

Monmouthshire County Council**Development Management Services****Pre-Application Advice – Written Response**

1	Ref No: DM/2021/00251
2	Site Address: Celebration Cottage, Candwr Road, Ponthir, Monmouthshire, NP18 1HU
3	We understand your proposal to be: Proposal to build a single storey pool house.
4	What information our advice is based on: Desktop survey 17th March 2021 and supporting pool house plan.
5	Planning Policies you need to be aware of: <u>Local Development Plan (LDP):</u> DES1 LDP General Design Considerations EP1 LDP Amenity and Environmental Protection <u>Additional Bodies</u> Sustainable Drainage Approving Body: https://www.monmouthshire.gov.uk/sab

6	<p>RELEVANT PLANNING HISTORY (if any)</p> <table border="1"> <thead> <tr> <th data-bbox="300 309 448 376">Reference Number</th> <th data-bbox="549 309 703 342">Description</th> <th data-bbox="1086 309 1209 342">Decision</th> <th data-bbox="1246 309 1362 376">Decision Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="300 409 512 443">DC/1991/00227</td> <td data-bbox="549 409 1034 477">Replacement Of Flat Roof Over 2 Storey Extension With Pitched Roof.</td> <td data-bbox="1086 409 1214 443">Approved</td> <td data-bbox="1246 409 1362 443">12.04.19</td> </tr> <tr> <td data-bbox="300 566 512 600">DC/1980/00425</td> <td data-bbox="549 566 820 600">Erection Of Dwelling</td> <td data-bbox="1086 566 1198 600">Refused</td> <td data-bbox="1246 566 1362 600">03.07.19</td> </tr> <tr> <td data-bbox="300 723 512 757">DC/1990/00205</td> <td data-bbox="549 723 916 790">Garage/Utility Single Storey Extension.</td> <td data-bbox="1086 723 1214 757">Approved</td> <td data-bbox="1246 723 1362 757">03.04.19</td> </tr> </tbody> </table>	Reference Number	Description	Decision	Decision Date	DC/1991/00227	Replacement Of Flat Roof Over 2 Storey Extension With Pitched Roof.	Approved	12.04.19	DC/1980/00425	Erection Of Dwelling	Refused	03.07.19	DC/1990/00205	Garage/Utility Single Storey Extension.	Approved	03.04.19
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7	<p>Our initial views about the proposal:</p> <p>You would like to build a single storey pool house with a dual pitch apex style roof. The building would be 16m x 5m and 4m high to the ridge. It is proposed to cover an area of 80m² without any additional paving or additional ground treatment works around the outer edge of the building.</p> <p>Your property is located in the rural area of Ponthir, is detached and sits within its own large garden curtilage. From the information provided the proposed pool building is to be located in the rear garden.</p> <p><u>Permitted Development Guidance</u></p> <p>Rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house.</p> <p>Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:</p> <p><u>Siting</u></p> <ul style="list-style-type: none"> • The total area of ground covered by outbuildings cannot exceed 50% of the total area of the curtilage • Outbuildings cannot be located in front of the building line of the principal elevation • Outbuildings cannot extend beyond the side elevation of the house when the development would be any closer to a highway than the existing house, or at least 5 metres from the highway – whichever is nearest 																

- Any part of the development within 2 metres of a boundary of the house cannot exceed a height of 2.5 metres
- Any part of the development within 2 metres of the house cannot exceed a height of 1.5 metres in height.

Outbuildings cannot exceed more than one storey

- The height of an outbuilding cannot exceed 4 metres when the building has more than one pitch (eg dual pitch and hipped roofs)
- The height cannot exceed 3 metres when the building has a single pitch or other roof form
- Flat roof buildings cannot exceed 2.5 metres in height
- Eaves height of the building cannot exceed 2.5m

Having undertaken a desktop survey of your property it is not within a conservation area, it is not a listed building and it is not within an Area Of Outstanding Natural Beauty. I have measured the proposal against the Permitted Development guidance and can confirm, with the information provided, I consider it would be acceptable under the guidance of Permitted Development.

I consider the proposed design of the building would be acceptable but would recommend where possible the finishing materials should harmonise with your existing property. I would also recommend you apply for Lawful Development Certificate for a Proposed Use or Development.

The proposals in terms of design are likely to accord with Policy DES1

Sustainable Drainage Approving Body (SAB & SuDS)

As previously mentioned, the area of the building is to be 80m² without any indication of any hard surface areas included in this measurement, ie patios etc., There is now a requirement by law that any construction area over 100m² then SAB approval will be required prior to any works commencing on site.

