emphasis)

5.16 The supporting text included above, and in particular the emboldened text, serves to demonstrate that the underlying reasoning behind the opposition to the creation of new residential dwellings through rural conversion (unless specific policy tests are met) is due to the impacts in relation to undermining spatial planning objectives, additional vehicle movements/ longer trips, and pressure on essential services. In response to these objectives, and as demonstrated throughout this statement, the proposal would not give rise any of the impacts policy MD11 seeks to safeguard against.

5.17 Given the above factors, it is considered that the proposed does not conflict with the objectives of policy MD11 in any way. Moreover, and when considered on a 'first principles' basis, it should be acknowledged that the proposal would actually result in a significant 'de-intensification' of

the existing use, with this resulting in significant sustainability gains, and a net reduction in any potential noise, highways, and infrastructure capacity related impacts compared to the existing consented position. This position appears to have been previously accepted by the LPA through correspondence from a senior LPA officer to the Applicants previous agent which stated:

".....it would be more appropriate for the application to be for the removal/variation of conditions 3/4 and indeed it may be more appropriate for the application to turn the property into an annex to the main house which would overcome possible policy issues"

- 5.18 In addition to the acceptability of the proposals when considered against the criteria of Policy MD11, the development is also deemed to abide by policy MD1, criterion 7 – given it proposes the re-use of an existing building (rather than the erection of an entirely new dwelling). It states development on unallocated sites should *"where possible promote sustainable construction and make beneficial use of previously developed land and buildings."* At its very essence this scheme represents the approach to sustainable development sought at both a National and Local Policy Level, whereby the planning system has an obligation to facilitate and support the adaption and re use of existing buildings where this enables more efficient use of previously developed land and buildings.

Design

- 5.19 From a visual perspective there would be no external changes arising from the proposal and as such no design related impacts, or indeed any harm to rural character would arise. As such, it is considered the development fulfils the visual and character related criterion laid out in policies MG17, MD1, MD2, MD11 and MD12.

Highway Impacts

- 5.20 According to policy MD2, criterion 6, the design of new development should:

"Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree"

- 5.21 As outlined within the principle of development section of this statement, this proposal would reduce any existing impact on highway safety and any potential traffic congestion due to the 'de intensification' of the use, in addition to the removal of the secondary vehicular access. As such, it is considered that the proposals would fully accord with the Highways related policy objectives of the LDP.

6.0 OTHER PLANNING CONSIDERATIONS

Flood Risk

- 6.0 The site is located within a Flood Zone A and is therefore considered to be at little or no risk of fluvial or coastal/ tidal flooding



Flood Risk Development Advice Map extract

Coal Risk

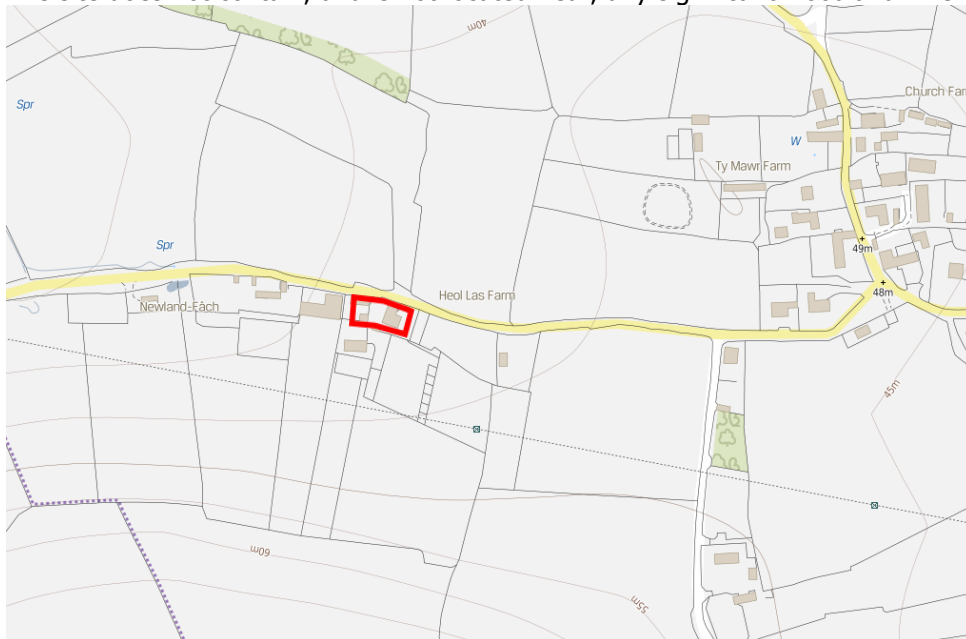
- 6.1 The site is not contained within a coal risk designated area.



Coal Risk Map extract

Ancient Woodland Inventory

- 6.2 The site does not contain, and is not located near, any significant woodland inventories.



Ancient Woodland Inventory Map extract

Heritage

- 6.3 No heritage assets are located within the boundaries of the site. The wider area comprises a scattering of historic artefacts mainly in Llangan.



Historic Wales Map extract

Rights of Way

- 6.4 There is a Public Right of Way that runs through the area, however, this will not be affected by the proposal.



