

SUPPLEMENTARY PLANNING GUIDANCE

Replacement Dwellings and Conversions in the Countryside



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YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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ANGLESEY ANG GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

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1.0 Introduction and Purpose of Supplementary Planning Guidance

Purpose

1.1 The Purpose of this Guidance is to:

- assist the public and their agents in preparing planning applications and in guiding them in discussions with officers before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
- help Planning Inspectors make decisions on appeals.

1.2 The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions.

The Policy Context

Local Development Plan

1.3 Under planning legislation, the planning policies for every area are contained within the 'development plan'. The Gwynedd and Anglesey Joint Local Development Plan was adopted on 31 July 2017. It relates to the Gwynedd and Anglesey Planning Authority area.

1.4 The Plan provides wide-ranging policies along with allocations for the main land uses, such as housing, employment and retail; it will help shape the future of the Plan area physically and environmentally, and will also influence it economically, socially and culturally. The Plan, therefore, attempts to:

- guide the Local Planning Authorities to make rational and consistent decisions on planning applications by providing a policy framework that is consistent with national policy; and
- guide developments to suitable areas during the period up to 2026.

The need for Supplementary Planning Guidance

1.5 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development applications, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidances to support the Plan that will provide more detailed guidances on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

The Status of Supplementary Planning Guidance

1.6 Supplementary Planning Guidance (SPG) may be considered to be material planning considerations during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with, a development plan. The SPGs do not introduce any new planning policies.

1.1.7 In accordance with Welsh Government advice, the SPG has been the subject of a public consultation and a resolution to adopt by the Joint Planning Policy Committee on behalf of the Councils. A draft version of this SPG was approved for public consultation on 25 January 2019 by the Joint Planning Policy Committee. The supplementary planning guidance was the subject of a public consultation exercise between **date**. The **x** observations presented to the Councils were considered and, where appropriate, appropriate changes have been included in the final draft approved by **the Joint Planning Policy Committee on date** to be used as a material consideration when assessing and determining planning applications and appeals. A summary of the observations and the Councils' response are given in **Appendix or location of a Committee report. (Once it has been adopted) This document should, therefore, be given substantial weight as a material planning consideration.**

1.8 The following guidance has been split into two sub-sections. The sub-sections relate to the following topics:-

Section A: Conversion of buildings in the countryside

Section B: Replacement dwellings in the countryside

1.9 This SPG will provide further guidance in relation to the planning considerations in relation to applications for the conversion of buildings and replacement dwellings in the countryside. The 'countryside' in this context is defined as being sites located outside the development boundary of a settlement or cluster as defined within the JLDP.

2.0 General considerations relating to the conversion and replacement of housing in the countryside

Wildlife

2.1 In some circumstances it may be possible that there are species protected by national or European legislation living and roosting in buildings proposed for conversion or replacement. It

will be necessary to ensure that any proposal conforms to national guidance as included in Planning Policy Wales, Technical Advice Note 5: Planning and Nature Conservation, together with the relevant policies in chapter 6.5 of the Joint Local Development Plan and the relevant Biodiversity Plans for both counties.

- 2.2 In conducting discussions with the Local Planning Authority during the Pre-application advice process or the formal Planning process, guidance will be required from the Authority regarding the necessity (or otherwise) to conduct a Wildlife Survey of the building as part of the planning process. Any such survey should be undertaken by a professional, qualified person. A discussion and agreement should be reached with the relevant Biodiversity Officer to determine the most suitable period to conduct the survey (dependent on what time of year the protected species roost). Conducting a survey is a means of assessing any impact the development work could have on the protected species. In addition, the survey is a means of identifying measures that can be taken to mitigate any impact as a result of the proposed development on protected species. Failure to produce a Wildlife Survey or a sub-standard survey may result in the planning application being refused.
- 2.3 The species most likely to be present in these types of buildings are bats, barn owls and swallows. Bats, barn owls and swallows (nesting birds) are protected under the Wildlife and Countryside Act 1981; bats receive additional protection under the Habitats Regulations 1994.
- 2.4 It is possible to obtain further advice on the considerations associated with wildlife by contacting the Biodiversity Officers of the Councils.

