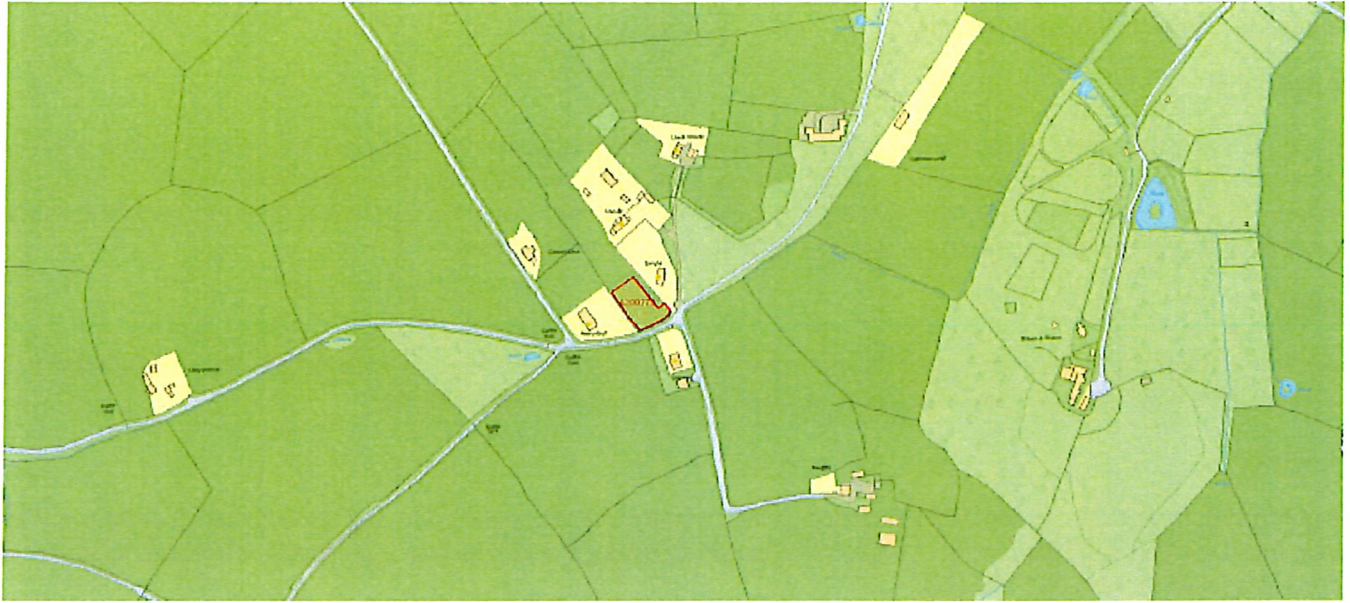


2.4. A200773 ATISN 20778 - ITEM 005



Rhif y Cais / Application Reference A200773
Derbyniwyd / Received 16-09-2020
Y Bwriad / Proposal Proposed Local Needs (Affordable) Dwelling
Lleoliad Safle / Site Location [REDACTED]
Math o Gais / Application Type Full Planning
Ymgelysydd / Applicant [REDACTED]
Asiant / Agent [REDACTED]

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at gae amaethyddol sydd wedi ei leoli mewn cefn gwlad agored oddeutu 2km o Aberarth. Mae rhai elddo preswyl o fewn cyrraedd y safle. Gydag ochr y safle mae ffordd gul ddiddosbarth, lled un cerbyd.

Nid oes gan safle'r cais unrhyw hanes cynllunio perthnasol.

