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Planning Statement

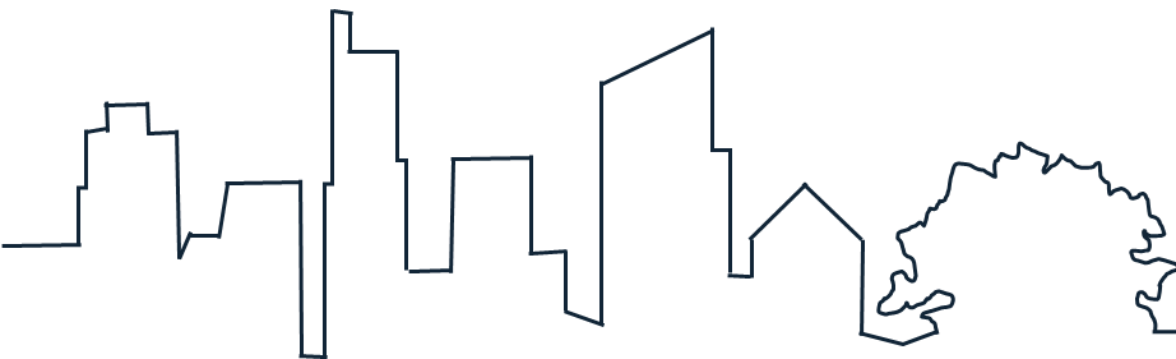
Land adjacent to Littlemoor Farm,
Llysworney, Cowbridge, Vale of
Glamorgan, CF71 7NQ

JUNE 2023

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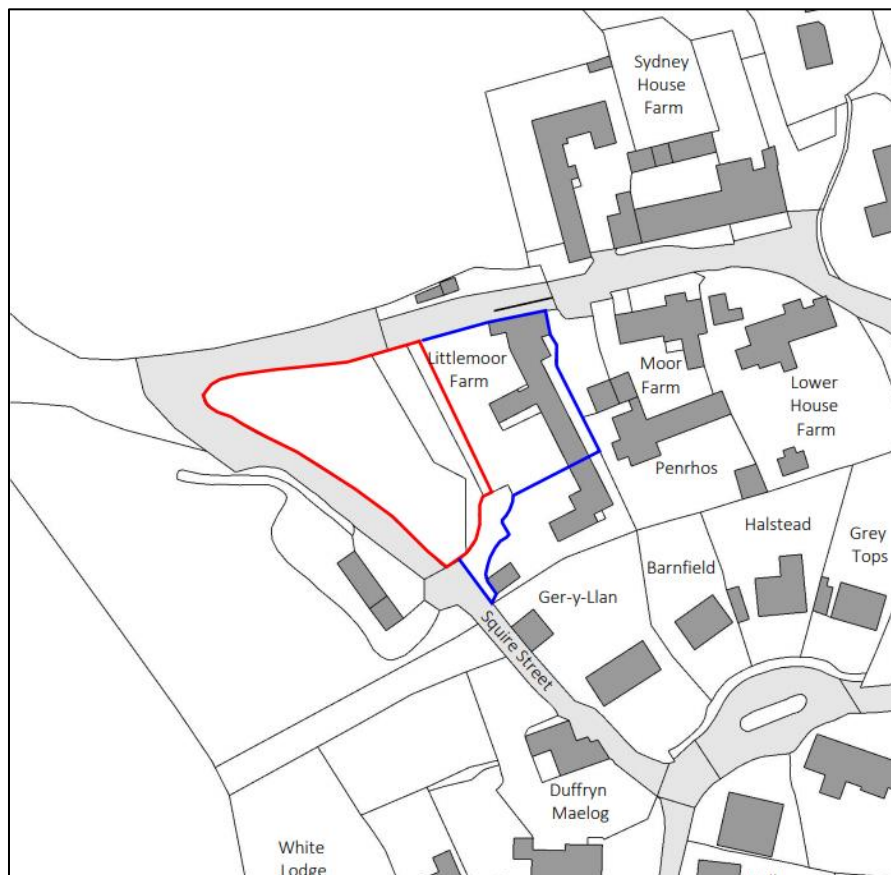
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I INTRODUCTION

- I.1 Walsingham Planning has been instructed by Mr Paul Booth (the applicant) to submit an application for planning permission for the erection of a single dwelling house, single-storey detached garage, landscaping, and associated works on land adjacent to Littlemoor Farm, Llysworney, Cowbridge, CF71 7NQ.
- I.2 The application follows refusal of planning application 2021/01242/FUL which was issued on 9th June 2022 after being determined at Planning Committee. This revised application seeks to address the reasons for refusal set out in the Decision Notice.
- I.3 A proactive and collaborative approach with the council has been pursued, with two rounds of pre-application advice having been conducted prior to the submission of the initial application (2021/01242/FUL). The first round of pre-app took place in April 2020 and the second in January 2021; significant changes to the scheme were implemented following Officer's advice on both occasions.
- I.4 This statement will describe the site and its surroundings, document the site's planning history, and assess the proposals against relevant planning policy and Planning Policy Wales (PPW). It is intended to be read in conjunction with the Oakwrights' detailed drawing set and Design & Access Statement, Forum Heritage Services' Heritage Statement, Wildwood Ecology's Preliminary Ecological Appraisal (PEA), and LandArb Solutions' Arboricultural Impact Assessment (AIA).
- I.5 It is concluded that the proposal represents development in a suitable location, demonstrates a limited impact on the Conservation Area with appropriate mitigation measures implemented, and is compatible with the character and appearance of the wider rural area. The proposed development complies with Development Plan policies and the PPW. A recommendation for approval is therefore appropriate.

