

Generally

This property is set in a sloping $\frac{3}{4}$ acre plot to the south of Llangrove. The original Cottage is of some age and when purchased in 1994 by the applicants it had been unoccupied for at least three years and was derelict, with no power, water or drainage.

Planning permission was obtained for a scheme of renovation and extension which was completed in two stages between 1994 and 2001. This involved completely renovating the original 4 room cottage, underpinning walls, laying a floor slab, rebuilding and heavily insulating the roof, installing water, power, kitchen, bathroom, double glazing etc. while retaining many of the original features of the building.

The repaired frame of a demolished 200 year farm building from Wiltshire was added as an extension to provide a music room and craft furniture workshop for the applicants [REDACTED]

[REDACTED] Finally a new rear entry, passage/hallway, stairs and bedroom were added on the back of the original cottage to create more living space and to enclose and insulate the stone North wall.

All work was done to the highest possible environmental standard (significantly exceeding the insulation regulations applying at the time) with a grey water recovery system, low flush toilets, biomass cooking and heating, solar water heating and passive solar gain built in to the design. Much of the work was carried out by the owners whose second child was born in the property in 1996.

[REDACTED] the family have been closely involved in the local community for nearly 25 years (including building the village playground, helping initiate the village pantomime, serving on the school board and the parish council and running the local Scout group).

The children have now left home and the owners are seeking a way to continue to live in the community without having to sell their home to fund their retirement. The configuration of the building makes it relatively easy to divide it into two parts, providing both a home for the owners and a rental property for assured shorthold tenancy to alleviate the local housing shortage. The income from this will allow the owners to remain in their home for the foreseeable future.

The pre application advice request was supported by the Planning Officer. The original proposal included a two storey rear extension but on further investigations this has been excluded on cost grounds. A revised and simplified scheme is now proposed including forming a dormer to the rear elevation with a doorway and bridge to provide access. The South, front elevation is largely unaltered from the pre application proposal.

Access and Parking

It is proposed that both properties will share the existing driveway with an existing access off the adjacent lane. The existing parking area will serve the existing dwelling and the driveway will be extended with a new parking and turning area at a higher level to serve the new dwelling. Path and steps are proposed from the new parking area down to the new dwelling with a sweeping path also formed to provide a gentler pedestrian route.



Drainage

Additional septic tank drainage is proposed with pumped effluent to a soakage system at the upper level of the site to serve the existing dwelling with the proposed dwelling being connected to the existing septic tank system all as indicated on the proposed site plan.

Site Generally

The existing large garden area will provide generous amenity space for both properties. The neighbouring properties of The Draw-Well, Cleavers Cottage and Nirvana House will not be overlooked as they are all at a much lower level than Trefassey Bank.

National Planning Policy Framework

Paragraph 79 d) of the framework issued in July 2018 with regard to Rural Housing appears to support this proposal which is a subdivision of an existing residential unit.