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio llawn i godi annedd fforddiadwy. Cynigir i'r llawr gwaelod gynnwys ystafell fyw, cyntedd, stydi, cegin / ystafell fwyta cynllun agored ac ystafell aml-bwrpas. Mae'r llawr cyntaf arfaethedig i gynnwys tair ystafell wely, un gydag ystafell ymolchi *en-suite* ac ystafell ymolchi ychwanegol. Mae ôl troed allanol y llawr gwaelod oddeutu 122 metr sgwâr, tra bo'r llawr cyntaf oddeutu 107 metr sgwâr, cyfanswm o 229 metr sgwâr. Arwynebedd net y llawr gwaelod yw oddeutu 90 metr sgwâr, gyda'r llawr cyntaf ag arwynebedd llawr net o oddeutu 76 metr sgwâr, cyfanswm o 166 metr sgwâr. Mae'r deunyddiau i gynnwys briciau gwladaidd, rendrad a chladin ar y welydd allanol; to o lechi naturiol, ffenestri uPVC a drysau cyfansawdd.

Cynigir bod tramwyfa yn sicrhau mynediad at yr eiddo a bydd y dramwyfa hon yn arwain at flaen yr annedd lle bydd man parcio a man trol, gyda mynedfa amaethyddol yn cael ei chadw oddi ar y dramwyfa.

POLISI'AU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi'au Cynllunio Cenedlaethol sy'n Berthnasol

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- PCC Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- Nodyn Cyngor Technegol (TAN) 2 – Cynllunio a Thai Fforddiadwy (2006)
- Nodyn Cyngor Technegol (TAN) 5 – Cynllunio a Chadwraeth Natur (2009)

Mae'r polisi'au canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:

- SO1 – Twf Cynaliadwy
- SO4 – Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- SO5 – Tai Fforddiadwy
- LU02 – Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU05 – Sicrhau Cyflenwi Datblygiadau Tai
- DM03 – Teithio Cynaliadwy
- DM04 – Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 – Dylunio a Gwneud Lleoedd o Safon Uchel
- DM10 – Dylunio a Thirweddu
- DM13 – Systemau Draenio Cynaliadwy
- DM14 – Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 – Cadw Bioamrywiaeth Leol
- DM17 – Y Dirwedd yn Gyffredinol
- DM20 – Gwarchod Coed, Gwrychoedd a Choetiroedd

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i wneud popeth sy'n rhesymol bosibl i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol o ran trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu ynglŷn â'r cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i ymarfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Mae'r adroddiad hwn wedi'i baratoi gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i gosodir yn Neddf 2015. Wrth bennu'r argymhellad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Dyffryn Arth – Ni dderbyniwyd ymateb

Priffyrdd – Dim gwrthwynebiad yn ddarostyngedig i rai amodau

Draenio Tir – Dim gwrthwynebiad yn ddarostyngedig i rai amodau

Ecoleg – Ni dderbyniwyd ymateb

Dŵr Cymru – Dim gwrthwynebiad yn ddarostyngedig i rai amodau

Derbyniwyd 5 gwrthwynebiad gan drydydd parti ar sail y canlynol:

- Mae wedi ei leoli mewn cefn gwlad agored gyda dim ond bythynnod a ffermydd gwasgaredig gerllaw.
- Dim ond ar sail cysylltiad amaethyddol y rhoddwyd caniatâd cynllunio (rhoddwyd caniatâd ym 1982) ar gyfer y byngalo gyferbyn (sy'n eiddo i deulu'r ymgeiswyr).
- Mae'r ymgeiswyr eisoes yn berchen ar eiddo.
- Mae clawdd aeddfed, gwarchoddedig ar hyd y ffin ac mae coed yno nad ydynt wedi eu nodi ar y cynlluniau. Effaith ar fioamrywiaeth, cynefinoedd a'r dirwedd.
- Nid yw cynllun, ffurf, graddfa ac edrychiad yr adeilad arfaethedig yn ymdoddi i'r amgylchedd.
- Bydd angen mynediad at dir trydydd parti er mwyn sicrhau'r lleiniau gweledd.

- Dyma fydd yr unig annedd nad yw y tu ôl i gloddiau / goed.
- Effaith ar breifatrwydd, amwynder a golau yn enwedig oherwydd uchder yr adeilad. Byngalos yw'r anheddau cyfagos.
- Mae'r raddfa'n fwy na'r gofynion ar gyfer tai fforddiadwy.
- Effaith y gwaith adeiladu.
- Mae'n gosod cynsail ar gyfer datblygiadau pellach.

