

NO.	NOTES
1	All dimensions in millimetres unless otherwise stated.
2	Do not scale off drawing. All dimensions to be checked on site by contractor.
3	Drawings to be used for purposes of Planning Application only.
4	These are not Construction Drawings.
5	The contractor is to set out, check and co-ordinate all dimensions on site during the course of works.

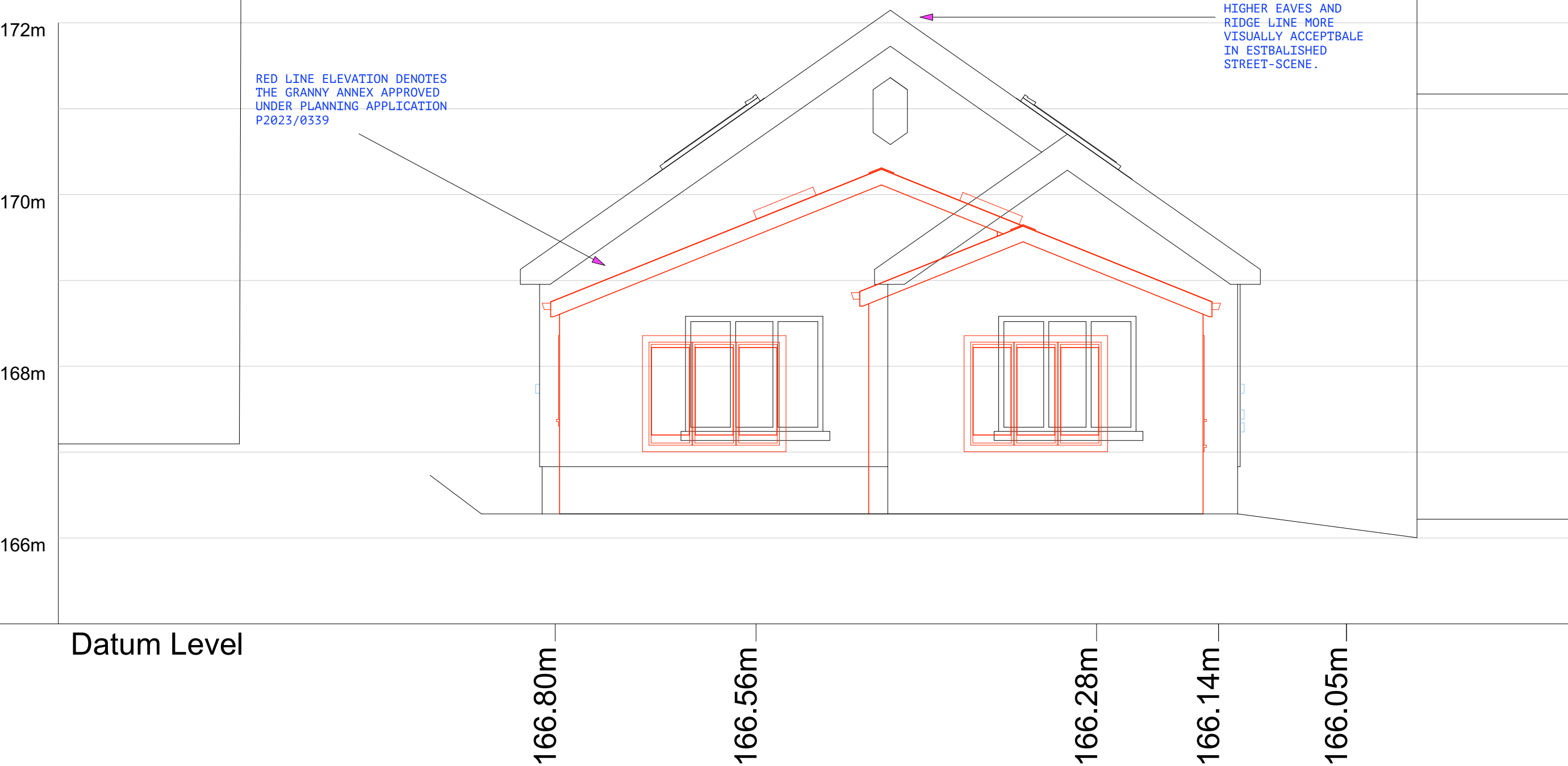
No.47

APPLICANT FALL-BACK POSITION

The applicant already has Planning Permission for the constuction of a Granny Annex. The Council is aware that this is to cater for his debilitating physical condition. The purpose of this new application is to allow some financial legacy to his family, as once his condition reaches a certain threshold he will need to be relocated to a nursing home. This application will therefore ensure his residence is able to be sold off to pay for his care. The dwelling would be more financially attractive/useful than the approved granny annex use.

This reasoning is acknowledged not to be of 'material consideration' to the Planning Department. The Fall-back position however, is material. For example it was brought to my attention recently that the applicant had previously sort pre application advice for a dwelling but was rebuffed by the case officer on the grounds that a single storey dwelling would not be acceptable at this location. The main issues revolved around its appearance in the streetscene. The Planning Department should consider that this new application, given the design incorporating a higher eaves level and ridge height, presents a more attractive visual appearance than that of the applicants fall-back position. The character and appearance of the street-scene would be better served by the new Planning Application rather than that of the approved annex. The Planning Department has an opportunity to improve the future visual amenity of the street.

Tanyrallt



DRAWING NUMBER 2389 - AL(PSS) 01

REVISIONS :

SHEET TITLE:
2379 - AL(PSS) 01

PROJECT DESCRIPTION:
PROJECT: NEW DWELLING
SITE: TANYRALLT SA181EH
CLIENT: CERI JONES

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DATE:
JAN 2023

SCALE:
1:50

SHEET:
A-3