



PLANNING STATEMENT
RENOVATION OF DWELLING AT PENTWYNCOCH GANOL,
GLANAMMAN, CARMARTHENSHIRE

On behalf of
Mr G Philpott and Ms M McDonagh

Our Ref: 0431.a
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Prepared by: JDE

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1.0 INTRODUCTION

1.1 JCR Planning has been instructed by Mr G Philpott and Ms M McDonagh (the Applicants) to prepare and submit a full retrospective planning application for the renovation of a dwelling known as Pentwyncoch Ganol, Glanamman. This Planning Statement therefore forms part of the submissions of the application to be considered by the Authority and provides information on the following points:

- A brief description of the site and surrounding area
- A description of the proposed development
- Consideration of relevant planning policy

2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 The application site relates to a dwelling that has now been almost fully renovated, as shown by the photographs below.



Photograph 1



Photograph 2

2.1.2 The building is largely of stone construction with a new slated roof. All fenestration units are brown upvc in nature, with their associated lintels then being oak. Internally, the dwelling provides accommodation in the form of an open plan kitchen and living room space and a utility room on the ground floor, with two bedrooms (each with an ensuite) on the first floor.

2.1.3 The dwelling sits within an elongated curtilage with its point of access being positioned at the south western corner. This then leads onto a further property (owned and occupied by the Applicants), which then leads onto the public highway to the south via a shared private access track.

2.1.4 The application building we understand from an adjoining neighbour (see accompanying letter) was last occupied for the purposes of a dwelling in the 1960's. However, since this time the dwelling has been left vacant and so fell into a certain state of disrepair. However, since the time the Applicant's purchased their property,

the appeal building although missing its roof, has always retained its four walls, as shown by the photograph below taken just before renovation and refurbishment works began.



Photograph 3

2.1.5 Then in 2009, the Applicants took the decision to begin renovating and refurbishing the application building (see accompanying letter) with the help of a local builder (see accompanying letter). The works have progressed since that time and were undertaken on the belief that planning permission was not required, which the Applicants recognise was incorrect, resulting in this application to address and resolve the situation. Although all works on the building have now ceased until this current planning application is determined, the renovation works undertaken to date are in summary as follows:

- Repointing external walls.
- New windows installed in existing openings, with oak lintels, brick surrounds and stone cills.
- Small additional windows inserted in side elevations.
- Installation of new roof.
- Installation of internal stud walls, plaster-boarded and plastered.
- New electrics installed to replace old system.

2.1.6 As detailed above, the Applicants are therefore seeking to secure the necessary planning permission and then complete the renovation works to the dwelling in question.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the application site is surrounded by agricultural land and open mountain on all four sides. The nearest dwelling is then Aber-nant-glas, located some 200m to the south, with the Applicants own existing dwelling of Pentwyncoch Isaf located some 300m to the south east.

2.2.2 The nearest settlement is then Glanamman, which is positioned some 650m south of the application site.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To retain and work within the form and mass of the original dwelling.
- **Design** – To respect and reflect the original style of the dwelling and draw on its original materials palette.
- **Access** – To utilise the existing means of access.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal is for full planning permission for the restoration and renovation of a former dwelling. The following information should therefore be read in conjunction with the accompanying drawings and details.

General Design Approach

- 3.2 The general approach of the scheme has been to reflect and respect the original design and form of the former dwelling. This has been done through retaining its general scale (with no extensions), use of all original openings, introduction of new openings only on its secondary elevations and through the use of sensitive materials that draw on its original form.

Proposed Accommodation

- 3.3 The proposal is for 1 two storey dwelling with the following accommodation:

Ground Floor – Kitchen, living area and separate utility room

First Floor – 2 bedrooms, each with an ensuite.

External Finishes

- 3.4 Externally, the completed works will have the following finishes.

Walls – Pointed stonework

Roof – Artificial Slate

Fenestration – Brown Upvc units with oak lintels and cut stone cills

Rainwater goods – black Upvc units.

Parking

- 3.5 The application site provides sufficient space for two car parking spaces and in a manner that will enable vehicles to enter and leave the site in a forward gear.