2 SITE AND SURROUNDINGS

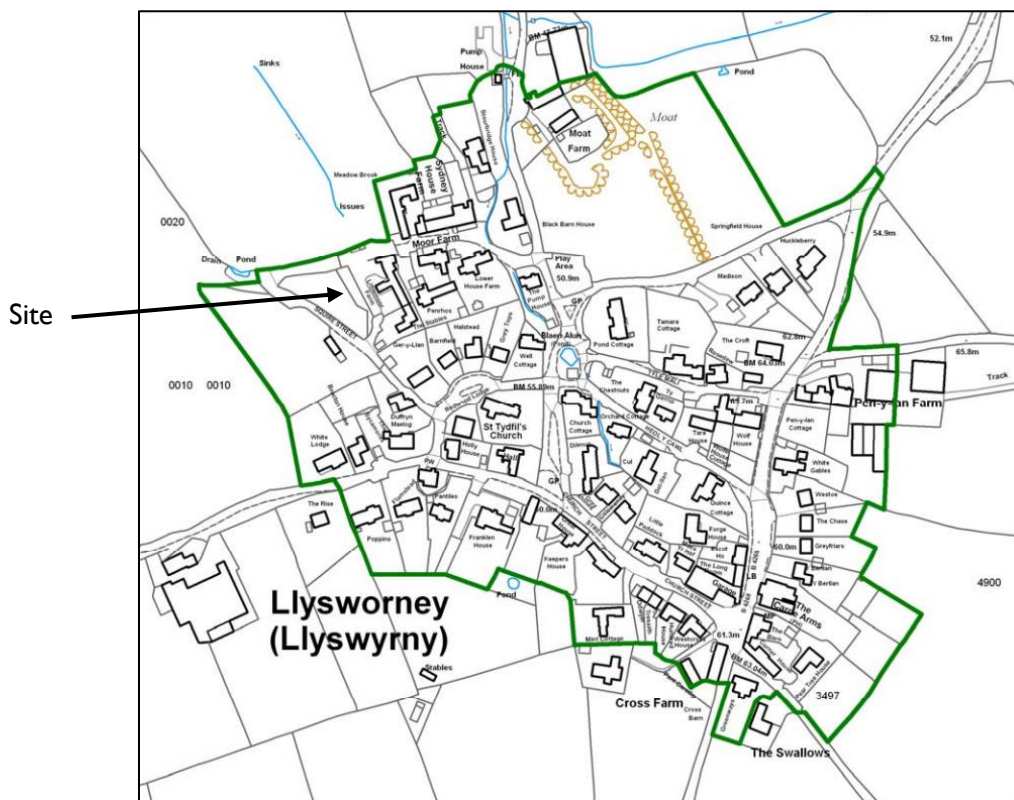
- 2.1 The application site (outlined in red below) forms part of the existing residential curtilage of Littlemoor Farm, a residential dwelling on the northwest edge of Llysworney. The site has been historically used as the garden of Littlemoor Farm, there are no existing permanent or temporary structures on the parcel of land.



