

PLANNING COMMITTEE	DATE: 11/04/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C21/1051/35/DT

Date Registered: 29/10/2021

Application Type: Householder

Community: Cricieth

Ward: Cricieth

Proposal: Raise roof height of dwelling to provide first floor rooms in roof space

Location: Cil y Castell, Lôn Parc, Cricieth, Gwynedd, LL52 0EG

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a householder application to raise the height of the bungalow's roof in order to provide first floor bedrooms in the roof space in the property known as Cil y Castell, Cricieth. The proposed first floor would include three bedrooms, an en-suite and cupboard. The existing bungalow measures approximately 4.4 metres in height externally, and the extension would raise its height to approximately 5.9 metres, which is a 1.5 metre increase in its original height. The roof would be finished in slates, and the walls would be a combination of stones and pebble-dash to match the existing finish.
- 1.2 The property is located in a residential area within the development boundary of Cricieth, in a built-up area between two rows of high terraced houses. The site is served by an unclassified road. The site is within a 500-metre zone of a Registered Monument, namely Cricieth Castle.
- 1.3 The application is submitted to the committee as the property's owner is the local member for Cricieth and his daughter occupies the property.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 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.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
 - TRA 2: Parking Standards
 - TRA 4: Managing Transport Impacts
 - PCYFF 2: Development Criteria
 - PCYFF 3: Design and place shaping
 - PS 19: Conserving and where appropriate enhancing the natural environment
 - AMG 5: Local Biodiversity Conservation
 - PS 20: Preserving and where appropriate enhancing heritage assets

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2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

3. Relevant Planning History:

3.1 2/15/58A Construction of a garage to replace old garages: Permitted 28 August 1980

4. Consultations:

Town/Community Council: No objection from Cricieth Town Council.

Transportation Unit: Not received.

Biodiversity Unit: Thank you for consulting.

- A PRA survey carried out by Alison Johnston has been submitted (January 2022).
- The survey includes limited detail on some of the features present for bats. It notes that “The survey was undertaken over the winter months, but had bats been using the buildings droppings and staining would still have been visible in the roof void”.
- However – the photographs at the end include pictures of gaps such as under the ridge tile (photo 4) and a gap in the soffit (photo 7). Droppings or evidence in these areas would not necessarily be evident or show up within the roof void. It is not specifically addressed if these voids were examined, it is unlikely to be possible to directly inspect ridge tiles, for example.
- It is therefore recommended that at least one activity survey is carried out in the bat active season (May-August) to determine if bats are using these features.
- The recommendations in section 7.2, 7.3 and 7.4 should be included as planning conditions to ensure that these are followed at all times.
- Further enhancement recommendations may be required following the emergence survey particularly if bats are found.

Welsh Water:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Condition and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh

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Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at **developer.services@dwrcymru.com**

Cadw:

Having carefully considered the information provided with this planning application we have no objections to the proposed development. Our assessment of the application is given below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment: **CN015 Cricieth Castle**

CN173 Cricieth Castle, Outer Bank Defences

The application area is located some 130m west of scheduled monuments CN015 Cricieth Castle and CN173 Cricieth Castle, Outer Bank Defences. These monuments are parts of Cricieth Castle, which is located on an isolated rock south of the present town and has its origins as a Welsh castle. The inner ward is attributed to Llywelyn

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Fawr (Llywelyn ab Iorwerth) and the outer to Llywelyn ap Gruffydd. The castle was later altered by Edward I who is credited with substantially reconstructing and heightening the south east tower and south west towers and with converting the north tower to take a siege engine. The inner gatehouse was heightened under Edward II. The castle fell and was burnt down in 1404 during the Glyndwr rising. The castle was strategically placed on an isolated rock outcrop on the coastal edge where it commands views in all directions and could be re-provisioned by boat. The borough, chartered in 1284, probably occupied the dingle separating the castle crag from the rock of Dinas to the north-west.

