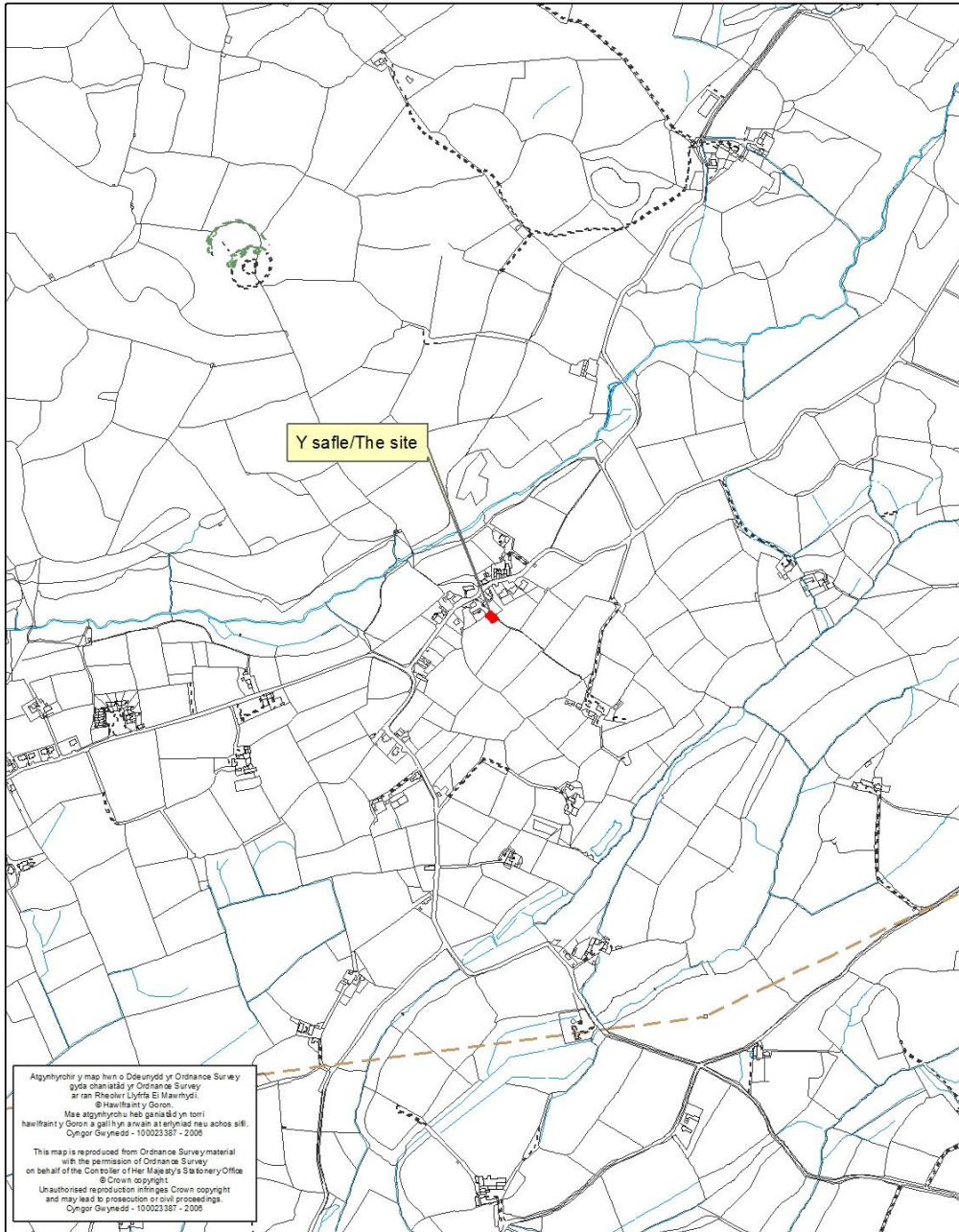


Number: 4



Rhif y Cais / Application Number : C15-0421-41-LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0421/41/LL
Date Registered: 30/04/2015
Application Type: Full - Planning
Community: Llanystumdwy
Ward: Llanystumdwy