Existing Site Plan

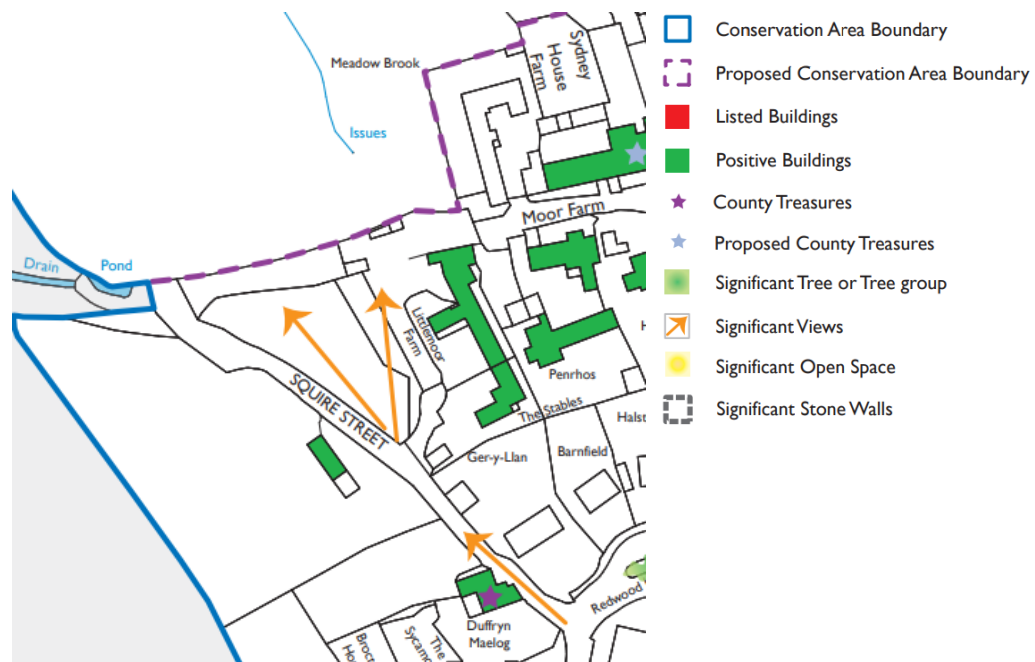
- 2.2 The site is accessed from the northeast via the unnamed lane running east past Moor Farm and Littlemoor Farm and/or from the southeast, via Squire Street. The main vehicular access will be via the existing gate at the southern corner of the plot, ensuring no change to the character of the area.
- 2.3 The site is a triangular piece of land is approximately 0.13 hectares in size and is bounded by the unnamed lane to the north, Squire Street to the southwest and Littlemoor Farm to the east. Mature hedgerows run along the perimeter of the site.

- 2.4 The application site lies within the Settlement Boundary of Llysworney as identified within the *Local Development Plan 2011-2026: Adopted Proposals Map* (June 2017).
- 2.5 The site does not fall within the Green Belt, a Green Wedge or an Area of Outstanding Natural Beauty (AONB).
- 2.6 The site is at very low risk (<0.1% chance each year) of flooding from rivers, the sea, and surface water and small watercourses.
- 2.7 There are no Tree Preservation Order's (TPO's) on site or within its immediate vicinity.
- 2.8 There are a number of listed and locally listed buildings in Llysworney, none of which will be impacted by the proposed development.
- 2.9 The site is within the Llysworney Conservation Area, the boundary of which is shown below.



Llysworney Conservation Area

- 2.10 The farmhouse and former agricultural buildings of Littlemoor Farm have been identified as 'positive buildings' within the Llysworney Conservation Area Appraisal and Management Plan (CAAMP). 'Significant views' looking across the site from Squire Street are also identified. These are shown on the below.



Llysworney Conservation Area - Townscape Appraisal Map

Planning History

- 2.11 Application LPA ref: 1989/00268/OUT, for “One detached bungalow” on Land opposite Shire Hall, Squire Street, Llysworney was refused in May 1989.
- 2.12 Application LPA ref: 2007/01102/LAW, for “Infilling of veranda area of property” at Little Moor Farm, Llysworney was granted in September 2007.
- 2.13 As set out in Section 1, application LPA ref 2021/01242/FUL for “Erection of a detached dwelling; detached garage with first floor accommodation; landscaping; and associated works” was refused in June 2022.

The Decision Notice set out 3 reasons for refusal. These are as follows:

“1. Having regard to the Council’s duties under Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the development would harm the character and appearance of the Llysworney Conservation Area by reason of its size, scale, urbanising effect and the significant disruption of a significant view. It is therefore contrary to Policies SPI - Delivering the Strategy, criterion 1 of

SP10 - Built and Natural Environment, criteria 1, 2 and 10 of MD2 - Design of New Development, criteria 3 and 4 of MD5 - Development within Settlement Boundaries and criterion 1 of MD8 - Historic Environment of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; as well as the advice and guidance contained in Planning Policy Wales (11th ed.) and TAN12 - Design.

2. The proposals would result in the unnecessary loss of a significant number of trees which have biodiversity and habitat value, climate benefits, and contribute positively to local amenity and the character and verdant setting of the Llysworney Conservation Area. The development is therefore contrary to Policies SP1 - Delivering the Strategy, criterion 1 of SP10 - Built and Natural Environment, criteria 10 of MD2 - Design of New Development, criteria 3 and 4 MD5 - Development within Settlement Boundaries and Policy MD9 – Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; as well as the advice and guidance contained in Planning Policy Wales (11th ed.) and TAN12 - Design.

3. In the absence of a Section 106 agreement, adequate provision for affordable housing has not been secured, contrary to policies MD4 (Community Infrastructure and Planning Obligations) and MG4 (Affordable Housing) of the LDP and the Council's Affordable Housing SPG.”

2.14 (NB. Shire Hall is the former name of Little Moor Farm, now known as Littlemoor Farm.)

3 PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the erection of a single dwelling house, single-storey detached garage, landscaping, and associated works on land adjacent to Littlemoor Farm, Llysworney, Cowbridge, CF71 7NQ.

