

DC/2015/01029

## **PARCLANDS, RAGLAN**

### **BALCONY TO DWELLING AND EXTENSION TO GARDEN CURTILAGE**

Case Officer: Kate Bingham

Registered: 08/12/15

#### **1.0 APPLICATION DETAILS**

This application relates to a detached dwelling in the open countryside close to Raglan. It is proposed to extend the property mainly under Permitted Development Rights. However, planning permission is required for a proposed balcony on the rear elevation. It is also proposed to extend the garden curtilage of the property to the rear. As existing the front garden is significantly larger than the rear but mostly utilised for access, parking and turning.

The proposal has been significantly reduced in scale since originally being submitted at the request of the applicant. As such, works previously proposed to the roof that could affect bats which were found to be roosting in the building have been removed from the scheme.

#### **2.0 RELEVANT PLANNING HISTORY**

DC/2013/00748 – Conversion of outbuilding to residential use. Approved 2013.

#### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

NE1 – Nature Conservation and Development

H6 – Extensions to Rural Dwellings

#### **4.0 REPRESENTATIONS**

##### Consultation Responses

Local Member – No comments.

Raglan Community Council – No objections.

MCC Biodiversity – No objections subject to conditions.

NRW – The proposed development is unlikely to give rise for the need for a licence and we do not object to the proposal.

### Neighbour Consultation Responses

No comments received to date.

## 5.0 EVALUATION

### 5.1 Principle of Development

The site is located within the open countryside where Policy H6 relating to extensions to rural dwellings applies. This allows extensions of up to 30-50% of the existing volume. In this case the majority of the extensions proposed are Permitted Development but taken together with the proposed balcony, do not exceed the size of extension normally permitted.

### 5.2 Visual Amenity

The dwelling is relatively isolated and set well back from the road. The balcony and curtilage extension are both to the rear of the dwelling and will only be visible from east at a distance. The new curtilage is to be defined with a native hedge and post and wire fence. This type of enclosure is appropriate in this location and will not adversely affect the rural setting of the site.

### 5.3 Residential Amenity

There are no neighbouring properties within the vicinity of the site that could be adversely affected by the proposed development.

### 5.4 Biodiversity Considerations

A desk study of protected sites, daytime inspection (internal & external) in November 2014, and two dusk emergence surveys and one dawn re-entry survey were undertaken between June and July 2015. The house was found to be a roost for a low number of common pipistrelle bats indicative of a male or non-breeding female summer roost. It is considered unlikely that the building is used as a hibernation roost.

The roost is located at the gable end on the south west elevation of the building, it has been confirmed that the development will not result in any changes to the roof structure and as such the roost site and potential roost sites will be unaffected by the proposals. It is therefore proposed that the work can take place without an EPS licence being sought from Natural Resources Wales.

No bats were recorded using the garage building which is to be converted to form part of the renovated dwelling. A number of species of bats were recorded foraging/commuting in the area, including Noctule, Myotis sp. Soprano and Common pipistrelle. A previous application for conversion of an outbuilding on this site revealed a lesser horseshoe roost in the building, a bat loft was incorporated into the

building as mitigation. No lesser horseshoe bats were identified in the monitoring of the loft or as part of the survey efforts for the current application.

The property is used by nesting house martins/swallows with 9 historic nests identified during the survey, the report recommends the inclusion of a house sparrow terrace in the new development, and this enhancement is welcomed. The development also requires the removal of a conifer hedge with a new line of mixed native hedgerow to be planted on a new line. The potential for nesting birds should be considered and therefore the inclusion of a nesting bird condition to safeguard these species is suggested.

## 6.0 RECOMMENDATION: **APPROVE**

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.
3	No removal of hedgerows shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
4	Prior to the commencement of any works associated with the development hereby approved, a plan showing details of nesting provision for birds and roosting provision for bats shall be submitted to the local authority for approval. The approved details shall be implemented before the new development hereby approved is first occupied.
5	Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classe E of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no building, enclosure, platform or pool required for a purpose incidental to the enjoyment of the dwellinghouse shall be erected within the additional garden curtilage hereby approved.
6	Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be attached to or be positioned in the curtilage so as to illuminate the south western elevations of the building.

### Informatives:

Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all

works must cease and the retained ecologist or Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

Please note that all birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.