

HEAL Planning
Hooper Enterprise Associates Limited
11 St Marys Place
Shrewsbury
Shropshire

HEAL
HOOPER ASSOCIATES

PLANNING STATEMENT

SITE: Land to the rear of 1 Orchard Croft, Llandrinio, SY22 6US

APPLICANT: Zara Cresswell-Harris



Application Description:

Retrospective application for the erection of a timber shed in rear garden for use ancillary to the main dwelling.

Site Description:

The application site is within the Community Council area of Llandrinio and Ardleen and within Llandrinio which is identified as a large village in the Powys Local Development Plan (LDP (adopted 2018)). The site is located with neighbouring residential properties to the north, west, south and east.

The property is a single storey detached dwelling in a residential area of Llandrinio. The site forms a corner plot and the outbuilding has been erected within the rear garden of this plot.

To the rear of the site is a detached two storey dwelling that is approx. 9m away from the boundary. This property is sideways onto the application site and there are no first-floor windows in this elevation. Due to the distance and height of the outbuilding there are no issues regarding overshadowing or loss of light and due to the fact that there are no windows in the rear elevation of the outbuilding there are also no issues surrounding loss of privacy.

To the left of the application site (when facing the dwelling) is the main road through the village and to the right is another similar detached single storey dwelling. The application site is set further back within its plot than its immediate neighbour and again the outbuilding does not create any issues in terms of overshadowing, overlooking or loss of privacy in relation to the occupants of this dwelling.

Apart from the immediate neighbour to the north of the site the remaining surrounding dwellings are all two storey.

Comparison Site photos below showing the site prior to and after the erection of the building



View of the buildings as seen in the context of the host dwelling and surrounding properties when approaching the site from the East:





View of the site when directly adjacent, again showing the building with the context of the host dwelling and surrounding properties:



View of the buildings when approaching the site from the West.

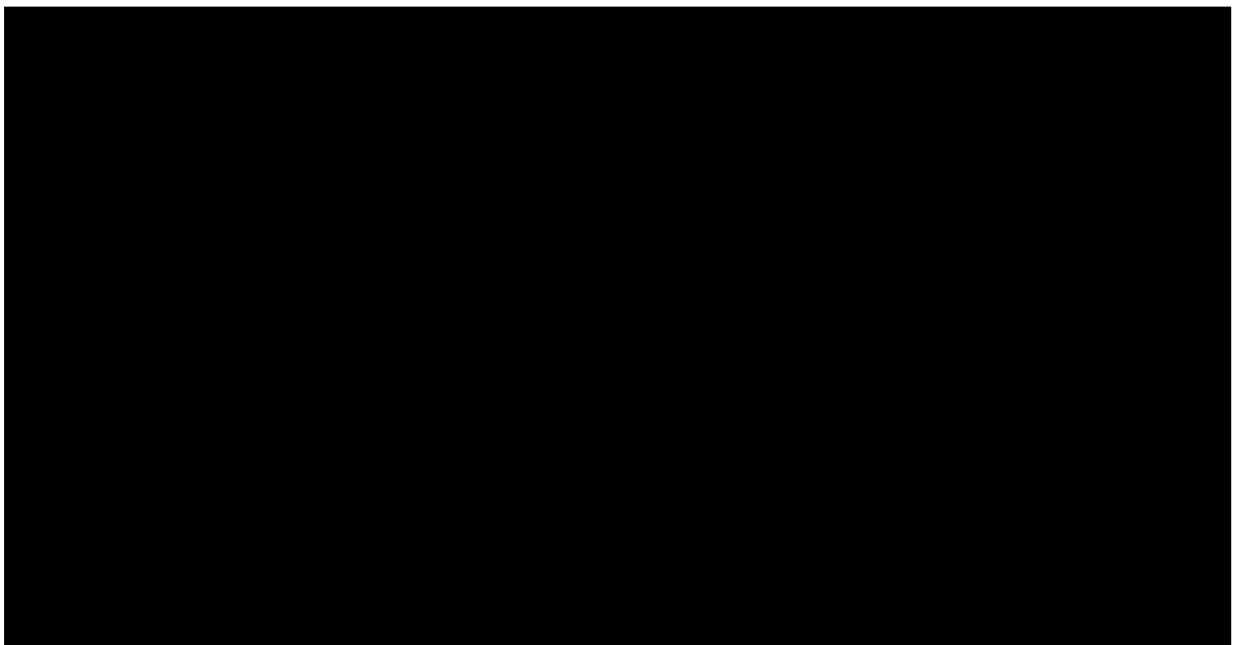




As can be seen from the above, the building does not stand out as highly visible or incongruous in the area and blends in well with the surrounding buildings and street scape.