Structural report

- 2.5 Often there will be a requirement to submit a structural report along with an application to convert or replace dwellings, it will be necessary to ensure that the report is undertaken by a qualified person, such as a Structural Engineer. The information submitted should be in the form of a Report. Where appropriate, the use of drawings and photographs are encouraged to show the building's condition.
- 2.6 As the condition of dormant buildings can change significantly over time, it will be necessary to ensure that the Structural Report is undertaken within a period of 3 months of the planning application submission date.
- 2.7 **Any Structural Report should be comprehensive and thorough and include information about the condition of the building and its suitability for the proposed use. A Report that is only based on a visual inspection of the building will not be acceptable.**

Removal of permitted development rights

- 2.7 'Permitted Development Rights' allow specific types of development to take place without the need to receive planning permission for that work. When planning permission is granted to convert a rural building or to replace a dwelling, a Planning condition will be used to remove

the permitted development right associated with adaptations, extensions and other relevant associated development to enable the Local Planning Authority to have control over any future developments that take place on the site. This means that any proposed development on the site for extensions and adaptations should be subject to a planning application.

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SECTION A: CONVERSION OF BUILDINGS IN THE COUNTRYSIDE

3.0 Introduction - Conversion of buildings in the countryside

- 3.1 The types of buildings that are relevant to this Guidance are those that are no longer used for the original purpose, e.g. if the building in question is a domestic garage and the residential use of the dwelling continues, it is considered that the use of the garage has not ended. Where appropriate, the applicant will need to submit information to prove that no use is made of the building in question. In cases where approval has been given for a specific use of a building, it will be necessary to ensure that the building for conversion has been in use for that purpose. No application for the conversion of a building should be a means to try and circumvent the planning system.
- 3.2 Changes in social and economic circumstances often mean there are dormant buildings in the countryside as they are not required and are practically unsuitable for the original use. The types of dormant buildings can include, for example, farm outbuildings, barns, schools, chapels etc.
- 3.3 The Joint LDP supports the principle of finding an alternative use for dormant buildings in the countryside. Making use of dormant buildings reduces the need to develop on greenfield land and corresponds with the principle of sustainable development that is core to the Joint LDP strategy. Furthermore, finding suitable alternative uses for these buildings can contribute to supporting and enhancing the environment and the rural economy together with protecting the traditional social fabric of rural areas.
- 3.4 The demand for alternative uses of these buildings include a wide range of uses. Despite the pressure to convert rural buildings for residential purposes there is a presumption against this use locally and nationally, with economic use being favoured. Examples of alternative economic uses include business, leisure, industrial, tourism and sports use.
- 3.5 It is noted that the principles included within this guidance are also relevant to applications that have already received planning permission to convert a building and submission of new applications for extensions/ adaptations to those units.

4.0 National and Local Planning Policy Context

National Planning Policy Guidance

- 4.1 National planning policy guidance is included in Planning Policy Wales (PPW) (Edition 10, 2018). PPW note that development should be located adjacent to settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscape conservation. New building in the open countryside away from existing settlements or areas allocated for development must be strictly controlled. (para 3.56) As part of the principle of sustainable development, PPW also encourages the re-use of suitable previously developed sites rather than developing on Greenfield sites (Section 3.51).

- 4.2 Despite the considerations associated with sustainable development PPW also recognises the need to facilitate agricultural diversification by facilitating the re-use of rural buildings for business use (Para 5.6.6).
- 4.3 PPW stresses the need to protect the cultural and environmental identity of sites/buildings of heritage interest and how this contributes to our sense of place and cultural identity (para. 6.0.2). The importance to ensure that the historic environment is protected, managed and conserved is noted.
- 4.4 PPW is supported by a series of Technical Advice Notes (TANs). Technical Advice Note 6: Planning for Sustainable Rural Communities notes that the main consideration in the context of the conversion of rural buildings is to:-
- ensure that the nature and proposed new use is acceptable for the building in Planning terms;
 - that the proposal respects the landscape and local building materials (Section 3.2);
 - encourage economic use (including holiday accommodation use, para. 3.6.1) of buildings proposed for conversion rather than used as dwellings (para 3.5.1).
 - one occasion when dwelling use could be suitable is when it is a subordinate part of a wider employment use.
- 4.5 Technical Advice Note 23: Economic Development recognises the important role the conversion of rural buildings has on the local economy. TAN 23 states that any building proposed for conversion for alternative use should be suitable for the specific use without having to undertake significant work or total replacement.