Public Rights of Way Map extract

7.0 SUMMARY AND CONCLUSIONS

- 7.0 The application proposals are considered to accord with planning policies at both the national and local level. In particular, it is considered that there are a number of material considerations in support of the application, which include the following:

- The proposals for the change of use from an independent holiday let to a residential annexe would result in no material harm in terms of design, amenity and highways considerations, and would remain demonstrably subordinate to the existing dwelling;
- The proposals would not give rise to any harm to spatial planning objectives, and would not conflict with policy MD11 of the Adopted LDP; and
- At its very essence the proposal represents the efficient use of an existing building to respond to the needs of the existing occupiers of the main dwelling. Such form of development fully aligns with sustainable development objectives conveyed at both a National and Local policy level.

- 7.1 Accordingly, it is therefore considered that the proposed development is acceptable, and we would respectfully request that the application be approved.

APPENDIX 1- THE VALE OF GLAMORGAN LDP	
Policy SP1 – Delivering the Strategy	<p>The strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coast and manage important environmental assets. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Providing a range and choice of housing to meet the needs of all sectors of the community; 2. Promoting a range of employment sites intended to meet the needs of the Vale of Glamorgan and the wider capital region; 3. Reinforcing the role of Barry, service centre settlements and primary settlements as providers of cultural, commercial and community services; 4. Promoting sustainable transport; 5. Delivering key infrastructure linked to the impacts of development; 6. Protecting and enhancing the built, natural and coastal environment;
Policy SP10 – Built and Natural Environment	<p>Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:</p> <ol style="list-style-type: none"> 1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings; 2. Historic landscapes, parks and gardens; 3. Special landscape areas; 4. The Glamorgan Heritage Coast; 5. Sites designated for their local, national and European nature conservation importance; and 6. Important archaeological and geological features.
Policy MG17 – Special Landscape Areas	<p>The following areas are designated as special landscape areas:</p> <ol style="list-style-type: none"> 1. Castle Upon Alun;

	<ol style="list-style-type: none"> 2. Upper & Lower Thaw Valley; 3. Ely Valley & ridge slopes; 4. Nant Llancarfan; 5. Dyffryn basin & ridge slopes; 6. Cwrt-yr-Ala basin. <p>Within the special landscape areas identified above, development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.</p>
Policy MG22 – Development in Mineral Safeguarding Areas	<p>Known mineral resources of sandstone, sand and gravel and limestone are safeguarded as shown on the proposals map. New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:</p> <ol style="list-style-type: none"> 1. Any reserves of minerals can be economically extracted prior to the commencement of the development; 2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or 3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or 4. The resource in question is of poor quality / quantity.
Policy MD1 – Location of New Development	<p>New development on unallocated sites should:</p> <ol style="list-style-type: none"> 1. Have no unacceptable impact on the countryside; 2. Reinforce the role and function of the key settlement of Barry, the service centre settlements, primary settlements or minor rural settlements as key providers of commercial, community and healthcare facilities; 3. Where appropriate promote new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan; 4. In the case of residential development, support the delivery of affordable housing in areas of identified need; 5. Have access to or promote the use of sustainable modes of transport; 6. Benefit from existing infrastructure provision or where necessary make provision for new infrastructure without any unacceptable effect on the natural or built environment; 7. Where possible promote sustainable construction and make beneficial use of previously developed land and buildings; 8. Provide a positive context for the management of the water environment by avoiding areas of flood risk in accordance with the sequential approach set out in national policy and safeguard water resources; and 9. Have no unacceptable impact on the best and most versatile agricultural land.
Policy MD2 – Design of New Development	<p>In order to create high quality, healthy, sustainable and locally distinct places development proposals should:</p> <ol style="list-style-type: none"> 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest; 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density; 3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions; 4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should 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. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree; 7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities; 8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance; 9. Provide public open space, private amenity space and car parking in accordance with the council's standards; 10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests; 11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and

	<p>12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change</p>
Policy MD11 – Conversion and Renovation of Rural Buildings	<p>Proposals for the conversion or renovation of existing rural buildings for rural enterprise, tourism, community or residential use will be acceptable where:</p> <ol style="list-style-type: none"> 1. Conversion of an existing rural building would not give rise to the need for a replacement building; and 2. Reuse can be achieved without substantial reconstruction, extension or alteration that unacceptably affects the appearance and rural character of the building or its setting; <p>Proposals for conversions to residential use will only be permitted where it is demonstrated that;</p> <ol style="list-style-type: none"> 3. The building has been appropriately marketed for other alternative uses such as farm diversification, business, community, tourism, or recreational uses and it has been demonstrated that such alternative uses are not viable; and 4. The location of the building is sustainable in terms of access to local services, public transport and community facilities
Policy MD12 – Dwellings in the Countryside	<p>Proposals for the replacement of an existing dwelling in the countryside will be permitted where</p> <ol style="list-style-type: none"> 1. The dwelling has an established lawful residential use; 2. It would not result in the loss of a dwelling which contributes significantly to the rural character of the area, unless it can first be demonstrated that the building is structurally unsound and repairs are economically unviable or existing physical or environmental site constraints restrict the ability to appropriately extend the existing property; 3. The replacement dwelling would, by reason of its scale, siting, design, materials, landscaping and external appearance, be compatible with the surrounding built and natural environment and have no materially greater impact on the landscape; and 4. The proposal does not necessitate an unacceptable extension to the residential curtilage. <p>Extensions to dwellings in the countryside will be permitted if the dwelling as extended:</p> <ol style="list-style-type: none"> 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.

