

## UPDATE REPORT

### Planning, Taxi Licensing and Rights of Way Committee Report

**Application No:** P/2017/1224 **Grid Ref:** 311796.7 228228.31

**Community Council:** Llangors **Valid Date:** 20/10/2017 **Officer:** Thomas Goodman

**Applicant:** Mr & Mrs R & J Gunney, Arrah Lodge, Llanfihangel Talylyn, Llangorse, Brecon, LD3 7TP

**Location:** Land adjoining Arrah Lodge, Llanfihangel Tal y Llyn, Llangorse, Brecon, LD3 7TP

**Proposal:** Outline application (with all matters reserved) for erection of a dwelling, detached garage and all associated works

**Application Type:** Application for Outline Planning Permission

## UPDATE REPORT

### Officer Appraisal

From reviewing the original report it is considered that the reason for refusal has not been appropriately clarified within the Officer Appraisal section. This update report is aimed at addressing this issue.

Whilst accepting the considerable weight that needs to be given to increasing the housing land supply and that weight should also be given to the personal circumstances given in the confidential report, it is Development Managements opinion that distance between the application site and the settlement (approximately 320 metres) means that the proposed development is not well integrated with the settlement and would therefore constitute unjustified development in the open countryside. As supported by a recent appeal decision, it is Development Managements opinion that this isolated development, away from the built form of a settlement should be resisted to protect the character of the open countryside.

Within the 'Appearance, Layout and Scale' section of the original report, Development Management incorrectly stated that 'the application site is capable of accommodating a single dwelling without unacceptably adversely affecting the character and appearance of the area or amenities enjoyed by occupants of neighbouring properties'. Whilst accepting that the site can accommodate a dwelling and still safeguard the amenities of the occupants of the neighbouring properties, it is Development Managements opinion that given the distance from the settlement, which is not dispersed in nature, the creation of a new isolated dwelling away from the built form of a settlement would have an adverse impact on the character of the area and should be resisted to protect the character of the open countryside.

With regards to sustainability, the planning agent since the publication of the report has asked for clarification as to whether 'sustainability' forms part of the reason for refusal. Whilst Development Management always requests that the Planning Committee carefully considers this issue, it is not considered to justify refusal in this instance given the sites proximity to nearby settlements where a selection of services and facilities are located.

## **Recommendation**

Whilst weight has been given to the need to increase the housing land supply and to personal circumstances, it is Development Managements opinion that the distance between the application site and the settlement means that the proposed development is not integrated with the settlement and would therefore constituted unjustified development in the open countryside.

1. The proposed development constitutes unjustified development in the open countryside contrary to adopted policies on development in the open countryside. The proposed development does not comply with policies HP6, HP7, HP8 and HP9 of the Powys Unitary Development Plan (2010) and Planning Policy Wales (2016).

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Case Officer: Thomas Goodman- Planning Officer  
Tel: 01597 827655 E-mail:thomas.goodman@powys.gov.uk