Local Policies - Joint Local Development Plan

- 4.6 The policies within the Joint LDP that specifically deal with the conversion of rural buildings for alternative uses promote the re-use of suitable rural buildings for employment purposes in the first instance. Only on the occasions where it is possible to prove there is no viable employment use for the building will it be possible to consider it for residential use.
- 4.7 In relation to applications for the conversion of buildings for employment use, the principles included in Policy CYF 6 should be considered: 'Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry' (See Appendix 1). This Policy supports applications that deal with the conversion of buildings for employment/business use as long as the building is structurally sound, that any extension is necessary and of reasonable size and the building is suitable for the proposed use.
- 4.8 Policy TWR 2 'Holiday Accommodation' (See Appendix 1) includes the principles associated with the conversion of a building for holiday accommodation use. The principle of converting a building for employment use is acceptable provided it is of a high quality in terms of design, layout and appearance and that the proposal conforms to a series of criteria included within the policy.
- 4.9 Residential use of units that are subject to a planning application for conversion will need to be considered against Policy TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' (See Appendix 1). Policy TAI 7 notes:-

- that priority will be given to the conversion of buildings in the countryside for employment use;
- only in the cases where it is possible to prove there is no viable suitable employment use for the building will it be possible to consider the building in question for residential use;
- if it is possible to provide evidence that demonstrates there is no suitable employment use for the unit, then the unit proposed for conversion will be for an affordable dwelling unit to meet local need or the residential use should be a subordinate element linked with a larger development for employment use, (working and living unit);
- the structure will have to be structurally sound;
- no extensive extensions are required to enable the development;
- that any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.

5.0 Employment Use Priorities

- 5.1 Within the Joint LDP there is a presumption in favour of the conversion of suitable rural buildings for employment uses (Policies CYF 5, TWR 2 and TAI 7), unless it can be proven that there is no suitable viable employment use. Applications assessed against the requirements of Policy TAI 7 (i.e. for residential use) that have not made a reasonable effort to prove there is no viable suitable economic use for the site will not be approved. The types of employment use that may be suitable will include tourism use (including holiday accommodation), business, leisure and a community resource (examples only).
- 5.2 It will be essential to prove that a reasonable effort has been made to market the unit for employment use. Policy TAI 7 notes the need to advertise the unit for economic use for a period of time. The plan is not definitive regarding the period of time. However, it is noted that an effort should be made for a minimum period of 12 months. The Local Planning Authority has to be satisfied with the effort made to market the unit, perhaps in some circumstances, for example, due to the lack of effort there will be a requirement to market the unit for a longer period than 12 months.
- 5.3 As part of the effort to market the unit for employment use the following steps should be taken: -
- Market the property with Local Estate Agents as well as Estate Agents that specialise in commercial/business properties.
 - Evidence of the advertisement process on the web as well as in local newspapers.
 - Contact agencies/organisations that specialise in establishing new small businesses e.g. the Council's Economic Development Department, Local Business Enterprises, Community/Town Councils, Federation of Small Businesses, Welsh Government and Business Wales.
 - Information regarding any interest shown in the building together with any offers and the response to them - including justification for that response.

6.0 Live/Work Units

- 6.1 In accordance with Policy TAI 7, one occasion when it is possible to allow residential use of converted units in the countryside is when that use is a subordinate element linked with a larger development for employment use. These types of units are identified as 'Live/Work Units'. Live and work/units are defined as ones designed for dual use, combining residential use with employment use, but in Planning terms only one unit is created. In accordance with the Town and Country Planning Order (Use Classes) (1987) this is defined as 'exclusive use' (previously known as 'sui generis'). In order to change the use of such a unit (defined as 'exclusive use') planning permission would need to be received. Furthermore, permitted development rights for such units would be removed.
- 6.2 When permission is given for a 'live/work unit' a planning condition will be imposed to restrict the occupancy of the unit's residential element to be linked to the employment element.
- 6.3 It is noted that the concept of 'working from home' should not be confused with 'live/work units' as there is no need for change of use for an unit to 'work from home' however, 'live/work units' require specific permission for that use. It is noted that prior to considering a 'live/work' use of an unit it should be ensured that there is no suitable viable employment use for the building as a whole (in accordance with criterion 1 of Policy TAI 7).
- 6.4 During the process of submitting an application for live/work units firm evidence should be presented regarding the enterprise proposed in the unit in the form of a Business Plan together with a justification for the need to live on the site. The proposal should be part of the wider vision linked to supporting the rural economy and diversification. The types of businesses considered appropriate for 'living and working units' include for example, carpenter, blacksmith, local food production enterprises, arts studio/workshops. By living and working in the same location there are obvious economic and sustainability benefits. This dual-use makes it more affordable/viable for workers to live in the area where they work.
- 6.5 In considering the suitability and design of the units, it should be ensured that the unit has separate external access for the employment use and the residential use, which means that both uses do not disrupt each other. The employment space should have its own kitchen/bathroom facilities. The employment space within these units should be flexible enough to be adapted in accordance with the changes in technology and in business needs. The proposal should be located within the same shell - it is not appropriate to consider applications that have residential and employment use in two separate buildings. Furthermore, it should be ensured that there are sufficient parking spaces linked to the proposal for residents and those employed or visiting the site.
- 6.6 In all cases and in accordance with policy TAI 7, the residential element should be subordinate to the employment use, meaning that there is more ground floor employment space in the unit compared with residential ground floor space. As a measure it is considered that a split of 75% employment and 25% residential would be the acceptable.
- 6.7 Any proposal for living and working units should follow the principles of environmental, social and economic sustainability. It is recognised that there are obvious environmental