Revised proposal

- 3.2 Prior to the initial submission, the scheme was evolved throughout two rounds of pre-application in April 2020 and January 2021.
- 3.3 The proposed development has been revised to address the reasons for refusal outlined in the initial scheme (2021/01242/FUL). Specifically in response to point 1) the design, scale and location of the proposed development has been revised to respond better to its immediate context and ensure no harm is caused to the 'special architectural or historic interest' of the designated heritage asset, the Llysworney Conservation Area.

Design

- 3.4 Following refusal of the previous scheme, a substantially revised proposal for a single dwelling has been developed. A single-storey garage replaces the cart-lodge with accommodation above and has been re-located close to the south-western boundary of the site.



Proposed Site Plan

- 3.5 The design of the proposed dwelling has been revised so that it presents an agricultural form, the building having a barn-like scale, and a stronger vernacular character than the previous proposal with walls of natural stone and render under a gabled slate roof. Attached to the south-east gable is a single-storey lean-to structure with a mono pitched slate roof.



Proposed West Elevation

- 3.6 Openings to the principal west elevation are generally bold and non-domestic in their form. The revised design contrasts with the refused scheme which was more complicated in both form and detail.
- 3.7 The overall appearance draws inspiration from agricultural structures, deliberately eschewing dormers and presenting a clean roofline adorned only with uncomplicated gable features and a small number of conservation-style roof lights.
- 3.8 The position of the proposed house has been moved slightly further north but remains on the eastern boundary of the plot, considering the views across the garden of Littlemoor Farm. The proposed linear form contrasts with the L-plan building of the previous proposal meaning that it presents a smaller mass as seen from Squire Street to the south. The proposed building will now be barely visible in views from the gateway, maintaining the sight-lines that run across the site.
- 3.9 The primary structure of the home will be a bespoke Green Oak Frame, the robust system will age with the property and produce unique character.
- 3.10 The dwelling follows the form of a simple storey-and-a-half cottage, a scale appropriate to its immediate surroundings, including the adjacent Littlemoor Farm building, and accords with the wider context.

- 3.11 Further detail is provided in the submitted Design & Access Statement and drawing set which supports this revised application.

Trees and hedgerow

- 3.12 It is proposed that 7 trees will be removed to enable development, 2 of which have been graded as 'Category U' and are unsuitable for retention. 14 new trees are proposed to be planted across the site in order to mitigate against tree loss. This accords with the Council's Trees, Woodlands, Hedgerows and Development SPG (2018) which states that "*the Council will encourage a similar 2:1 replanting ratio wherever possible.*"
- 3.13 Whilst any tree loss is regrettable, all apart from one tree are category C or U trees in no better than fair condition. Positioning the house on the eastern edge of the plot is necessary in order to maintain views across the site from the south.
- 3.14 The relocation of the garage allows the retention of trees to the southern part of the site which provides screening for the proposed house. The revised proposal reduces the quantum of tree loss, most of which are of limited value in terms of character and appearance of the conservation area.
- 3.15 Existing hedgerow on the western and northern boundary will be retained and enhanced.
- 3.16 New compensatory and native planting will enhance the overall biodiversity of the site.
- 3.17 The application is supported by a Tree Retention and Loss Plan, Planting Plan, and Arboricultural Report (including impact assessment).

Access

- 3.18 Access to the site will be via the existing gate on to Squire Street at the south-eastern corner of the site. Pedestrian access in the northeast corner of the site is to be retained.

4 PLANNING POLICY

- 4.1 This section of the Statement sets out the relevant planning policies at national level and at Development Plan level, as well as any other documents which are material planning considerations.
- 4.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach relating to Conservation Areas. Section 72 requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The duty is therefore for the LPA to exercise its judgement and consider many (sometimes) conflicting issues to decide whether planning permission should be granted. This will mean examining the Development Plan as a whole and taking material considerations which apply to the proposal into account. These must be properly considered otherwise the decision of whether or not to grant permission may be unlawful. This process is often termed the “Planning Balance”.
- 4.4 In this case, the Vale of Glamorgan Local Development Plan (LDP) 2011-2026 forms the local authority level tier of the development plan framework. This was formally adopted in June 2017.
- 4.5 At national level ‘Future Wales: The National Plan 2040’ is the national development plan and is of relevance in the determination of this planning application. National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (PPW) is also of relevance.
- 4.6 Vale of Glamorgan Council are in the early stages of producing a new Local Development Plan to replace the existing adopted LDP. It carries no weight at present.

The Development Plan

Vale of Glamorgan Local Development Plan (LDP) 2011-2026

- 4.7 The LDP contains many policies covering all aspects of development within the Vale of Glamorgan. The key policies considered to be of most relevance to the proposed development are summarised below.

