

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council			✓	✓	
Local member(s)					✓
Highways				✓	
Public Protection				✓	
Natural Resources Wales				✓	
Welsh Water					
Contaminated Land			✓		
Neighbours				2	

RELEVANT HISTORY	none
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PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement	✓		✓
Inside settlement			
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area	✓		✓
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
7 Landscape		✓
13 Housing in Countryside		✓
20 extensions		✓
14 garden extensions		✓
21 Space around dwellings	✓	
32 Biodiversity	✓	

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity	✓			
Design		✓		
Highway safety	✓			
Parking	✓			
Conservation/LB				✓
Ecology	✓			
Trees	✓			
Other				✓



The proposal is for the construction of a 2 bedroom outbuilding sited outside the residential curtilage of the dwelling, for use by a family member.

Supporting statement

I don't have a definite date the original conversion of the barn. We understand it was around the early 1980s.

With regards to the septic tank.

We have decided to install a treatment plant as septic tanks and soakaways only have a short lifespan due to the change in weather i.e increased rainfall

Attached is confirmation that my brother in law has a degenerative eye condition.

Also the extra bedroom is not only for the future but so my wife can go on holiday and the extra bedroom is for a carer to stay in when she does

OBSERVATIONS:

Principle of the development

I remain concerned about the scale and location of the proposed development, outside the residential curtilage. We would not normally permit large extensions or annexes in such a location, within open countryside and a Special Landscape Area, and developments at approved barn conversion schemes are strictly controlled, as explained in our guidance notes 3 Conversions and 13 Housing in the countryside. The garden extension would be contrary to our guidance notes 7 landscape and 14 garden extensions.

The personal circumstances of the applicant are not considered to outweigh the planning issues referred to above.

Ecology

No protected species concerns.

The submitted drainage information from the applicant describes discharge to ditch rather than to ground via a drainage field. The risk of pollution to the SAC can not therefore be screened out and the application will need to be paused until a HRA can be completed.

NRW advise that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

If permission were contemplated further details of the drainage system would be sought.

Conclusion

The proposal would be harmful to the character of the Special Landscape Area and represents residential development in the Countryside contrary to adopted policies and guidance.

RECOMMENDATION	
GRANT	
REFUSE	✓
S106	