advantages of living and working on the same site by reducing the need to travel, however, it should also be ensured that the proposal suits the local landscape and has a sustainable link with the services of the nearby settlement.

6.8 In the context of sustainable development, live/work units should comply with the following accessibility principles:-

- Situated at the side of an existing road.
- Is not in an isolated location.
- Connection via sustainable methods of travel with local services, such as schools and shops.

6.9 Holiday accommodation sites (e.g. self-serviced/serviced holiday accommodation, bed and breakfast and caravan sites) are not eligible for live/work units.

7.0 Definition of traditional buildings

7.1 Policy TAI 7 specifically relates to the conversion of traditional buildings. Generally, traditional buildings are considered to be those built prior to 1919 and of 'breathable construction', namely the building method means that the material used for construction can absorb and discharge damp. Therefore, the walls are robust and do not have a cavity.

7.2 Furthermore, a traditional building has an aesthetic value deriving from people's sensory and intellectual enjoyment of the building and its character and local uniqueness contributes to a sense of place.

8.0 Extensions

8.1 In the context of Policy TWR 2 together with Policy TAI 7 the building intended for conversion for alternative use should be suitable for the proposed use. No extensive extensions should be required to enable the development, the building in its current form (in terms of size) should be suitable.

8.2 Where it is possible to receive a strong justification, it will be possible to justify small additions in size as long as these additions have been designed in a way that is sensitive and in keeping with the original building. Any extensions should add value to the building in terms of architectural design as well as a wider contribution to the local environment.

8.3 Any addition should be fit for purpose and should not be an aspiration by the applicant to add luxury (e.g. play room, additional bedroom). The types of extensions considered to be suitable include a small foyer or small extension to the walls to create more practical space within the essential rooms (e.g. kitchen and bathroom).

9.0 Structure

9.1 Any building in the countryside proposed for conversion should be a permanent building with firm construction. Developments that entail significant re-building work will not be permitted.

as this would be tantamount to constructing a new building. The walls should be robust and reach up to the level of the eaves. A building in the countryside that is in such a dilapidated condition that substantial parts of it would have to be replaced or that the building would have to be completely replaced, will not be acceptable. This will ensure that the special character and appearance of the building will not be damaged. As a guide, an application for the conversion of a building should not be considered if it is necessary to rebuild more than 10% of the total wall area when it is necessary to restore the roof, or 20% of the total wall area if there is no need to restore the roof.

- 9.2 Any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or complete reconstruction. The need to submit a structural report together with the application is noted during Pre-application Advice discussions.
- 9.3 During the construction work it will be necessary to ensure that appropriate measures are taken to safeguard/support the building's structure. A condition should be attached to the permission stating the need for the necessary work to support the building to be undertaken prior to undertaking any structural work. It should be ensured that the Structural Report recognises the building's proposed use with findings regarding the suitability of the building for that specific use.
- 9.4 In cases where the building that is the subject of conversion falls down during the process of restoration, the work of converting the building should end until discussions take place with the Local Planning Authority. The fact that sections of the building have fallen may mean that the original planning permission given is no longer valid. In such circumstances, a new planning application will need to be submitted and it may be that the proposal does not comply with the principle of the relevant policies within the Joint Local Development Plan. When undertaking restoration work, if sections of the original building are found not to be strong and will therefore prevent the restoration work, then it should be ensured that a discussion takes place with the Planning Service. The building should not intentionally be demolished and then rebuilt without firstly receiving the right to undertake this.