Proposal: EXTENSION TO EXISTING GARAGE (A REVISED SCHEME TO THAT REFUSED UNDER APPLICATION NUMBER C15/0012/41/LL)
Location: LLETY PLU, LLANGYBI, PWLLHELI, GWYNEDD, LL53 6LZ

Summary of the Recommendation: TO REFUSE

1. Description:

1.2 The application was deferred at the Planning Committee on 07 September 2015 in order to hold a site visit.

1.3 This is an application for the extension of an existing garage in Llety Plu, Llangybi. The existing single garage measures approximately 6.3m long and approximately 5.1m wide (32m²) and is located in the corner of the property's curtilage. The building has been finished with a mixture of stone front elevation and pebbledash and a slate roof. The Design and Access Statement elaborates that the reason for the extension would be to provide more room to store equipment and machinery which is part of the owner's collecting hobby.

1.4 Planning permission has already been granted to extend the garage, namely extension C13/0162/41/LL, which also included extending the curtilage of the site. The curtilage has already been extended but work has not been commenced on the extension. The extension that was approved measured 5.9m long and 5.1m wide providing an additional 30m² to the existing 32m² garage.

1.5 The proposed extension is different in the sense that it is wider than the existing garage in the direction of the public footpath. The proposed extension would extend back approximately 9.9m from the rear of the existing garage wall and 6.4m wide at its widest point. The extension in its entirety would be 55.2m², namely 25.2m² in addition to the 30m² already approved in application C13/0162/41/LL. Therefore, with the extension, the total floor area of the garage would measure 85.2m².

1.6 The building lies in the corner of the property's curtilage and a public footpath runs within the curtilage past the north-eastern gable end of the garage. The site lies within the rural village and Conservation area of Llangybi and it is served by a third class county road.

1.7 This application is a re-submission of application C15/0012/41/LL which was an application for an additional extension which was slightly larger than the current application and requesting for an additional floor area of 32m² (which would have meant a total floor area of 94m² for the whole garage). This application was refused in January this year for three reasons:

- An overdevelopment of the site.
- Detrimental to the Conservation Area.
- Impact on Public Footpath No. 6 Llanystumdwy

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

1.8 The application is submitted to the Planning Committee at the Local Member's request.

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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B4 – DEVELOPMENT WITHIN OR AFFECTING THE SETTING OF CONSERVATION AREAS - Ensure that proposals within conservation areas, or which affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

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.

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

POLICY B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

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

Policy CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY - All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

2.3 National Policies:

Planning Policy Wales 2014

Technical Advice Note (TAN 12) Design – June (2009)

Welsh Office Circular 61/96: Planning and the Historic Environment; Historic Buildings and Conservation Areas

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

3. Relevant Planning History:

C15/0012/41/LL Extension to garage (Refused 03/03/15)

C13/0162/41/LL Extend the existing curtilage and construct single-storey extension to the existing garage in Llety Plu, Llangybi. (Approved with conditions 25.04.13)

C04D/0275/41/LL Construct single-storey extension to a dwelling house in Llety Plu, Llangybi. (Approved with conditions 02/08/2004)

4. Consultations:

Community/Town Council: Support

Transportation Unit: No objection

Rights of Way Unit: Observations
Concerned to ensure that public footpath No. 6 in Llanystumdwy is protected during and at the end of the development.

Welsh Water: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period has come to an end and no correspondence or objection have been received.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy B24 of the Unitary Development Plan recommends approving the extension of buildings within development boundaries, rural villages and the countryside but only if the proposal meets the two following criteria:

- That the design and scale are in keeping with the main building and the local area,
- That the extension will not lead to an unacceptable reduction in amenity space within the curtilage of the house.

5.2 Therefore, the principle of constructing a reasonable extension to the garage is acceptable under this policy as was highlighted by the fact that an approval was granted in 2013 to extend this building, along with the curtilage of the property, by means of planning permission C13/0162/41/LL. However, in order to consider whether or not the current proposal is acceptable it is important to give full consideration to the details of the proposed development and its environmental context and this is done in the following paragraphs.

