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| Application Number: P/16/056/ROV | **Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 2015** |
| Screened by: Mrs Lisa WaltonSenior Officer: Planning and Development ManagementOn: 27th July 2016 |

**This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs**

1. The characteristics of development must be considered having regard in particular to:

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| a) the size of the development; | This application does not relate to proposed development but does relate to development undertaken in 2014, where a dwelling was permitted to be extended and as a result created 2 dwellings, which were restricted to be linked by condition, permitting one dwelling to be used as a holiday let in connection with the other dwelling only. This application seeks to remove that condition and permit the larger holiday let to be untied to the smaller permanent dwelling, so it can be re-sold separately. |
| b) the accumulation with other development; | The removed condition would result in the creation of 2 unrestricted open market dwellings contrary to policy 3 of the current local plan |
| c) the use of natural resources; | n/a |
| d) the production of waste; | n/a |
| e) pollution and nuisances; | None |
| f) the risk of accidents, having regard in particular to substances or technologies used. | None |

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

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| a) the existing land use; | The existing land use is residential |
| b) the relative abundance, quality and regenerative capacity of natural resources in the area; | Outside the site there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves. |
| c) the absorption capacity of the natural environment, paying particular attention to the following areas:1. Wetlands;
2. Coastal zones;
3. Mountain and forest areas;
4. Nature reserves and parks;
5. Areas classified or protected under Member states’ legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b);
6. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;
7. Densely populated areas;
8. Landscapes of historical, cultural or archaeological significance;
 | The absorption capacity of the natural environment is considered to be high.  |

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

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| a) The extent of the impact (geographical areas and size of the affected population); | The impact will be limited to the existing building |
| b) The trans-frontier nature of the impact; | There will not be any trans-frontier impacts |
| c) The magnitude and complexity of the impact; | Low |
| d) The probability of the impact; | Low |
| e) The duration, frequency and reversibility of the impact. | The proposed removal of a condition would be disconnect the two properties and would likely permanent and irreversible. |

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Q1 Is it a major development which is of more than local importance?

y

Q2 Does it affect a particularly environmentally sensitive or vulnerable location?

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Q3 Does it have unusually complex and potentially hazardous environmental effects?

**Conclusion**

Not Required

Environmental Impact Assessment