

PLANNING COMMITTEE	DATE: 05/06/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

Number: 12

Application Number: C17/0356/17/LL

Date Registered: 08/05/2017

Application Type: Full - Planning

Community: Llandwrog

Ward: Groeslon

Proposal: Change of use of land attached to number 1 Rhes Gosen to residential use and erect a garage/storage and create an entrance and parking space

Location: Land near 5 Rhes Gosen, Caernarfon, Gwynedd, LL54 5TR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 05/06/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

1. Description:

- 1.1 Full application to change the use of land attached to number 1 Rhes Gosen to residential use and erect a garage/storage and create an entrance and parking space.
- 1.2 The application site is located at the end of a terrace on the outskirts of the village of Groeslon. The site is not located within the village development boundary. Rhes Gosen, Rhes Llainffynnon and Rhes Ty'n y Weirglodd terraces along with a few detached houses are located down a narrow, unclassified road, leading from the highway that runs through the centre of the village of Groeslon. Most residents of this terrace park along this narrow street which causes problems with parking, access and turning in the area.
- 1.3 The site which is the subject of this application is wet, agricultural land located directly adjacent to number 5 Rhes Gosen. Originally, the proposal would have meant changing the use of a parcel of land measuring approximately 28m by 21.5m, retaining some of it as grassland, laying a hard floor, a vehicular access and erecting a building. This area is considered to be too large to be the curtilage of the nearby property, namely number 1 Rhes Gosen; therefore, the applicant was requested to reduce the size of area of the application. On 08.05.2015 an amended plan was received in which the area of the application was reduced to approximately 14.5m by 21.5m.
- 1.4 The proposed garage/storage measures 7.5m by 5.5m, and 2.1m high to the eaves and 4m to the ridge. The walls are intended to be finished with render and a slate roof.

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 Unitary Development Plan.
- 2.2 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 7 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 set out below, 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 **Gwynedd Unitary Development Plan 2009:**
- POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

PLANNING COMMITTEE	DATE: 05/06/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY CH33 - SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

POLICY CH36 - PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.4 Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)

- POLICY PCYFF1: Development criteria
- POLICY PCYFF 2: Design and place shaping
- POLICY PCYFF 3: Design and landscaping
- TRA 2: Parking standards
- TRA 4: Managing transport impacts

2.5 National Policies:

Planning Policy Wales Edition 9 2016
TAN 12: Design

3. Relevant Planning History:

None

4. Consultations:

Community/Town Council: Not received

Transportation Unit: Observations on the original plan:
I confirm that I have no objection to the proposal.

I recommend standard conditions/notes with regard to the provision of the entrance in accordance with the plan, applying for street works licences before work commences, and surfacing the entrance from the highway to the gate with a tarmacadam or concrete material.

Observations on the amended plan:
I refer to the above application and specifically to the additional plans and confirm that I do not object to the

PLANNING COMMITTEE	DATE: 05/06/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

proposal.

The yard is of a sufficient width and length in which to turn a vehicle. I would, however, like to note that the location of the door on the gable end of the shed means that it is insufficiently wide for regular vehicles to gain access to it. The distance of five metres between the boundary fence and the shed compares with the length of a normal car; as such there is not much space to turn in order to gain easy access.

Welsh Water: Not received

Biodiversity Unit: Observations on the original plan:
I have visited the site. The land is clearly very wet and is a habitat of high biodiversity value, full of meadowsweet. It is not clear from the information submitted whether the whole site will be lost to tarmac or the like, or whether parts of it could remain a wetland. I cannot see any opportunities in which to carry out any mitigation work, so the size of the development should be kept to a minimum if the intention is to approve the development.

Observations on the amended plan:
Not received

Natural Resources Wales: No objection

Public Consultation: A notice was posted on site and nearby residents were informed. The advertisement period has expired and correspondence was received objecting on the following grounds:

- Water run-off matters

5. Assessment of the material planning considerations:

The principle of the development

5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless material considerations state otherwise. The current 'Development Plan' is the Gwynedd Unitary Development Plan (2001 - 2016) and the Joint Local Development Plan for Gwynedd and Anglesey (JLDP) will replace the Unitary Plan as the 'development plan' once it is formally adopted. It is likely that the JLDP will be adopted during July 2017.