- 4.8 Policy SPI sets out how the LDP Strategy will be delivered. One of the ways this will be achieved is by “*providing a range and choice of housing to meet the needs of all sectors of the community*”.
- 4.9 Policy SP3 relates to residential requirement, it states that “in order to meet the identified residential requirement, land is made available in sustainable locations for the provision of 9,460 new residential units up to 2026.”
- 4.10 Affordable housing provision is covered in Policy SP4, it sets out that 3,252 affordable residential units should be provided in the Vale of Glamorgan, over the plan period.
- 4.11 Policy SPI0 ‘Built and Natural Environment’, states that “*development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:*
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.”*
- 4.12 Policy MGI sets out how housing supply in the Vale will be met. This includes but is not limited to “small sites, including infill, the conversion of suitable buildings and subdivision of existing dwellings.”
- 4.13 Policy MG4 sets out the affordable housing requirements for residential developments in the Vale. It is considered that relevant levels for this scheme is as follows: “*40% affordable housing on residential developments resulting in a net gain of 1 dwelling or more in... the minor rural settlements.*” It goes on to state that “*the provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.*”
- 4.14 Policy MGI7 sets out that in special landscape area, development will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.

4.15 Policy MD1 relates to the location of new development, it states that “*new development on unallocated sites should:*

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.”*

4.16 Policy MD2 seeks to ensure that the design of new development will help “*create high quality, healthy, sustainable and locally distinct places*”, the policy goes on to list what new proposals should do in order to achieve this. Amongst many other requirement, it sets out that the design should be of high standard, respond appropriately to local context, have no unacceptable highway impact, and safeguard amenity.

4.17 Policy MD4 concerns community infrastructure and planning obligations.

4.18 Policy MD5 ‘development within settlement boundaries’, sets out that new development within these boundaries, as identified in the LDP, “*will be permitted where the proposed development:*

1. *Makes efficient use of land or buildings;*
2. *Would not prejudice the delivery of an allocated development site;*

3. *Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;*
4. *The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;*
5. *Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;*
6. *Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and*
7. *Makes appropriate provision for community infrastructure to meet the needs of future occupiers.”*

4.19 Housing densities is covered in Policy MD6, it states that “*in minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required.*” The policy goes on to set out the circumstances where lower density levels may be permitted.

4.20 Policy MD7 requires that “*development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and or the natural environment from either*”.

4.21 Policy MD8 relates to the historic environment, it sets out that proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan. In conservation areas, “*development proposals must preserve or enhance the character or appearance of the area*”.

4.22 Policy MD9 deals with promoting diversity, it states that:

“new development proposals will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:

1. *The need for the development clearly outweighs the biodiversity value of the site; and;*
2. *The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.”*

Supplementary Planning Guidance

4.23 In addition to the LDP, the following SPG are relevant:

- Affordable Housing (2022)
- Biodiversity and Development (2018)
- Conservation Areas in the Rural Vale
- Parking Standards (2019)
- Planning Obligations (2018)
- Residential and Householder Development (2018)
- Trees, Woodlands, Hedgerows and Development (2018)
- Llysworney Conservation Area Appraisal and Management Plan

4.24 The Llysworney Conservation Area Appraisal and Management Plan states that development proposals will be judged for their effect on the area's character and appearance as identified in the Llysworney Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.

Future Wales: The National Plan 2040

4.25 First published in February 2021, the document is the national development plan, providing a strategic direction for all scale of planning and sets out policies and key issues to be considered in the planning decision making process.

Planning Policy Wales

4.26 Planning Policy Wales (Edition 11, 2021) (PPW) seeks to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, and cultural well-being of Wales.

4.27 Paragraph 1.3 of the PPW sets the context for managing new development. It states that development management *“must be undertaken in the spirit of partnership and inclusiveness (using the five ways of working) and supports the delivery of key priorities and outcomes (contributing to improving the social, economic, environmental and cultural well-being).”*

4.28 Section 2 puts emphasis on achieving well-being through placemaking. It highlights that sustainable places are the goal of the land use planning system in Wales and that *“development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

- 4.29 In figure 4, PPW sets out the five key planning principles against which development proposal should be assessed, in order to achieve the right development in the right place:
- Growing the economy in a sustainable manner;
 - Making the best use of resources;
 - Facilitating accessible and healthy environments;
 - Creating and sustaining communities; and
 - Maximising environmental protection and limiting environmental impact
- 4.30 Sustainable placemaking is at the heart of the PPW, figure 6 identifies four key themes that collectively contribute to placemaking: strategic and spatial choices; active and social places; distinctive and natural places; productive and enterprising places.
- 4.31 Figure 7 details how the PPW must be used for development proposals. Stage 1 should assess the proposal against the ‘Strategic and Spatial Choices’. Stage 2 should assess the detailed impact and contribution the proposal will make to ‘Active and Social Places’, ‘Productive and Enterprising Places’ and ‘Distinctive and Natural Places’. It is considered that taking this approach will result in a proposal which contributes to the sustaining of or creation of sustainable places and which delivers on the national sustainable placemaking outcomes.
- 4.32 Paragraphs 2.27 to 2.29 are concerned with ensuring the sustainable benefits of development are fully assessed against social, economic, cultural and environmental considerations.
- 4.33 Section 3 ‘Strategic and Spatial Choices’ highlights the importance of the good design and the location of new development in ensuring the creation of a sustainable place.
- 4.34 Paragraph 3.4 sets out 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.
- 4.35 Paragraph 3.9 states that special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.
- 4.36 Paragraph 3.10 focuses on areas that are recognised for the particular landscape, townscape, cultural or historic character and value. In these areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.

