

DC/2016/01446

CEFN COED BUNGALOW, CEFN BACH, KINGCOED, RAGLAN

ALTERATIONS AND EXTENSION TO EXISTING BUNGALOW TO FORM DORMER BUNGALOW

Case Officer: Kate Bingham
Registered: 20/12/2016

1.0 APPLICATION DETAILS

This application relates to an existing detached bungalow in the settlement of Kingcoed. It is proposed to extend the bungalow upwards to form a dormer bungalow with a large glazed south facing gable to the rear.

The extension will increase the overall height of the building by approximately 1.26m while the floor area will remain the same except for the replacement for an existing flat roof porch and utility room on the front with a wider addition.

The dwelling is subject to an agricultural tie. Although the current occupiers are living in the dwelling in breach of this tie, the occupation is now lawful. However, the tie remains on the property.

2.0 RELEVANT PLANNING HISTORY

DC/2011/00437 – Certificate of Lawful Use - Occupation of dwelling in breach of agricultural occupancy condition. Approved 2011.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

S13 – Landscape, Green Infrastructure and the Natural Environment
S17 – Place Making and Design

H6 – Extension of Rural Dwellings
DES1 – General Design Considerations
EP1 – Amenity and Environmental Protection
NE1 – Nature Conservation and Development

4.0 REPRESENTATIONS

Consultation Responses

Local Member – No comments.

Raglan Community Council – Recommend approval.

MCC Biodiversity – No adverse comments received to date.

Neighbour Consultation Responses

No comments received.

5.0 EVALUATION

5.1 Principle of Development

The site is considered to be open countryside under Strategic Policy S1 of the LDP and therefore the extension falls to be considered under Development Management Policy H6 of the LDP which relates to the extension of rural dwellings. Outside AONB's this policy allows extensions of up to 30%-50% of the volume of the original dwelling. In this case it is also noted that the dwelling has an agricultural tie and therefore the building should not be extended to such an extent as to make the resulting dwelling unaffordable to agricultural workers. The existing bungalow is considered to be a very small three bedroom dwelling and the addition of an upper floor is unlikely to raise the value of the property beyond that considered reasonable for a farm worker to be able to afford.

5.2 Visual Impact

The existing bungalow is lacking any architectural merit and is not a traditional building that is adding anything to character of the local area. The proposed extension will add interest to the building as well as make the most of the southerly aspect with a large glazed gable and result in a more traditional style of dwelling. It is therefore considered that the proposed development will enhance the appearance of the area.

5.3 Residential Amenity

The property benefits from a large garden and is away from any other neighbouring dwellings. The proposed extension will not therefore have any impact on local residential amenity.

5.4 Biodiversity Considerations

A preliminary survey for bats in the existing roof has been undertaken prior to the submission of this application. It was found that the bungalow has no potential for bats and no evidence of bats was identified. It is therefore considered that no further survey information will be necessary. However, a note to the applicant to inform them of what course of action should be taken if bats are encountered during building works should be added to any consent.

5.5 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: **APPROVE**

Conditions:

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of

	approved plans set out in the table below.
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