5.2 When dealing with any planning application the statutory test should be your first consideration at all times, i.e. it is necessary to determine planning applications in accordance with the development plan, unless other relevant considerations state otherwise. The JLDP is now a material planning consideration for the purposes of development control. Paragraph 3.1.3 of Planning Policy Wales states:

"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies ..."

PLANNING COMMITTEE	DATE: 05/06/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

5.3 Although many policies have been discussed in detail during the Gwynedd and Anglesey Joint Local Development Plan Hearings, we will not know for certain what the contents of the Plan will be until the Inspector submits his binding report.

5.4 Paragraph 2.14.1 of Planning Policy Wales states:

"...thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances."

5.5 In this case, the Joint LDP policies as noted in 2.4 above are material and as these policies are consistent with the policies of the Unitary Development Plan and the relevant National Advice included in PPW, it is considered that the above assessment and the recommendation of this report are consistent with the emerging policy.

5.6 General planning policies within the Gwynedd Unitary Development Plan support applications for the erection of extensions on residential houses provided that they are appropriately assessed.

Visual, general and residential amenities

5.7 Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design of the proposal, amenities and external materials.

5.8 The proposal involves erecting a garage/storage on a plot of agricultural land, along with changing the use of that land to an ancillary parking space/garden for dwelling Number 1 Rhes Gosen. The size and design of the building is suitable for a domestic garage/storage and is in keeping with the area and the connected adjacent terrace. The size of the area to be used as a garden has been reduced from what had originally been proposed, and it is considered that this smaller area is suitable and in keeping with the size of the gardens/curtilages of other properties in the area.

5.9 The building has been set approximately 14m from the road, which is farther back than the adjacent terrace and garage. The building is single-storey and is screened on one side by the existing trees and shrubs, and it is considered that neither its height nor its design are likely to have a detrimental effect on any nearby property or on the area. It appears that slate is to be laid on the roof of the building and that the walls are to be rendered. It is considered reasonable to impose a condition to approve the materials for the exterior. It is therefore not considered that the proposal is contrary to the requirements of policies B22, B23 or B25 of the Unitary Development Plan in terms of its design, location, materials or its effect on nearby properties.

Transport and access matters

5.10 The proposed development is located on the outskirts of the village of Groeslon and down a narrow unclassified road which leads to a number of terraces and detached houses. The development is likely to free up roadside parking spaces opposite the terrace and it would also provide a turning/passing place at the entrance. The Transportation Unit has confirmed that the proposed yard is of a sufficient width and length for parking and turning a vehicle. It has, however, been noted that the doorway on the gable end of the shed means that the width is not accessible to a normal car. It

PLANNING COMMITTEE	DATE: 05/06/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

is noted that this is not a reason to refuse the application but it would, perhaps, be more convenient to move the garage door (or turn the garage) to make it more accessible. As this layout within the site is the applicant's decision, it is considered that any changes such as this one could be considered a minor change should the applicant decide to change it in future.

- 5.11 The Transportation Unit has no objection to the proposal. It is believed that the proposal is acceptable from a highways perspective and, therefore, complies with the requirements of policies CH33 and CH36 of the UDP.

Response to the public consultation

- 5.12 Following a period of statutory consultation, one item of correspondence was received noting matters relating to run-off and surface water. The land that is the subject of the application is wet and a ditch runs between the site and the highway. It is proposed that a land drain be installed at the rear of the site and, according to the application plans, no surface water or run-off will flow on to the highway. A consultation was sent to Natural Resources Wales on the application and they had no objection to the proposal. In their response, they stated that the work on the site would have to conform with current guidances relating to work at, near or over water courses.

6. Recommendation:

- 6.1 To approve – conditions

1. Time
2. Compliance with plans
3. Agree on finishes;
4. Highways Conditions
5. Restricting use to associated use for 1 Rhes Gosen
6. No business use