- 4.37 Paragraph 3.17 advises that Design and Access Statements should deal with all relevant aspects of design throughout the process and the life of the development, clearly stating the design principles and concepts adopted and include illustrative material in diagrams, plans, elevations and sections where relevant.
- 4.38 Paragraph 3.39 sets out the considerations for placemaking in rural areas.
- 4.39 Paragraph 3.55 clearly sets out that previously developed should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.
- 4.40 On page 37 of the PPW, it states “*previously developed (also known as brownfield) land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included*”

Note 1 says:

“The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site will also be defined as previously-developed”

- 4.41 Section 4 of the PPW relates to active and social places. Paragraph 4.2.17 seeks to ensure that the use of suitable previously developed and underutilised land is maximised for housing development. This in turn can assist regeneration and at the same time relieve pressure for development on greenfield sites.
- 4.42 Section 6 is concerned with the distinctive and natural places. Paragraph 6.1.6 sets out Welsh Government’s objectives for the historic environment. Within this, it sets out that objectives will seek to preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- 4.43 Paragraph 6.1.9 states that “*any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.*”
- 4.44 Paragraph 6.1.14 states that “*there should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive*

management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.”

- 4.45 Paragraph 6.1.15 sets out that there is a strong presumption against the granting of developments which damage the character and appearance of a conservation area or its setting to an unacceptable level.
- 4.46 Paragraph 6.1.17 highlights the important role that the planning system has to play in protecting, conserving, and enhancing the significance of heritage assets.
- 4.47 Paragraph 6.4.24 sets out the importance of trees, woodlands and hedgerows and their valuable wider contributions to landscape character, sense of place, air quality, recreation and local climate moderation.
- 4.48 Paragraph 6.4.25 sets out that *“Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.”* It goes on to state that where trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.

Technical Advice Notes

Technical Advice Note 12 – Design (2016)

- 4.49 TAN 12 promotes a collaborative, creative, inclusive approach to good design. A holistic approach to design is advocated.
- 4.50 Paragraph 5.5.2 sets out that good design will almost always be dependent on working within the natural constraints and the historic character of the landscape and that this should be the starting point from which the design of development evolves.
- 4.51 Paragraph 5.5.5 goes on to state that It is important that the qualities of the urban landscape (townscape) are appreciated and considered in the design of development.
- 4.52 Paragraph 5.6.2 sets out that in areas recognised for their historic value (such as conservation areas), the objective of sustaining character is particularly important.

Technical Advice Note 24 – The Historic Environment (2017)

- 4.53 Paragraph 1.26 states that it is the applicant's responsibility to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings.
- 4.54 Paragraph 6.6 sets out that local development plans should make clear that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document.
- 4.55 Paragraph 6.6 goes on to detail that proposals which include the provision of one or more dwelling in a conservation area will require the submission of a design and access statement.

Community Infrastructure Levy

- 4.56 Vale of Glamorgan Council have not formally adopted a CIL Charging Schedule.
- 4.57 This is a self-build project and therefore the applicant will follow the procedure set out in the Council's Affordable Housing SPG, to benefit from the exemption.

5 PLANNING ASSESSMENT

Principle of development

- 5.1 The site is located within the settlement boundary of Llysworney as identified within the LDP. Policy MD5 permits new residential development within settlement boundaries, subject to several criteria listed in the policy. These and other relevant policies and considerations are discussed below.
- 5.2 Given that the immediate surroundings are residential, the proposed development will continue to reflect the prevailing type of local development.
- 5.3 Planning Policy Wales (Edition 11, 2021) states that previously developed land (PDL) is that which is or was occupied by a permanent structure; and that all of the land within the curtilage of the site will be defined as previously-developed. Paragraph 3.55 of the PPW sets out that in settlements, PDL should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.

Limited infilling

- 5.4 Policy MG1 sets out that small sites, such as this, will help meet the housing supply in the Vale.
- 5.5 The proposed dwelling will have a single-store garage building located close to the south-western boundary of the site. The proposals are well-contained within the site between the existing Littlemoor Farm property and Squire Street.
- 5.6 Infill sites within settlements can accommodate new development over and above sites allocated in MG2 of the LDP, making an important contribution to the housing land bank and the objectives set out in the LDP.
- 5.7 The proposal will not extend beyond the existing residential boundary, with the western and northern boundary of the site screened by existing vegetation, which will be unaffected. A small material change will be made to the southern boundary of the site with the installation of new timber five-bar gates. A new 1.8m timber vertical board-on-board fence is proposed along the eastern boundary of the site.
- 5.8 By virtue of the proposal being a modestly sized single dwelling and single-storey detached garage, this level of infilling is considered entirely appropriate for its location.