Derbyniwyd tri llythyr o gefnogaeth oddi wrth deulu'r ymgeiswyr, gan nodi'r rhesymau canlynol:

- Bydd yn fuddiol iddynt fyw gerllaw gan fod teulu'r ymgeiswyr yn bwriadu symud i'r tŷ gyferbyn.
- Nid yw'r cae yn cael ei ddefnyddio at ddibenion amaethyddol ac fe'i hystyri'r yn dir mewnlenni.

CASGLIAD

Mae Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn datgan:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Egwyddor y Datblygiad

Mae safle'r cais yn gorwedd o fewn 'lleoliadau eraill' fel y'u nodir o fewn y Cynllun Datblygu Lleol (CDLI) mabwysiedig, lle mae lefel a natur y datblygu wedi eu rheoli'n gaeth er mwyn sicrhau datblygiad cynalladwy ac i amddiffyn cefn gwlad agored. Mae Polisi SO4 y CDLI yn datgan bod tai cyffredinol yn amhriodol o fewn 'lleoliadau eraill' oni bai eu bod wedi eu cyflawnhau ar y sail eu bod yn cyflawnl angen, y gellir ei ddangos ond sydd heb ei ddiwallu eisoes, am dai fforddiadwy yn yr ardal a hefyd eu bod yn unol â Pholisi SO5 neu'n diwallu'r angen am annedd ar gyfer menter wledig yn unol â Nodyn Cyngor Technegol (TAN) 6. Mae'r cais cynllunio hwn am dŷ fforddiadwy.

Mae'r Polisi yn ei gwneud yn ofynnol i dai fforddiadwy gael eu lleoli yn union gerllaw grwpiau o aneddiadau sy'n bodoli eisoes, yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru (PCC). Fodd bynnag, mae PCC wedi ei ddiweddarau ers hynny, gyda pharagraff 3.60 yn ei gwneud yn ofynnol i ddatblygiadau yn y wlad fod wedi eu lleoli o fewn a gerllaw'r aneddiadau lle gellir eu lleoli orau o ran seilwaith, mynediad, gwarchod cynefinoedd a gwarchod y dirwedd. Mae'n datgan y gall mewnlenni neu estyniadau bach i aneddiadau cyffredol fod yn dderbyniol, yn enwedig lle maent yn diwallu'r angen lleol am dai fforddiadwy, ond bod yn rhaid dangos rheolaeth gaeth ar adeiladu newydd mewn cefn gwlad agored sydd ar wahân i aneddiadau sy'n bodoli eisoes. Mae 5 annedd yn agos at safle'r cais, fodd bynnag, nid yw'r rhain yn rhan o anheddiad. Mae'r anheddiad agosaf, sef Aberarth, oddeutu 2 gilometr i ffwrdd ac felly nid yw'r cais wedi ei leoli o fewn anheddiad sy'n bodoli eisoes ac nid yw gerllaw anheddiad o'r fath chwaith. Yn ogystal â hynny, nid oes gan yr aneddiadau hyn balmentydd, a fyddai'n ei gwneud yn bosibl cerdded yn ddiogel ac nid oes trafnidiaeth gyhoeddus wedi'i darparu o fewn pellter cerdded diogel i safle'r cais. Byddai preswylwyr yr annedd, felly, yn llwyr ddibynnol ar ddefnyddio cerbyd preifat i gael mynediad at wasanaethau a chyfleusterau. Mae hyn yn groes i bolisiâu cynllunio cenedlaethol a lleol sy'n ceisio hyrwyddo dulliau teithio cynaliadwy drwy sicrhau bod datblygiadau tai yn cael eu hadeiladu mewn lleoliadau lle gellir cael mynediad at wasanaethau a chyfleusterau, yn gyntaf drwy gerdded a seiclo, yna drwy ddefnyddio trafnidiaeth gyhoeddus ac yna'n olaf drwy ddefnyddio ceir preifat. Mewn penderfyniad diweddar a alwyd i mewn, pwysleisiodd yr Arolygwr Cynllunio y safbwynt a nodir yn y polisi cenedlaethol diweddaraf.