There are two existing sheds on the site that have been there since the property was first built and are now rotting and falling into disrepair. Now that the replacement outbuilding has been constructed the intention is to remove both these structures (highlighted on the photograph above)

Application Information:

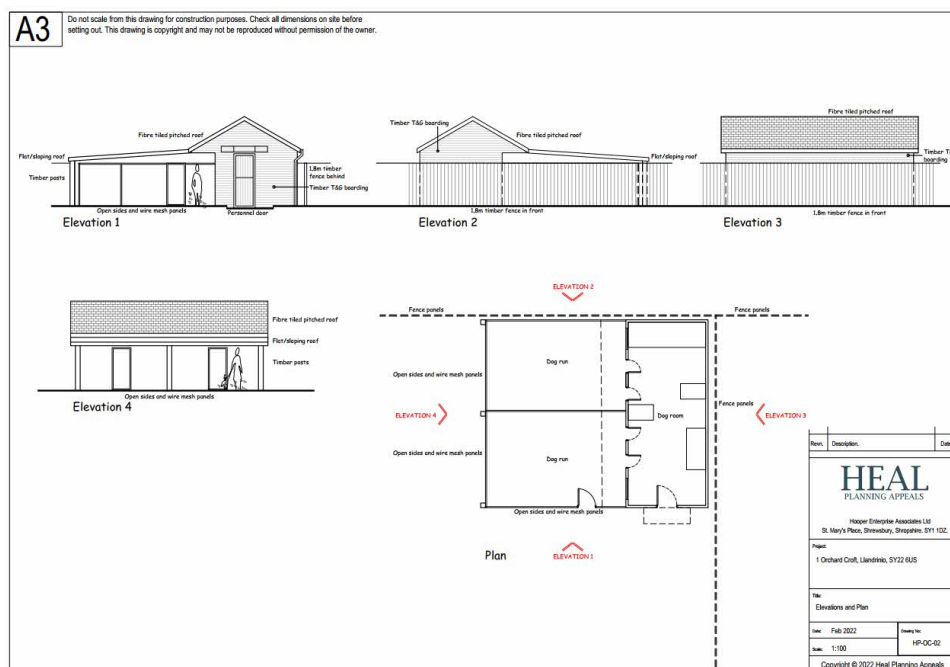


The applicant's hobby is showing dogs, this is a long-time family tradition that spans four generations. The building is used for both domestic storage and as somewhere for the appellant to wash the dogs and keep them securely when needed as well as somewhere dry for them to be when they need to be left in the garden.

The dogs bring a lot of joy and comfort not only to the applicant but also her mother and in terms of impact on her mother’s condition, the dogs are vitally important as they have always been a part of her life and are therefore one element of her past and present that she can remember and relate to.

According to research, pets bring great benefits to all of us—companionship, unconditional love, and fun, [REDACTED] qualities make them an especially good companion. Their very presence can help reduce the effects [REDACTED]. By their friendliness and non-threatening way, pets can help a dementia patient be more interactive, when sometimes they are not able to do so in social settings with other adults. Wherever the setting, and whatever the kind of animal [REDACTED] they can make a big difference in the daily life of on [REDACTED].

The applicant spoke with the occupant of the property at the rear who suggested his friend, who is a local tradesperson, design and build the shed for her. It was designed in agreement with this occupant and therefore there are no objections from this neighbour. The property directly next door was being rented out at the time and the applicant asked the tenants if they had any issues with the build, they confirmed they did not. The applicant then asked them to check with the landlord to ensure it was the homeowner that was informed and given the chance to comment. The landlord of this property came to the site and viewed the plans for the building and confirmed that they had no issue with it. At this point the applicant did not realise that planning permission was required. The immediate neighbouring property has since been sold with the new purchasers fully aware of the buildings in situ.



It is important to respectfully draw to the inspector's attention to relevant sections of the Welsh National Planning Policy Guidance that have either been overlooked, misinterpreted or not given due weight and consideration within the decision-making process. The following sections in particular are highlighted as requiring attention.

Para. 1.2. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. The proposed development meets the needs of the present occupants by allowing them to expand their home and create additional much needed space to assist in everyday life activities. It is not so specific that it would not benefit any future occupants of the property.

The proposal has been designed sympathetically to protect the built environment by utilising materials and design features that match in with the host dwelling and are energy efficient. The applicant has created a wholly appropriate addition to their property. There is no harm to any ecology as the land is already developed. It complies with the environmental objections of this policy.