10.0 Design

- 10.1 The roof is one of the main features of any building as it is a prominent dominant/visible structure in the skyline. Often, the roof structure is one of the main features that can suffer structurally when a building is left vacant for a period of time. In cases where work is required on the roof or to re-build it completely, all efforts should be made to restore the original materials and re-use. Where this is not possible any new material used should be in accord with the original. Usually the roofs of old rural buildings in the area are made of Welsh slate and therefore it is likely that this would be the chosen roof covering. There may be some instances when another roof covering is suitable e.g. if the material is characteristic of the area's character. It should be ensured that any roof covering and design complies with the guidance set out in Policy PCYFF 3: Design and Place Shaping. It should be sought to ensure that the height, pitch and eaves of the roof are not modified/changed from the original levels. This will ensure that the area's skyline character is not harmed.

- 10.2 Consideration should be given to details such as the sides and eaves of the roof together with the rainwater pipes/associated guttering to ensure they are in keeping with the original building in terms of the nature and materials used. It should be ensured that only a limited/essential number of water pipes are installed.
- 10.3 Any proposal to convert a traditional building should respect the nature and those features that contribute towards its architectural value. Where possible it should be ensured that any modern/alien features are limited. In terms of materials, these should also be traditional and respect what already exists.
- 10.4 Unnecessary door and window openings should not be added, to try and ensure that the building's traditional character is respected. Usually, dormer windows are not permitted. In a case where it is considered that a skylight would be the only option to get more daylight into the building, then appropriate measures should be taken to mitigate any negative visual effect this could have, e.g. by installing a roof light that is level with the roof.
- 10.5 Some buildings that are non-traditional or of no architectural interest can be subject to an application for conversion. Often, it is likely that these type of buildings will include materials that do not add architectural interest and are not in keeping with the area. Applications for the conversion of buildings of this type should ensure that the building conversion work offers suitable modifications for a positive architectural contribution, respecting the wider environment and adds to improving the character and appearance of the site in compliance with Policy PCYFF 3: Design and Place Shaping.

SECTION B: REPLACEMENT OF HOUSING IN THE COUNTRYSIDE

11.0 Introduction - Replacement Dwellings in the Countryside

- 11.1 This section of the guidance offers advice on the proposals that deal with replacing dwellings in the countryside. The guidance does not offer advice in terms of demolition and rebuilding within the development boundaries or for alternative use.
- 11.2 In rural areas there are buildings that are now dilapidated and unsuitable for modern living. In considering residential units that are subject to an application for demolition and replacement the Authority will have to initially ensure that the proposed unit for demolition has a legal use as a residential unit, i.e. it will be necessary to ensure that no abandonment of the unit has taken place. 'Abandonment' is when the original use permitted has been lost. In order to determine if an abandonment of use has taken place then the proposal will have to be considered against the following 5 criteria:-
- a) The physical condition of the property;
 - b) The period that has elapsed since the building was last used;
 - c) If the building was used for alternative uses;
 - ch) The owner's intention;
 - d) Measures taken to protect the building/use.
- 11.3 It is noted that applications for demolition and replacement are only relevant to permanent units. Applications to replace a caravan/chalet with a permanent residential unit are not eligible in accordance with criterion 5 of Policy TAI 13.
- 11.4 In locations defined by the Plan as open countryside, applications for replacement will have to be one for one, namely an increase in the number of units on the site will not be permitted. Furthermore, applications will have to be full applications with all the details regarding design and access.
- 11.5 Due to the age of the units suitable for demolition and replacement and the construction of the units, it appears that we do not make efficient use of energy. Therefore it is considered that we should take advantage of opportunities to ensure that new developments are efficient and incorporate sustainable building methods.
- 11.6 Appropriate consideration should be given to applications for replacement dwellings in areas that are landscape sensitive, such as a site located within or near an Area of Outstanding Natural Beauty and a Special Landscape Area. Appropriate consideration will be given to the size, scale and design of the building that would have an impact on these landscape designations to ensure that priority is given in order that the area's rural nature and traditional architecture are protected.

12.0 National and Local Planning Policy Context

National Planning Policy

- 12.1 National Planning Policy guidance in relation to the principle of the demolition of and replacement of residential units can be seen in Planning Policy Wales (Edition 10, 2018). PPW states that new development the green Belt/open countryside should be strictly controlled. One case where development in such a location is appropriate is when that is for replacement.