"Wrth droi i sôn am dai fforddiadwy, mae polisi SO4 y Cynllun Datblygu Lleol yn datgan, wrth gyfeirio at dai fforddiadwy mewn Lleoliadau Eraill, y dylai tai newydd fod wedi'u lleoli yn union gerllaw grwpiau o anheddau, yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru a pharagraff 10.13 Nodyn Cyngor Ategol (TAN) 2. Mae'r cyfeiriad at baragraff 9.2.22 yn cyfeirio at Rifyn 9 Polisi Cynllunio Cymru sydd bellach wedi ei ddi-ddymu gyda chyhoeddiad Rhifyn 10. Fodd bynnag, mae paragraff 3.56 Rhifyn 10 y cyfeiriwyd ato uchod, yn adlewyrchu paragraff 9.2.22 y rhifyn blaenorol i raddau helaeth, er iddo gael ei ddiwygio i gyfeirio at fewnlenni aneddiadau neu fân estyniadau i aneddiadau (fy mhswylais i) yn hytrach na grwpiau (fy mhswylais) o anheddau. Mae paragraff 4.2.34 Rhifyn 10 a pharagraff 10.13 TAN 2 yn pwysleisio y dylai unrhyw safleoedd eithriedig gwledig i ddarparu tai fforddiadwy fod ar dir sydd o fewn aneddiadau gwledig sy'n bodoli eisoes neu ar dir sydd ar y ffin â'r aneddiadau hyn. Dylai'r tai fforddiadwy a ddarperir ar safleoedd o'r fath ddiwallu anghenion pobl leol am byth a dylent gyfrif tuag at nifer cyffredinol y tai a ddarperir".

O ran yr angen am dai fforddiadwy, erbyn hyn, mae datganiad wedi ei ddarparu gan yr asiant sy'n nodi mai teulu'r

ymgeiswyr biau'r safle a'r tir cyfagos ac felly nid yw cost y tir yn broblem. Maent hefyd yn nodi y gallai'r annedd gael ei newid i fod yn annedd 5 ystafell wely yn y dyfodol, er mai cais am annedd 3 ystafell wely yw hwn. Mae'r asiant hefyd yn nodi bod yr ymgeiswyr yn cydymffurfio â gofynion Tai Fforddiadwy. Dim ond nifer bach iawn o'r eiddo sydd ar werth o fewn cylch 5 milltir o Aberaeron sydd wedi ei ddarparu yn y datganiad, er bod nifer o dai ar y farchnad ar hyn o bryd. Hefyd, dim ond tai â 4 ystafell wely sydd wedi eu dangos, tra bo'r cais am dŷ â 3 ystafell wely.

Y Gofynion o ran Nodweddion Ffisegol

Rhoddir isafswm ac uchafswm arwynebedd net llawr tŷ fforddiadwy yn y Taflenni Cymorth i atodiad 4 y Canllawiau Cynllunio Atodol ar gyfer Tai Fforddiadwy (gweler tudalen 10). Yr uchafswm pennaf posibl yw 137 metr sgwâr. Fel y nodwyd uchod, mae arwynebedd net y llawr oddeutu 166 metr sgwâr ac mae felly uwchben yr uchafswm a ganiateir ar gyfer annedd fforddiadwy.

Y Dyluniad a'r Effaith ar Amwynder Preswyl

Mae'r annedd arfaethedig yn annedd un llawr a hanner. Fel y nodir yn y gwrthwynebiadau gan drydydd partiön, byngalos un llawr yn unig yw'r eiddo cyfagos. Fodd bynnag, nid ystyrir bod yr uchder ychwanegol yn effeithio'n sylweddol fwy ar y dirwedd mewn cymhariaeth â byngalo.

Oherwydd y cynllun a safle'r ffenestri, nid ystyrir bod y cynnig yn achosi l'r annedd edrych dros yr eiddo cyfagos. Yn ychwanegol at hyn, nid ystyrir bod y cynnig yn effeithio'n negyddol ar unrhyw eiddo preswyl cyfagos nac ar breswylwyr yr eiddo hynny.