Aerial image showing existing built development

Brownfield development

- 5.9 As mentioned in paragraph 5.3 of this report, based on PPW's definition of 'previously developed land' (brownfield land), the curtilage of developed land is considered to brownfield land. As such, the proposal site benefits from national policies support for appropriate development on these sites.

Housing Land Supply

- 5.10 Whilst it is understood that the requirement for local authorities to be able to demonstrate a five-year land supply in Wales has been removed, Policy SP3 in the LDP states that land needs to be made available in sustainable locations for the provision of 9,460 new residential units in the Vale up to 2026.
- 5.11 It is considered that minimum new housing numbers should not be treated as a ceiling for residential development. Small residential schemes can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

- 5.12 Paragraph 6.9 and associated table of the LDP reaffirms this, by setting out that development of small sites (less than 10 dwellings) will contribute approximately 861 dwellings out of the projected requirement up to 2026; a significant proportion.

Landscaping

- 5.13 Greater attention has been paid to the landscaping of the proposed scheme in relation to the entrance gate and drive into the property. Instead of creating a formal driveway, the access will be formed as a track with gravelled wheel tracks and a central grass strip, providing a softer and more rural appearance.
- 5.14 Proposed patio and landscaping will level the site and reduce the existing ground levels by circa 600mm in order to level the site and reduce the visual impact of the proposed dwelling.
- 5.15 Landscaping has been indicatively drawn on the submitted drawings to complement the existing boundaries and to shelter the development ensuring it has minimal impact on the surroundings. A new 1.8m wooden fence on the eastern boundary is proposed, with the intention of being read as a semi-permeable rural fixture, whilst creating separation and a privacy from the existing Littlemoor Farm dwelling.
- 5.16 Existing landscaping will be retained wherever possible with new compensatory and native planting introduced to enhance the site's biodiversity and minimise localised impacts, ensuring no harm to the character of the wider SLA in accordance with LDP policy MG17.

Neighbouring amenity

- 5.17 The scheme has been designed to minimise any potential impact on the amenity of occupiers of Littlemoor Farm and The Stables.
- 5.18 The one and half storey design incorporates conservation style rooflights to the eastern elevation to ensure no loss of privacy or issues of overlooking towards Littlemoor Farm.

Design

- 5.19 National policy sets out that meeting the objectives of good design should be applied to all development proposals, this is reflected in policies MD2 and MD5 of the LDP. It is considered that the proposal meets the criteria set out in both national and local policy

- 5.20 The design of the proposed house utilising an agricultural form and scale, relating to the relationship of the site to Moor Farm, represents an appropriate approach to the development of this site.
- 5.21 The revised design in contrast to the refused scheme which was more complicated in both form and detail. The current proposals avoid features such as dormer windows and chimneys.
- 5.22 The design of the proposed house has been revised so that it presents an agricultural form, the building having a barn-like scale, and a stronger vernacular character than the previous proposal with walls of natural stone and render under a gabled slate roof.
- 5.23 The material palette is considered to respect the local vernacular and the character of the traditional buildings within the conservation area.
- 5.24 The design of the proposed development has been revised to respond better to its immediate context, having a more agricultural form and scale rather than domestic which preserves the character of this north-western part of the village where there are former farmstead groups.

Heritage Impact

- 5.25 This revised application follows a previous application that was refused, partly on the grounds of harm to the character and appearance of Llysworney Conservation Area.
- 5.26 The CAAMP identifies a number of ‘significant views’ within the conservation area. The CAAMP identifies two significant views from the gateway at the site’s southern boundary into the garden area of Littlemoor Farm. These views are identified as being significant due to the view beyond the landscape beyond the conservation area.
- 5.27 As set out in the accompanying Heritage Statement, both these views are taken from private land as the boundary of Littlemoor Farm extends beyond the hedge/gate southwards to the include the drive to the property – to identify a identify a significant view which is not an intentional or designed view in this context is poor practice.
- 5.28 The Heritage Statement sets out why these ‘significant views’ cannot reasonably argued as such in terms of the character and appearance of the conservation area and would be better described as sight-lines. Both sight-lines are restricted and blocked by bushes and trees; the views simply look into a private residential curtilage where there is minimal ability to look out to the landscape beyond. It is considered that these views do not contribute to the special architectural or historic interest of the conservation area.

- 5.29 The view across the application site at present is **significantly** different to the picture included in the CAAMP, as is illustrated below.



Screenshot of CAAMP photo



Site photo taken from Squire Street May 2023

- 5.30 The revised scheme has considered the views across the garden area of Littlemoor Farm, setting the proposed house back into the plot on the eastern boundary. The linear form of proposed house means that the building is barely visible when viewed from the gate to the south, the limited sight-lines that run across the site are maintained, and the site remains relatively open.
- 5.31 The improvement in the appearance of the development as seen through the gateway compared to the previous application is assisted by the relocation of the proposed garage.
- 5.32 The proposed development site is a private garden area associated with largely modern buildings that replaced historic farm buildings associated with Moor Farm to the east. The garden area is largely screened by mature hedges apart from a gateway in the south boundary which allows glimpsed views into the lawned area from Squire Street. The site itself is considered to make little contribution to the significance of the conservation area.
- 5.33 It is considered that the proposed development will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset, the Llysworney Conservation Area, in accordance with policy MG8 of the LDP.
- 5.34 Further information is set out in the supporting Heritage Statement.