Local Policies - Joint Local Development Plan

- 12.2 The policy that deals specifically with the demolition and replacement of dwellings is Policy TAI 13: 'Replacement Dwellings' in the Joint LDP. This policy supports the principle for the replacement of a dwelling that meet the criteria included in the policy, where appropriate (See Appendix 1).
- 12.3 In accordance with the Policy, proposals will not be supported to demolish and replace a listed building or a building of architectural and/or historical and/or visual special value.¹ These are the buildings that are locally unique and create a sense of place but do not receive statutory protection. The policies note the specific criteria for proposals to demolish and replace dependent on the location of the proposal, namely if the proposal is situated within or outside the development boundary or if the site is within the Coastal Change Management Area.

13.0 Suitability

- 13.1 In accordance with criterion 4 of Policy TAI 13 it should be ensured that the existing dwelling is not capable of retention through renovation and extension. Furthermore, it should be demonstrated that repairing the existing building is not economically practical. In order to comply with criterion 4 a Structural Report should be submitted with the application that notes the suitability of the building for reuse. Furthermore, any Structural Report should be supported by a Financial Viability Report detailing the cost of undertaking the restoration/adaptation of the building compared to the costs associated with demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any Viability Assessment should include costs associated with repairing the identified problem, the costs in terms of repairing the building should not include work that is part of the applicant's aspiration.

14.0 Size

- 14.1 Criterion 7 of Policy TAI 13 states that the siting and design of the development should be of a similar scale and size as the original building. Appropriate consideration will need to be given to the shape, design, height and openings of the proposed development

1 Please refer to section 2.2 of the document '[Managing Lists of Historic Assets of Special Local Interest in Wales' \(Cadw\) when considering architectural/historical value and/or visual special value of the building subject to a replacement application.](#)

especially in locations that are landscape sensitive (e.g. AONB and SLA) in order to ensure that the proposal blends in naturally into the landscape.

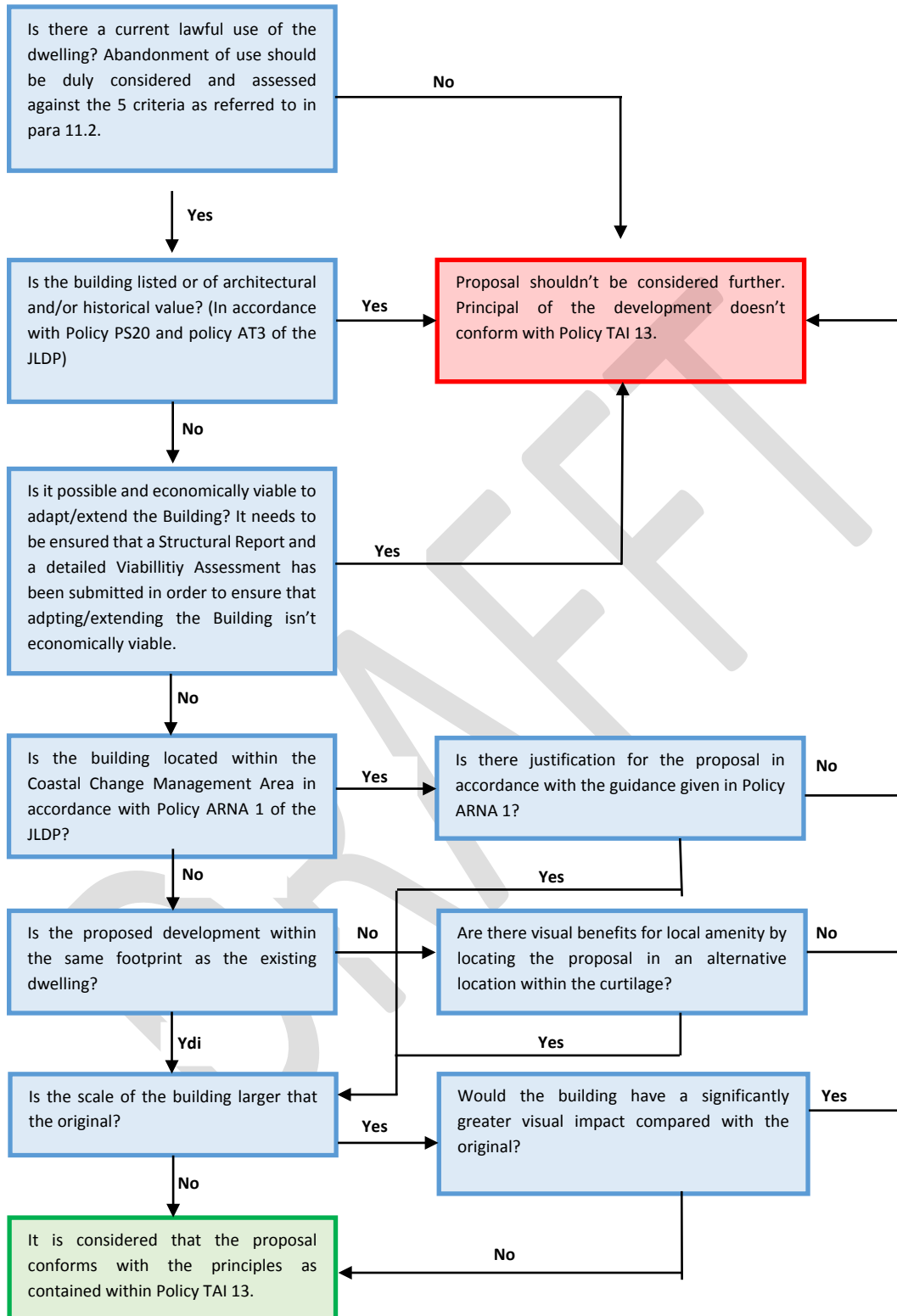
- 14.2 When considering if the development's scale is similar to the original the unit's floor area should be considered. Where a justification has been received that would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It is noted that this figure is not a target to be achieved and every application will be assessed individually according to merit. It should be ensured that the addition in the floor area is totally essential in terms of practicality and should not be part of an aspiration for a larger house. No outbuilding should be considered when calculating the floor area of the residential unit. It is noted that nearby buildings that are larger in size are not a reasonable justification to increase the size of the residential unit that is subject to replacement.
- 14.3 Furthermore, when considering the appropriateness of the development's size, the principles included in Policy TAI 8: An Appropriate Mix of Housing, should be minded.