Visual amenities

5.3 Policies B4, B22, B24 and B25 of the Unitary Development Plan are considered for these aspects of the application.

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

- 5.4 Having given full consideration to the relevant policy matters, it was considered that the previous application (C13/0162/41/LL) for a 30m² extension to the garage (creating a garage with a floor area of approximately 62m²) was acceptable. However, the proposal submitted would go a step further by extending the building to a total of 85.2m² which would be a substantial size for a garage, thus resembling the size of an affordable house (the Supplementary Planning Guidance for Affordable Housing, November 2009 suggest a floor area of 80m² to a single-storey two bedroom house and 90m² to a single-storey three bedroom house).
- 5.5 The Design and Access Statement states that the aim of the proposal is to provide more room for the applicant's hobby which is collecting equipment and machinery. Although the building materials would be in keeping with the existing garage, in accordance with Policy B25 of the GUDP, it is not considered that the scale of the garage with the proposed extension would be in keeping with the main building – indeed, it would be nearly the same size as the house itself. Therefore, it is considered that the proposal is unreasonable in terms of size bearing in mind that this is an ancillary building to the house. The practicality of the building as a garage must also be questioned considering its long and narrow design and the location of the main door on its gable end.
- 5.6 On the whole, it is considered that a further extension to the garage would create a building of a scale and design that would be alien to the location in respect of such an ancillary building and it would be an incompatible overdevelopment of the site. The garage would not be ancillary to or respect the existing property in terms of its scale, size, density and form. Therefore, the proposal would be contrary to policies B22 and B24 of the GUDP.
- 5.7 In addition, the site lies within the Llangybi Conservation Area and therefore the impact of the proposal on the setting of the Conservation Area must be considered. The proposed extension to the garage would mean that its size would be substantially extended, measuring approximately 16m long and 6.4m at its widest point – it would nearly be as long as the existing house. Although the extension would not be substantially prominent from the road, it must be borne in mind that a public footpath runs past and therefore it would be visible by the public. The Welsh Office Circular 61/96 emphasises the importance that new developments are designed to respect their architectural context and the impact they would have on the established character of the area. It is not considered that the scale, size or form of the extension would be in keeping with buildings or pattern of the conservation area. Therefore, there is concern that the extension would have a detrimental impact on the appearance and setting of the conservation area and contrary to policy B4 of the GUDP.

General and residential amenities

- 5.8 Policy B23 of the Gwynedd Unitary Development Plan relates to assessing the impact of the proposal on the amenities of nearby residents. The garage is located near the boundary of the property's curtilage with the adjoining Castell property. However, it is not considered that there would be a significant harmful impact on the neighbours as there are no openings on the north-eastern elevation of the extension to cause overlooking into the neighbour's garden. Therefore, it is considered that the proposal complies with the requirements of policy B23 of the GUDP.

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Transport and access matters

5.9 The Llanystumdwy public footpath number 6 runs along the north-eastern boundary of Llety Plu and runs between the garage and the *clawdd*. As a result of the Rights of Way Unit's observations on the previous planning permission, the plan was adapted to ensure that the space between the garage and the *clawdd* on the boundary will not become any smaller than what it is currently and as a result the Rights of Way Unit have not objected to this application. It is therefore considered that the proposal in its current form satisfactorily protects the footpath and complies with the requirements of policy CH22 of the GUDP involving footpaths and that the application is therefore acceptable in this respect.

6. Conclusions:

6.1 Whilst it is realised that permission has already been granted for an extension to the garage, there is substantial concern about the size and scale of the proposed extension bearing in mind that this is an ancillary building. It is considered that the proposed extension to the garage is an overdevelopment in terms of scale, size and form compared to the main building and is likely to have an impact on the setting of the conservation area. It is considered that the proposal is contrary to policies B4, B22 and B24 of the GUDP, therefore, there is no option but to refuse the application for these reasons.

7. Recommendation:

7.1 To Refuse –

1. Allowing the extension would extend the floor area of the garage to approximately 85.2m² which is considered an overdevelopment that would be alien to the site and that does not respect the property in terms of its scale, size, density and form, therefore, it is contrary to policies B22 and B24 of the GUDP.
2. The scale, size or form of the proposal is not in keeping with the buildings, character and pattern of the conservation area. Therefore, it is considered that the proposal would have a detrimental impact on its setting and is therefore contrary to policy B4 of the GUDP.