Drainage

- 3.6 We understand that all surface water will be disposed of via new soakaways.
- 3.7 At present, we understand that the dwelling is served by an old cess pit. However, this is no longer fit-for-purpose and so a new Bio Disk treatment plant will be installed at the location indicated on the accompanying drawings.

4.0 LOCAL PLANNING POLICY

4.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site is positioned is the Brecon Beacons Local Development Plan (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in question, including the following:

- SP1 – National Park Policy
- Policy 1 – Appropriate Development in the National park
- SP10 – Sustainable Distribution of Development
- CYD LP1 – Enabling Appropriate Development in the Countryside
- Policy 25 – Renovation of Former Dwellings in the Countryside

4.2 As the application site falls outside of the development limits of a nearby settlement, it therefore represents an area defined as ‘countryside’ for the purposes of the LDP. Policy CYD LP1 highlights that development at such locations will only generally be permitted if it represents one of the instances set out within its text, in addition then to the renovation of former dwellings. This form of development is dealt with specifically by Policy 25 and so the following represents an assessment of the application proposal against the requirements of this policy.

Policy 25 – Renovation of Former Dwellings in the Countryside

4.3 Policy 25 sets out that schemes involving the renovation of former dwellings at countryside locations will be permitted, provided the requirements of five criteria are met.

4.4 Criterion a) sets out that “... *at the time of the application the existing building is demonstrated to possess the fundamental characteristics of the former dwelling in that :*

- i) *the original wall structure is substantially intact and sound without the need for major or extensive demolition and/or rebuilding works and clearly shows the size, number and location of all original window and door openings;*
- ii) *the building shows evidence of the original roof height, shape and features”.*

- 4.5 As the photographs within this Statement, photographs previously submitted to the Authority and the accompanying letters demonstrate, all requirements of Criterion a) are met in full by the application proposal. The resultant renovation works we understand have not required in any extensive demolition works, beyond localised knitting of stonework and re-pointing. All existing openings have been utilised and no increase in roof ridge height has been required as part of the renovations. As a result, the application proposal adheres to the requirements of Criterion a).
- 4.6 Criterion b) then has similarly requirements with regards to openings as Criterion a) and so by virtue of the above, its requirements are also met by the application proposal.
- 4.7 The third criterion for consideration – Criterion c) – deals then with the matter of extensions and changes within the curtilage of the dwelling being renovated, including the provision of services. As can be seen from the photographs within this Statement and from the accompanying drawings, the application proposal once completed will not include any extension to the original form of the dwelling. In addition, all services required to serve the dwelling will in fact be replacements to existing ones, but as they will be delivered underground, no physical visual changes will be made to the existing curtilage of the dwelling. As a result, the requirements of Criterion c) will be met and with no physical extension or alteration to the area occupied by the curtilage, so too will those of Criterion d).
- 4.8 The final criterion of Policy 25 then requires that “*Any new or enlarged access and parking can be provided without significant damage to the setting of the proposed or surrounding landscape.*”. As can be seen from the accompanying drawings, the means of access to serve the site will remain unchanged and will continue to be

provided by the private access track serving the property. In terms then of parking, this will use the existing hard surfaced area to the fore of the application building, ensuring that the requirements of Criterion e) and Policy 25 as a whole are met in full.

5.0 CONCLUSION

- 5.1 The application is for the renovation and refurbishment of a former dwelling.
- 5.2 The application in question is in part retrospective as the Applicants undertook the works without the knowledge that planning permission was required. Notwithstanding this, the works undertaken by the Applicants have been done in a manner that is reflective and respectful of the original form, scale and character of the former dwelling.
- 5.3 The proposal has utilised all original openings without alteration, with additional windows only then being positioned on secondary elevations. The works have also not required any demolition or significant rebuilding of the original walls, with the ridge height of the roof being reflective of its original form. The curtilage to then serve the property, and indeed the means of accessing it, will also remain unchanged, ensuring that the role it plays in the landscape continues to be subservient to the wider setting.
- 5.4 In view of the above and submitted evidence, the proposal therefore adheres to all relevant local planning policy and so we respectfully request that planning permission is granted for the proposed development in question.