15.0 Location

- 15.1 The new unit will have to be located on the footprint of the existing building unless there are advantages in terms of visual impact and/or an impact on the amenities of local residents (except for cases when the house is located within a Coastal Change Management Area). If it is possible to prove that there are benefits to be had by locating the unit on an alternative site within the curtilage of the site then this would be acceptable. In addition to the benefits in terms of visual impact, there are other matters associated with locating the site in an alternative site within the curtilage that may include when there are road safety benefits and environmental interests. It will be necessary to ensure if the unit is situated in an alternative site within the curtilage that there is no negative impact in terms of an increase in the visual intervention of the unit within the landscape.

16.0 Design

- 16.1 It is expected that residential replacement will include the principles of good quality design. Proposals should give consideration to the traditional features of the design and materials and where appropriate should be in accord with the nearby built environment. Any design should respect the character of the landscape and should not introduce a development that is incongruous or intrusive within the landscape.
- 16.2 The following flow-chart gives a brief guidance in terms of the considerations linked with applications for demolition and replacement:-



17.0 Further information and contacts

For further information please contact the:

Joint Planning Policy Unit

✉ Council Offices,
Ffordd y Castell,
Caernarfon
Gwynedd
LL55 1SH
☎ 01286 685003
💻 planningpolicy@gwynedd.llyw.cymru

<https://www.gwynedd.llyw.cymru/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Local-Development-Plan/Joint-Local-Development-Plan.aspx>

Gwynedd Council's Planning Service,

✉ Council Offices
Ffordd y Cob
Pwllheli
Gwynedd
LL53 5AA
☎ 01766 771000
💻 planning@gwynedd.llyw.cymru

<https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Planning.aspx>

Isle of Anglesey's Planning Service

✉ Council Offices
Llangefni
Anglesey
LL77 7TW
☎ 01286 752428
💻 planning@anglesey.gov.uk

<http://www.anglesey.gov.uk/planning-and-waste/planning-control/>

APPENDIX 1

POLICY CYF 6: REUSE AND CONVERSION OF RURAL BUILDINGS, USE OF RESIDENTIAL PROPERTIES OR NEW BUILD UNITS FOR BUSINESS/ INDUSTRIAL USE

Proposals to convert rural buildings for business use or modification of residential units to allow working from home or new business or industrial units will be granted provided they conform to the following criteria:

