

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 1

Application Number: C22/0615/30/DT

Date Registered: 30/06/2022

Application Type: Householder

Community: Aberdaron

Ward: Pen draw Llŷn

Proposal: To erect a side extension as storage

Location: Pelydryn, Aberdaron, Pwllheli, Gwynedd, LL53 8BE

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is an application to erect a single-storey extension at the side of an existing single-storey house to be used as storage. The development would include an access on the front and back and there will be no internal access from the property. This extension would have a shallow mono-pitch roof, 2.3m high and would be 2m high to the eaves. It would measure 2.75m wide in the front as it wraps around the front of the property a little and would be 2.2m wide at the back, it would measure 11.45m long. It is proposed to provide a double door on the front and the back.
- 1.2 The property is within a row of detached houses near the B4413 class 2 road in a residential area within the development boundary of the Coastal - Rural Village of Aberdaron, as defined in the Anglesey and Gwynedd Local Development Plan. It is also within a designated Area of Outstanding Natural Beauty and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.
- 1.3 The application is submitted before the Committee at the request of the local member as he objected to the visual impact of the development on the streetscape and that it does not suit a residential dwelling in the centre of the village.

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

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4 : Design and landscaping

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AT 1 : Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN) 12: Design

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3. Relevant Planning History:

C22/0182/30/DT: Single-storey extension - Approved - 05/09/2022

C03D/0029/30/LL: Construction of a single-storey house with rooms in the roof-space - Approved 17/03/03

C01D/0105/30/AM : Renewal of permission - construction of a dwelling house - Approved 17/04/01

C98D/0177/10/AM : Construction of a dwelling house - Approved 29/06/98

4. Consultations:

Community/Town Council: The Council is aware of complaints and local concern regarding unauthorised developments that have taken place on the site and the former local member and the existing local member have expressed concern about the development and its impact on the amenities of nearby residents. The Council understands that another application is to be submitted as well for an unauthorised garage on the site.

The Community Council wishes to draw the attention of the Planning Department to the local complaints and concerns in the hope that you will take notice of these concerns, as outlined in correspondence from the two local members.

Welsh Water: 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 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 applicant may need to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains

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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. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

CADW: Not received

AONB Unit: Pelydryn is located near the B4413 road in the village of Aberdaron and within the AONB. The extension would be on the side of the house near the boundary wall and wooden doors would face the road. It does not appear that the development would affect the AONB.

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has expired and observations objecting to the development were received on the following material planning grounds:

- The extension is too large
- Visual impact

5. Assessment of the material planning considerations:

5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.

Location, Design and Visual Impact

5.2 The main policy involving this aspect is Policy PCYFF 3 of the LDP which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the built environment.

5.3 In this case, when considering the size and location of the storage extension, the proposal would not require planning permission if it did not extend in front of the property's front elevation. However, the proposal as submitted requires planning permission and is therefore given a full assessment here. Although the scale of the proposal may be considered as small, the section that extends from the front of the property is prominent and draws the eye to the structure's presence. In looking at the general development pattern of the street, the nearby bungalows all stand in a fairly substantial curtilage with space between the side of the houses and the boundary fences. Although it is recognised that there are a few garden sheds and residential paraphernalia between some of the other houses the space mainly continues. The proposal would entail retaining a building that fills the gap totally and reducing the space between the houses. Having considered this, it is not considered that the proposal will add to or improve the character and appearance of the house and the site and it does not respect the appearance and character of the streetscape.

5.4 It is considered that the size and location of the extension, together with the roof pitch and its finish will be unsuitable and it does not exhibit a high-quality design and is not in-keeping with the existing property. Although it is possible to impose a condition to agree on materials and possibly to improve what is seen on the site today, it is not considered that this would be sufficient to meet with the requirements of policy PCYFF 3.

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5.5 When considering the above, it is therefore believed that the plan submitted, is contrary to the principle of policy PCYFF 3 that expects every proposal to demonstrate high quality design.

5.6 The site lies within an Area of Outstanding Natural Beauty (AONB), however, due to the size and scale of the proposal, and in considering its urban location, it is not considered that the proposal in question would affect the character of the AONB. Similarly, it is not believed that this will change the Landscape of Outstanding Historic Interest, therefore, it is deemed that the proposal is acceptable under the requirements of Policies AMG 1 and AT 1 of the LDP.

Visual, general and residential amenities

5.7 When considering the size of the proposed extension on the property, and its height (2m to the eaves near the boundary with the property next door and 2.3m at its highest), it is not believed that any additional significant impact is likely to derive from the development in terms of overlooking or shadowing any other property. It is also noted that a planning proposal may be imposed to ensure ancillary use to the main property only and not for any other separate use. It is therefore believed that the proposal is acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities.

Other matters

5.8 A number of comments were received regarding matters that are not material to the decision on this application, including a concern that work had already commenced on the proposal. However, every planning application had to be considered on its own merits. It is noted that this is a "householder" application for a development that relates to a specific development for the property's legal storage use and only material planning matters that are relevant to such a development are considerations when determining the application.

6. Conclusions:

6.1 Although it is a small scale development, it is not considered that the proposal demonstrates a high quality design and therefore it is contrary to the principle of policy PCYFF 3. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

Recommendation:

7.1 To refuse

It is not considered that the proposal demonstrates a high quality design and therefore it is contrary to the principle of policy PCYFF 3 Design and Place Shaping of the Anglesey and Gwynedd Joint Local Development Plan (2017).