Pwerau Dirprwyedig

Mae'r aelod lleol, y [REDACTED] wedi gofyn i'r cais gael ei benderfynu gan aelodau'r pwyllgor cynllunio am y rhesymau canlynol:

1. Mae'r [REDACTED] yn credu y gallwn gefnogi'r cais, gan ei fod yn gais am annedd fforddiadwy o fewn clwstwr o dai.

ARGYMHELLIAD

Argymhellir y dylid gwrthod y cais am y rhesymau canlynol:

1. Byddai'r cais yn arwain at annedd newydd fforddiadwy o fewn lleoliad cefn gwlad agored lle nad oes cyflawnhad dros adeiladu ac mewn lleoliad nad yw'n gynaliadwy ac felly byddai'n groes i'r polisi cynllunio cenedlaethol a amlinellir yn y ddogfen Polisi Cynllunio Cymru ac yn Nodyn Cyngor Technegol (TAN) 2: Cynllunio a Thai Fforddiadwy (2006) a pholisïau SO1 ac SO4 y Cynllun Datblygu Lleol mabwysiedig.
2. Os caniateir y cais, bydd yn tanseilio'r gallu i gyflawni strategaeth dai y Cynllun Datblygu Lleol mabwysiedig, ac yn benodol polisïau SO1 ac SO4.

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Derbyniwyd / Received 16-09-2020
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Math o Gais / Application Type Full Planning
Ymgelysydd / Applicant [REDACTED]
Asiant / Agent [REDACTED]

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an agricultural field located in an open countryside location approximately 2km from Aberarth. There are a few residential properties within the vicinity of the application site. The site runs adjacent to an unclassified single track road.

The application site has no relevant planning history.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of an affordable dwelling. The ground floor is proposed to include a lounge, hall, study, open plan kitchen/dining and utility. The first floor is proposed to have three bedrooms, one with an en-suite and an additional bathroom. The external ground floor footprint is approximately 122sqm whilst the first floor is approximately 107sqm giving a total of 229sqm. The ground floor net floor area is approximately 90sqm with the first floor having a net floor area of approximately 76sqm giving a total of 166sqm. The materials are to include rustic brick, render and cladding on the external walls; natural slate roof; uPVC windows and composite doors.

An access drive is proposed to lead up to the front of the dwelling where there will be parking and turning space with an agricultural access being retained off the driveway.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040
- PPW Planning Policy Wales (edition 11, February 2021)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

Mae'r polisiâu canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU05 Securing the Delivery of Housing Development
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands

OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions

with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

CONSULTATION RESPONSES

Cyngor Cymuned Dyffryn Arth Community Council - No Response Received

Highways - No Objection Subject to Conditions

Land Drainage - No Objection Subject to Conditions

Ecology - No Response Received

Dwr Cymru Welsh Water - No Objection Subject to Conditions

5 third party objections have been received on the following grounds:

- Located in open countryside with only dispersed cottages and farmsteads nearby.
- Bungalow opposite (ownership of applicant's family) only granted on the basis of an agricultural tie (1982 permission)
- Applicant's currently own a property
- Protected mature hedgerow along boundary and there are trees not shown on plan. Impact on biodiversity, habitat and landscape.
- Layout, form, scale and appearance of proposed building does not integrate with surroundings
- Will require access to third party land to achieve visibility splays
- Will be the only dwelling which isn't behind hedgerows/trees.
- Impact on privacy, amenity and light in particular due to the height. Neighbouring properties are bungalows.
- Scale is larger than affordable housing requirements.
- Impact of construction
- Set a precedent for future development

3 letters of support have been received from the applicant's family for the following reasons:

- Beneficial to live nearby as the applicant's family are proposing to move to the house opposite.
- Don't use the field for agriculture and is considered infill.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with

the plan unless material consideration indicate otherwise”.