Para. 1.6 The suite of documents placed at the heart of the planning system in Wales is our commitment to delivering and maximising the contribution planning makes to the achievement of the goals set out in the Well-being of Future Generations Act. Planning authorities are under a duty to have regard to the 'Well-being Plans' published by the Public Service Boards (PSBs) during SDP/LDP preparation and review and they form a key part of the evidence base. Reference documents provide information that should be read in conjunction with this document. The proposal is meeting the need for additional space for the occupants of the dwelling. It will provide space for the appellant to store domestic paraphernalia as well as a separate place to securely keep her dogs when there are visitors to the property. Allowing the family to adapt their home to meet their needs rather than having to move to a different property and location is a key point here. It does not compromise the ability of future generations to meet their own needs yet meets the needs of the present occupiers and therefore fully accords with this policy.

A Placemaking Wales Charter has been developed to reflect the collective and individual commitment of these organisations to support the development of high-quality places across Wales for the benefit of their communities (dcfw.org/placemaking/placemaking-charter/).

Para. 2.8

Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principle. This proposal has sought to meet the sustainable development guidance in the PPW. It does not compromise the property for future generations but allows the present occupants to adapt their home to meet their needs. It is making an effective use of the land, providing a space for the appellant to meet her and her mother's everyday needs. It allows the family to extend their home to suit their needs and meets the economic, social, and environmental requirements. There is no doubt therefore that the sustainability principles and objectives are fully met. The outbuilding for construction as a domestic outbuilding is not a permanent structure and could therefore be removed at any point in the future if it was no longer required which further demonstrates that it does not compromise the property for future generations.'

Para. 3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area. The proposed outbuilding is to be utilised as a space for domestic storage and a place where the appellant can keep her dogs without having to take up existing space within their home, therefore making the dwelling a more comfortable and long-term home for the occupants. It makes efficient use of space and gives the inhabitants room to accommodate their changing needs, making the dwelling more suitable for family use and increasing its value and appeal for future occupants.

The materials utilised match the existing house and care will be taken to ensure that the construction is of good quality, completed efficiently and in line with building regulations. Care has been taken to ensure that the proposal is in line with other properties in the area and adheres to the street scene, where many properties have been extended due to the changing requirements of the occupants.

Local Planning Policy Context:

Policy DM13 – Design and Resources

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing. This proposal fully accords with this point, the building has been designed to fit well within the site context and appears as any other residential outbuilding/shed would.
2. The development contributes towards the preservation of local distinctiveness and sense of place. The proposal does not stand out as being out of place in the setting and is only marginally visible from the public realm, thereby preserving the local distinctiveness and sense of place.
3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council. This property is not within a Conservation Area.
4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions. Not relevant to this proposal.
5. The layout of development creates attractive, safe places, supporting community safety and crime prevention. Not relevant to this proposal.
6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change. Not relevant to this proposal.
7. It is inclusive to all, making full provision for people with disabilities. Not relevant to this proposal.
8. It incorporates adequate amenity land, together with appropriate landscaping and planting. Proposal fully accords with this point, there is still sufficient external amenity space remaining for the occupants of the dwelling.
9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary. Not relevant to this proposal.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development. Not relevant to this proposal.
11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour,

hours of operation, overlooking or any other planning matter. This proposal does not detrimentally impact upon any neighbouring occupants.

12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities. Not relevant to this proposal.
13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:
 - i. Energy conservation and efficiency.
 - ii. The supply of electricity and heat from renewable sources.
 - iii. Water conservation and efficiency.
 - iv. Waste reduction.
 - v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits. Not relevant to this proposal.
14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km². Not relevant to this proposal.

Policy H7 – Householder Development

Proposals for ancillary development, including residential annexes, shall be provided as an extension to a dwelling. Where this is not practical, the following considerations will apply:

1. Ancillary buildings used for all purposes shall be designed to be subservient to and grouped with the main dwelling. The proposal fully accords with this requirement, the building is ancillary to the host dwelling, is subservient and sits within the curtilage of the property.
2. Ancillary buildings providing residential accommodation shall not be self-contained or have the facilities necessary for occupation independent of the main dwelling. Proposals should form a subordinate addition to the property, sharing access and amenity space with the main dwelling. Not relevant to this proposal.

Conclusions:

It is clear when assessing this proposal against the relevant local planning policies, national planning policies and supplementary design guides that it fully accords with all relevant requirements.

The building does not result in any harm to the amenities of the neighbouring dwellings and fits well within the surrounding area.

As is demonstrated within this statement, the building is not easily visible from the public realm and is viewed in the context of the surrounding buildings and host dwelling thereby not appearing out of place or incongruous.

Recommendation:

The Planning Authority is respectfully requested to approve this application.

Hooper Enterprise Associates Limited

11 St. Mary's Place

Shrewsbury

SY1 1DZ

Appendix A – Site photographs