- 1. The scale and nature of the development is acceptable given its location and size of the building in question;**
- 2. That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;**
- 3. Where proposals involve the use of an existing building:**
 - i. The building is structurally sound;**
 - ii. The scale of any extension is necessary and of reasonable size;**
 - iii. The building is suitable for the specific use.**

Explanation:

- 6.3.36 With advances in technology and broadband connections within rural communities, there are more opportunities for people to work from home, to convert rural buildings to be used for businesses or build new units. The aim of this policy is to encourage rural communities to become more sustainable and to promote close links between living and working locations.
- 6.3.37 It is considered that the provision of rural workshops and small scale industrial units serve to support the sustainability and self-sufficiency of rural areas. This Policy encourages small scale developments that make appropriate use of existing buildings that are suitable for a business or industrial use as well as appropriately scaled new buildings. Supplementary Planning Guidance will be prepared to provide advice on the matter.

POLICY TWR 2: HOLIDAY ACCOMMODATION

Proposals for:

- 1. The development of new permanent serviced or self-serviced holiday accommodation, or**
- 2. The conversion of existing buildings into such accommodation, or**
- 3. Extending existing holiday accommodation establishments,**

will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
- iii. That the proposal will not result in a loss of permanent housing stock;
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation within the area.

Explanation:

- 6.3.63 This policy is not relevant to proposals to establish new static holiday and touring caravans, holiday chalets or alternative luxury camping sites. Such proposals will be considered under policies TWR 3 and TWR 5 of this Plan.
- 6.3.64 In terms of serviced accommodation, this policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Quality hotels and other serviced accommodation can potentially bring significant economic benefits to the Plan area and broaden the range of holiday accommodation available to visitors. It is widely recognized that the Plan area lacks an adequate range of such accommodation. The aim of this policy is to support the principle of expanding the range and improving the quantity and quality of serviced accommodation. In line with Policy PS 11 it is also important that the loss of hotels is resisted.
- 6.3.65 Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Policy PS 11 and Policy TWR 2 recognises that managing the wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.
- 6.3.66 Where planning permission is given for self-serviced accommodation, a condition will be attached to ensure that the building will only be used as holiday accommodation and that it cannot be used for permanent occupation. 'New-build' self-serviced accommodation will not be permitted in the open countryside to protect the area from private holiday homes being built across the Plan Area
- 6.3.67 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated return in income from what may be a significant investment. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location, which could result in businesses failing. Applicants will be required to submit a detailed business plan, which

demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use. Supplementary Planning Guidance will be published to provide more information about the mater.

POLICY TAI 13: REPLACEMENT DWELLINGS

Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:

- 1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;**
- 2. The building is not listed;**
- 3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved;**
- 4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;**
- 5. Outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has a legal residential use;**
- 6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;**
- 7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;**
- 8. In areas at risk from flooding and outside a Coastal Change Management Area:**
 - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;**
 - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings: flood resilient construction';**
 - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;**
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.**

9. **Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.**

Planning permission for a replacement dwelling may be subject to a condition to ensure:

10. **The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling, and/ or**
11. **That permitted development rights are removed.**

Explanation:

- 6.4.81 For sites unrelated to the settlement hierarchy, and thereby identified as open countryside, stricter control is required over replacement dwellings in relation to its existing use right, replacement of a temporary structure and its visual impact.
- 6.4.82 In open countryside locations, the existing dwelling must have an established use as a residential unit otherwise it would be considered to create a new dwelling in the open countryside contrary to National Policy. Preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work.
- 6.4.83 This Policy will not permit the building of a house to replace a caravan or chalet that has a legal residential use (see definition of 'caravan' and 'holiday chalet' in Policy TWR 3).
- 6.4.84 The proposed new dwelling would be expected to incorporate the footprint of the existing building unless it can be demonstrated that its relocation within the curtilage lessens its visual impact and it would not lead to an impact upon the amenity of adjoining uses. For sites located within a Coastal Change Management Area, Policy ARNA 1 would carry greater weight than this policy.
- 6.4.85 In open countryside the proposed new build should reflect the size and scale of the existing building unless it can be demonstrated that the proposal would not lead to a significant greater visual impact and that the proposal would lead to a better designed dwelling.
- 6.4.86 New build is directed away from flood risk areas, however, proposals for replacement dwellings that incorporate flood mitigation and resilient measures can be permitted.