The proposed development will see the roof of the existing bungalow of Cil Y Castell heightened to allow rooms to be added. This change will be clearly visible from the Castle, but it will be seen along with the other buildings in this part of the town, many of which are much taller. As such whilst there may be a very slight visual change in the view from the Castle this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no impact on the settings of scheduled monuments CN015 and CF173.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended. One item of correspondence was received, stating:

- Eager for the building work to take place before March 2022 or after November 2022-March 2023 to reduce the impact on our holiday accommodation business.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The application relates to raising the roof of the existing bungalow in order to provide first floor bedrooms in the roof space. It is understood that the family have three children and that they need more bedrooms. The existing property is low-lying and unexceptional in the parcel of land, and is enclosed by high hedges to the sides. The proposal would involve increasing the height of the building by approximately 1.5 metres, with a pitched roof design rather than the existing hip design. It is considered that it is a rational proposal, with the scale, height and mass being reasonable given the location. There will be continuity in the finish, to match the existing stone and pebble-dash finish. Although increasing the height would make the property slightly more prominent, it is not considered that the difference of 1.5 metres would have a negative impact on the area's visual amenities. It is considered that the proposal respects the context of the site and its position in the streetscene. The proposal is therefore acceptable from the perspective of policy PCYFF 3 of the LDP.

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- 5.2 The property is located 130 metres to the west of Cricieth Castle, which is a Registered Monument. Cadw have been consulted on the application, and they noted that although there would be a minor visual change from the monument, the development would be in the midst of existing tall houses, and would therefore be unlikely to influence the visual experience or the setting of the monument. It is therefore considered that the proposal is acceptable from the perspective of policy PS20 and AT1 of the LDP.

General and residential amenities

- 5.3 The single property is located in a built-up residential area in Cricieth. The front elevation of the property faces the east, and faces an unclassified road and a public toilet building. To the south there is a footpath and the rear of the three storey terraced houses of Min y Môr. There is a garden to the west and the north, a narrow vehicular road and a row of terraced houses on an elevated level. As the front of the house faces a public road and a toilet block, there would be no implications on amenities from installing two first floor windows and one window on the roof of the main elevation. Similarly, it is not considered that there would be any impact on amenities as a result of installing first floor windows to the rear, as there is a garden directly to the rear of the plot. It is noted that two of these would be opaque windows. It is considered that the window in the roof on the southern side is also acceptable without causing any significant intrusive over-looking. In a built-up, dense situation such as this, it must be accepted that over-looking is inevitable, but due to the distance, the location of footpaths and high boundary hedges, it is not considered that the proposed additions would exacerbate or have a significant detrimental impact on any of the neighbouring residential houses. It is noted that one observation has been received from the owner of a nearby holiday flat, wishing to restrict the construction period outside the holiday season, but there is no planning rationale for doing this. It is therefore considered that the proposal satisfies the policy requirements of PCYFF 2 of the LDP.

Transport and access matters

- 5.4 The site is served by an unclassified road, and there is a parking space for approximately three cars in the property's curtilage. As this is a proposal to raise the height of the roof, there would be no impact on parking spaces or access to the site. No observations were received from the Transportation Unit. There are no concerns about road safety or parking in this case, and the proposal is therefore acceptable in relation to policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.5 Consultation took place with the Biodiversity Unit as the proposal relates to changes to the roof, and initial observations were received, noting that the site is within 50 metres to the Penychain/Cricieth Site of Special Scientific Interest and the Special Conservation Area of Cardigan Bay. It also appears that there are records of bats and Japanese Knotweed nearby, and given this, the applicants were requested to submit an initial Protected Species Report on the application. A report was later submitted from the Ecological Adviser, Alison Johnston, which notes that no bats or Japanese Knotweed were found on the site. The Ecologist has recommended operational measures, such as supervising the construction work, and mitigation steps by installing bat boxes, and the Biodiversity Unit are satisfied with this. A condition could be included to ensure that the work follows and conforms with the recommendations of the Protected Species Report which is sufficient to protect and improve Biodiversity. With this condition in place, it is considered that the proposal can satisfy the policy requirements of PS 19 and AMG 5 of the LDP.

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6. Conclusions:

- 6.1 Having considered the proposal against local and national policy requirements, in addition to the responses to the application, it is considered that the proposal is acceptable for approval with the conditions / notes as noted below.

7. Recommendation:

- 7.1 To delegate the right to the Senior Planning Manager to approve the application subject to the conditions listed below.

Approve – conditions

1. Commence within five years.
2. In accordance with the plans
3. Slates to match
4. Finish
5. Biodiversity - In accordance with the recommendations of the Protected Species Report
Note: Draw attention to Welsh Water's conditions and observations