

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application Number:	18/0390/REM	Grid Ref:	E: 315759 N: 301953
Community Council:	Berriew Community	Valid Date:	24.07.2018

Applicant: D Davies

Location: Maes Y Nant, Berriew, Welshpool, Powys, SY21 8BG

Proposal: Section 73 application to remove planning condition no. 3 attached to planning permission M2004/0930 (occupancy restriction)

Application Type: Removal or Variation of Condition

Officer Appraisal

Introduction

This application was originally presented to Members at the meeting of the Planning, Taxi Licensing and Rights of Way Committee on the 17th January 2019. Members resolved to defer the determination of the application in order for an independent assessment of the marketing information and property valuation to be undertaken by the District Valuer (DV). This assessment has since been secured by Officers, the findings of which are detailed below.

Assessment of Marketing Information

The District Valuers' report confirms that the marketing report compiled by McCartneys has been carefully reviewed and an independent assessment undertaken on a 'desk-top basis'.

Members are advised that the DVs' valuation of the property was made on the basis of the total floor area of the dwelling being 229m², taken from the EPC certificate, with an overall plot size of 0.38Ha. The valuation provided is based upon a comparative methodology of other dwellings of a similar scale and nature. Only one of the comparatives had an agricultural restriction placed upon it. The comparative dwellings gave a value of between £1,309 - £1,967 per square metre.

The report acknowledges the setting of the dwelling next to the main farm complex which may detract from potential purchasers of the property. The dwelling is considered to be in a sought after location but its setting would deter potential purchasers. The DVS

acknowledge that the property appears to have been actively marketed in newspapers and online and note little interest due to the agricultural restriction in place.

Based upon the marketed price of the dwelling of £235,000 this would derive a value of £1,026 per square metre. The DVS confirmed that without the condition in place the property could attract a higher value in the region of £1,500 per square metre. The unrestricted value of the property was considered to be £345,000 by the Valuation Service. The opinion of Market Value of the freehold interest subject to agricultural occupancy restriction as of 17th April 2019 was considered to be £235,000 by the DVS.

The DVs' report concludes that the evidence suggests that the property was marketed at a price that is fair and not excessive in relation to its setting and restrictions. The report also confirmed that they believe there would be a limited market of potential purchasers that satisfy the occupancy restriction and this is reflected in the marketed price.

RECOMMENDATION

In light of the independent valuation report provided by the DV, Officers are satisfied that the dwelling has been marketed at a price that is fair and not excessive in relation to its setting and restrictions and that the removal of the condition has been justified by robust marketing evidence. The proposal is considered to comply with planning policy and therefore the recommendation remains one of consent.