Following the implementation of the The Sustainable Drainage (Approval and Adoption) Order 2018 the applicant will require a sustainable drainage system (SuDS) designed in accordance with the Welsh Government Standards. The total construction area for this site appears to be in excess of the 100m² threshold. Total construction area includes existing buildings that are being replaced, removed or patio/driveway areas. The SuDS scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing on site. It is recommended that the applicant approach the SAB for Pre App discussion prior to formal submissions to the LPA as the SAB process can affect site layout. Details and application forms can be found at <https://www.monmouthshire.gov.uk/sab>. The SAB is granted a period of at least seven weeks to determine applications. If for any reason you believe your works are exempt from the requirement for SAB approval, I would be grateful if you would inform us on SAB@monmouthshire.gov.uk so we can update our records accordingly.

	<p><u>Conclusion</u> Overall, the proposal as outlined above would be considered to be acceptable at this pre-application stage.</p>
8	<p>Things we recommend you do, including information you need to submit with your application:</p> <p>I would recommend you submit an application for a Lawful Development Certificate for a Proposed Use or Development.</p> <ul style="list-style-type: none"> • Lawful Development Certificate Application Form • Fee - £115.00 • Site Location Plan scaled at 1:1250 (with red line around curtilage) • Existing & Proposed Block Plans scaled at 1:500 • Proposed Elevation Plans scaled at 1:100 <p>NB: Please note that whilst all drawings should be to scale, all proposed plans should include external dimensions annotated on them.</p>

Case officer: Ms Elizabeth Bennett	Date: 17th March 2021
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The views given are current at the time of giving the advice, but planning circumstances can change and will need to be taken into account when any subsequent application is determined.

NB: Sustainable Urban Drainage (SuDS)

From **January 7th 2019**, all detailed applications for residential development or where the construction area is 100m² or more, will require Sustainable Drainage Systems for surface water (SuDS), to be designed and built in accordance with the statutory standards. Local Authorities will be required to discharge their functions as a SuDS Approving Body (SAB) and approve SuDS schemes prior to the commencement of construction works. SABs will be required to adopt compliant SuDS that are built and function in accordance with the approved proposals, including any SAB conditions of approval. Further guidance is available on the Welsh Government's Website.

Fast Track Services

We now offer a Fast Track service for Householder applications and Lawful Development Certificates (LDCs) (existing and proposed). The Fast Track service will accelerate the administration and processing of your householder or LDC application for a small additional charge.

Please take a look at the services we offer here : -

<http://www.monmouthshire.gov.uk/fast-track-application-services>

Community Infrastructure Levy (CIL)

The Council is currently progressing the implementation of a Community Infrastructure Levy (CIL). If the planning application is approved after the adoption of CIL then the development could be liable to the payment of a CIL charge.

Affordable Housing

The sixth bullet point of Strategic Policy S4 relates to financial contributions to the provision of affordable housing in the local authority area for proposals below this threshold. Full details of the requirements of the Policy are outlined in the Affordable Housing Supplementary Planning Guidance document that was adopted in March 2016. Applications for residential development will need to be considered with reference to this SPG.

Network Rail

Should your development be likely to increase the level of pedestrian and/or vehicular usage at a level crossing any future planning application should be supported by a full Transport Assessment assessing such impact. Any required qualitative improvements to the level crossing as a direct result of the development proposed should be included within the Heads of Terms. Should you wish to discuss the impact of your proposal on the railway network you are advised to contact Network RailWesternLevelCrossings@networkrail.co.uk

Section 50 Agreement

MCC's Highway Department will not enter in to a Section 50 Agreement with anyone who needs to lay off site connections to a Public Utility (PU) apparatus which on completion will be adopted by the respective PU. Works which fall into this category must be noticed to MCC via the PU's EToN 6 noticing system.

If further clarification is required, please do not hesitate to contact Mike Jones (Highways Network Manager) on mikejones@monmouthshire.gov.uk or 01633 644749.

CUSTOMER FEEDBACK FORM

To enable us to monitor, review and where necessary change the pre-application service, we would appreciate you taking the time to complete this feedback form.

Reference/Enquiry Number:

Note: If completing in electronic format, please double-click boxes to check/uncheck.

	Yes	No	Comments (including any suggested improvements)
What is important ('what matters') to you as part of your pre-application discussions with us?			
Is the information available on the service useful? (website, guidance notes etc)	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the way your enquiry for pre-application advice was dealt with?	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the timescales it took to meet with you and provide you with a written response?	<input type="checkbox"/>	<input type="checkbox"/>	
Is our response to your development scheme enquiry easy to understand and of benefit?	<input type="checkbox"/>	<input type="checkbox"/>	
Do you intend to submit a planning application following the advice provided?	<input type="checkbox"/>	<input type="checkbox"/>	
Would you use the service again or recommend to others?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any other improvements you would like to suggest?	<input type="checkbox"/>	<input type="checkbox"/>	

Thank you!

Please return to:
Monmouthshire County Council

Planning Department
County Hall
The Rhaydr
Usk
NP15 1GA
Or email: planning@monmouthshire.gov.uk