Scale and height

- 5.35 The proposal looks to provide a new adaptable, energy and ecologically sound dwelling. The design of the one-and-a-half storey cottage optimises the utilisation of space, and considers the future needs of occupiers.

- 5.36 Concerns were raised in the previous scheme over the scale of the proposed building in relation to the predominantly single-storey buildings of Littlemoor Farm. The proposed dwelling is slightly taller than the rebuilt range of Littlemoor Farm, but this is of minimal relevance in terms of its impact on a farmstead character in this corner of the village, and as such will not harm the character and appearance of the conservation area.
- 5.37 Street scene views in the form of scale elevations and perspective views comprise part of the application package, visually demonstrating that the design sits harmoniously and comfortably in the setting of Squire Street and respects neighbouring development.
- 5.38 The proposal makes efficient use of land as is required in policy MD5 of the LDP.

Parking and highway safety

- 5.39 The Parking Standards SPG indicates a maximum parking requirement for one space per bedroom (maximum requirement 3 spaces). The proposed development would provide for sufficient parking and turning space within its curtilage; negating the need for vehicles to reverse out on to Squire Street.
- 5.40 Whilst the dwelling would likely result in the need to use a private car to access facilities and services, the likely traffic generation from a single dwelling would be minimal. This is not unexpected in a rural area or harmful to a level that would render the proposed development unacceptable.
- 5.41 Due to the size and nature of this proposal, it is considered that a submission of transport statement or assessment is not necessary. The level of traffic generated from movements associated with the new dwelling would not be of significance.
- 5.42 Vehicle speeds entering and exiting the site will be very low, and it is considered that visibility for all highway users at the point of egress is acceptable. Vehicles do not typically travel beyond the site to the north via Squire Street. Vehicles associated with properties in the northern part of the village enter and leave the village from the east.
- 5.43 The site would be accessed via the existing gate on to Squire Street, at the southeast corner of the plot, with new timber five-bar gates at the access point being proposed. The existing pedestrian access at the northeast corner of the site is to be retained.

- 5.44 During the course of the initial application, it was demonstrated to, and agreed by the Planning Officer that safe access can be achieved from the gate on the southern boundary, noting the local context where vehicle speeds are lower than 20mph.

Trees

- 5.45 For further information and discussion on trees, please refer to the Arboricultural Statement submitted in support of this application.

Ecology

- 5.46 A Preliminary Ecological Appraisal (PEA) accompanies this application. The report finds that no further survey work is required in relation to hazel dormouse's, great crested newts (and other amphibians/reptiles), hedgehogs, and European badgers.
- 5.47 The report recommends that the existing hedgerow (priority habitat) along the site's western and northern boundaries are retained and improved with native species planting.
- 5.48 Existing trees and hedgerow on site that provide dark corridors for bats would remain intact and functional. Trees scheduled to be removed are of minimal use for commuting and foraging bats.
- 5.49 Trees intended for removal are suitable for nesting birds and therefore it is proposed to mitigate the loss of these trees with 14 new trees planted, 2 of which are recommended to be of heavy standard, to gain more immediate biodiversity, climate, and amenity benefits. Higher standard trees will take less time to establish and will therefore be of greater ecological value.
- 5.50 Bird nesting boxes and bat roosting boxes will be incorporated within the proposed dwelling and boundary features.
- 5.51 Providing the outlined recommendations in the PEA are implemented, as is the applicant's intention, the proposed development can proceed and avoid any adverse impacts on key protected species on site. Replacement tree planting and native planting will enhance biodiversity interests on site, in compliance with policy MD9 of the LPD.

6 CONCLUSION

- 6.1 The 'significant views' identified in the CAAMP across the application site are **drastically** different to the current situation.
- 6.2 The linear form of proposed house means that the building is barely visible when viewed from the gate to the south, the limited sight-lines that run across the site are maintained. The development will not impact on views of significance to the character and appearance of the conservation area.
- 6.3 The design of the proposed development has been revised to respond better to its immediate context.
- 6.4 The proposed development represents limited infilling on land which is defined in national policy as 'previously-developed'. It would not extend beyond the boundary of the existing rural settlement of Llysworney.
- 6.5 14 new trees are proposed to be planted across the site in order to mitigate against tree loss, in accordance with the Council's replanting ration set out in SPG.
- 6.6 New compensatory and native planting will enhance the overall biodiversity of the site.
- 6.7 This revised scheme directly addresses the reasons for refusal set out in relation to the initial application. The proposal complies with the provisions of the Development Plan and national policy. A recommendation for approval is therefore appropriate.