Principle of Development

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside. LDP Policy S04 states that general housing is inappropriate within 'other locations' unless justified on the basis that it meets a demonstrated unmet affordable housing need in the locality and accords with Policy S05; or need for a rural enterprise dwelling in line with TAN 6. This planning application is for an affordable dwelling.

The Policy requires affordable housing to be located immediately adjacent to existing groups of dwellings in line with the intentions of Planning Policy Wales (PPW) paragraph 9.2.22. However, PPW has since been updated with paragraph 3.60 requiring development in the countryside to be located within and adjoining settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscaping conservation. It states that infilling or minor extensions to existing settlements may be acceptable in particular where they meet a local need for affordable housing, but that new building in the open countryside away from existing settlements must continue to be strictly controlled. There are 5 dwellings within proximity of the application site however, these do not form a part of a settlement. The nearest settlement of Aberarth is located approximately 2km away and therefore the proposal is not located within or adjoining an existing settlement. Furthermore, there are no pavements to these settlements to allow safe walking, and there is also no public transport provision within a safe walking distance of the application site. Occupiers would therefore be solely reliant on the use of a private vehicle to access services and facilities. This is contrary to national and local planning policy which seek to promote sustainable means of travel by ensuring that housing development are built in locations where services and facilities can be accessed in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. The updated national policy stance was emphasised by the Planning Inspector on a recent call-in decision:

Turning to affordable housing, LDP policy SO4 states that in Other Locations, in terms of affordable housing, new housing should be located immediately adjacent to existing groups of dwellings in line with the intentions of paragraph 9.2.22 of PPW and paragraph 10.13 of TAN 2. The reference to paragraph 9.2.22 is to edition 9 of PPW which has now been superseded by the publication of Edition 10. However, paragraph 3.56 of Edition 10, referred to above, largely reflects that of paragraph 9.2.22 of the previous edition although has been amended to refer to the infilling or minor extension of settlements (my emphasis) rather than groups (my emphasis) of dwellings. Paragraph 4.2.34 of Edition 10 and paragraph 10.13 of TAN 2 reiterate that rural exception sites for affordable housing should be on land within or adjoining existing rural settlements. Affordable housing on such sites should meet the needs of local people in perpetuity and count towards the overall level of housing provision.

In terms of affordable housing need, a statement has now been provided by the agent which states that the applicant's family own the site and nearby land and therefore, the cost of the land is not an issue. They also note that although the proposed dwelling is to be 3 bedroom, it may be altered in the future to a 5 bedroom. The agent also notes that the applicants comply with the Affordable Housing requirements Only a very small number of properties for sale within a 5 mile radius of Aberaeron have been provided in the statement although there are a number of houses currently on the market. Additionally, it is only 4 bedroom houses that are shown whilst the proposal is a 3 bedroom house.

Physical Characteristics Requirements

The minimum and maximum net floor area for an affordable home is set out within appendix 4 of the Affordable Housing SPG Help Sheets (see page 10). The absolute maximum standard is 137sqm. As noted above the net floor area is approximately 166sqm and is therefore, above the maximum allowed for an affordable dwelling.

Design and Impact on Residential Amenity

The dwelling is proposed to be one and a half storeys. As the third party objections note, the nearby properties are only one storey bungalows. However, the additional height is not considered to cause significantly greater impact on the landscape in comparison to a bungalow.

Due to the layout and positioning of the fenestration, the proposal is not considered to cause overlooking onto the neighbouring properties. Additionally, the proposal is not considered to cause an adverse impact on any nearby residential properties or occupiers.

Power of Delegation

The local member, [REDACTED] has requested for the application to be determined by members of the planning committee for the following reasons:

1. The [REDACTED] believes that we can support the application as it is an affordable dwelling within a cluster of houses.

RECOMMENDATION:

The application is recommended for refusal for the following reasons:

1. The application would result in a new affordable dwelling within an unjustified open countryside and unsustainable location contrary to national planning policy set out within Planning Policy Wales and Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006) and the adopted Local Development Plan, policies S01 and S04.
2. The application, if permitted, will undermine the deliverability of the adopted Local Development Plan housing strategy, specifically policies S01 and S04.