

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 4

Application Number: C17/1134/35/AM

Date Registered: 23/11/2017

Application Type: Outline

Community: Criccieth

Ward: Criccieth

Proposal: Outline application for the erection of a two storey dwelling

Location: Helidon, Lon Merllyn, Criccieth, LL520HY

Summary of the Recommendation: TO APPROVE

PLANNING COMMITTEE	DATE: 05/02/2018
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1. Description:

- 1.1 This is an outline application to erect a two-storey house within the curtilage of the property known as Helidon, Cricieth. This outline application includes access and appearance matters with landscaping, layout and scale reserved. It is the principle of the development that is mainly under consideration, and not the full details.
- 1.2 The site is located within the curtilage of the existing property known as Helidon; between the A497 that runs through Cricieth and Lôn Merllyn. There are various types of houses around the site, with a general pattern that includes a row of houses located off Lôn Merllyn with gardens extending towards the A497; together with a few more recent houses situated between this row of houses and the A497 - similar to the proposal before you. The site is entirely within the Cricieth development boundary.
- 1.3 The application site is located behind a property known as Rowen on a plot of land between this property and the A497 and forms part of the existing residential curtilage of Helidon. It is intended to provide a new access from Lôn Merllyn between the houses of Helidon and Rowen together with an access track towards the site.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council not only has a duty to carry out sustainable development, but to also take every reasonable step in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2017:**
 - TRA 2: Parking Standards
 - TRA 4: Managing Transport Impacts
 - PS 5: Sustainable Development
 - PCYFF 1: Development Boundaries
 - PCYFF 2: Development Criteria
 - PCYFF 3: Design and Place Shaping
 - PCYFF 4: Design and Landscaping

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

TAI 2: Housing in Local Service Centres

2.4 **National Policies:**

Planning Policy Wales, Edition 9, (2016).

3. **Relevant Planning History:**

None

4. **Consultations:**

Community/Town Council: No objection

Transportation Unit: I refer to the above application and confirm that I have no objection to the proposal. I recommend that conditions concerning parking, access and turning area are included.

Welsh Water: Standard conditions

Natural Resources Wales: No objection

Public Consultation: A notice was posted on the site and nearby residents were informed. The advertisement period has expired and letters received noting the following points:

- Impact on amenities and light
- Size and design
- Location of gas pipe

5. **Assessment of the material planning considerations:**

The principle of the development

5.1 The site subject to this application is located within the development boundary of Cricieth and within an area containing a mixture of detached and semi-detached housing within fairly substantial curtilages. The proposal is to erect a two-storey house on a plot of land that forms the residential curtilage of Helidon. This existing curtilage is very substantial, and is significantly larger than the curtilages of other houses in the area. It is considered that siting a residential property with its own curtilage and access within this curtilage would leave sufficient amenity space for the existing and proposed dwellings and would be in keeping with the area's development pattern in terms of location and size of the site. Based on this the proposal complies with the requirements of policies PCYFF 1, TAI 2 which ensure developments within development boundaries, and a reasonable development within service centres.

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Transport and access matters

- 5.2 The proposal involves gaining access to the site from Lôn Merllyn, by opening a new entrance (according to the application form, although double gates already exist at this location). The residential unit would include parking spaces and a turning area within the curtilage. The Transportation Unit has no objection to the proposal.
- 5.3 Therefore, on this basis, it is considered that the proposal complies with the requirements of TRA 2, which ensures sufficient parking standards; and policy TRA 4, which ensures road safety.

Visual and General Amenities.

- 5.4 Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the LDP are relevant to this application and involve: design, finishes, elevations, landscaping and visual and general amenities.
- 5.5 The existing site forms part of the current curtilage of the property of Helidon. This curtilage is substantial with part of it (the part that is subject to this application) located behind another residential property (Rowen). The entire site is lower than the A497 highway and a little higher than the houses located along Lôn Merllyn.
- 5.6 The site plan and the cross-section plan of the proposed house have been submitted as part of the application, however, these documents are only indicative as matters such as appearance, landscaping, layout and scale are reserved and are therefore not subject to this application. Despite this, these plans do show that it is possible to provide a two-storey house in an acceptable manner on the site.
- 5.7 Objections have been received regarding the size of the proposed house and a concern regarding providing a three-storey dwelling on the site. It is noted that the size of the house is not subject to this application. Having said that, the application form confirms that it is proposed to erect a two-storey house on the site; and a two-storey house with roof space is shown on the indicative plan. As there are two-storey houses around the site, it would be reasonable to impose a condition to ensure that only a two-storey house is erected on the site.
- 5.8 Objections have also been received regarding the impact of the proposed house on amenities and Rowen light. Although the proposed house is situated behind Rowen, it is considered that the proposed plot is sufficient to locate a new house in a way that any possible impact on the amenities of Rowen can be alleviated. A high hedge currently surrounds Rowen and the land which is subject to the application already forms part of the curtilage of Helidon and can therefore be used for general residential activities. It is considered that it would be possible to locate and design the proposed house in a way that the windows etc. would not cause a detrimental impact on the property of Rowen.
- 5.9 It is not considered that the new house would have a detrimental effect on the light to Rowen which is situated directly south of the proposed house and therefore the sun travelling from East to West would face the front of Rowen all the time.
- 5.10 As this is an outline application, it is not possible to carry out a full assessment on the design; nevertheless, the matters that are to be assessed at present include access; and this is considered acceptable in the context of the relevant policies as the scale, form, density and design could be acceptable considering the site and its vicinity. It is not

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

believed that there would be an unacceptable detrimental impact on the form and character of the townscape as a result, or that any prominent vistas will be lost. The remaining design aspects will be subject to a condition to be approved by means of a reserved matters application. Similarly, the materials will be a matter to be controlled by means of conditions imposed on this permission.

Response to the public consultation

- 5.11 Following a period of public consultation, letters were received noting points regarding the impact on amenities and light, size and design and the location of the gas pipe.
- 5.12 It is considered that the above report has dealt with amenities, light, size and design matters. It is noted that the location of the gas pipe is not a matter that can be dealt with under planning and usually such matters would be dealt with by Building Control and/or a matter for the applicant to resolve with the gas company.

6. Conclusions:

- 6.1 It is not considered that the proposal is contrary to any relevant policy. The proposal is unlikely to have a detrimental impact on the amenities of the local area or on any nearby property.

7. Recommendation:

To approve

1. Time
2. Reserved Matters
3. Slate
4. Welsh Water
5. Highways/Parking
6. Windows
7. Finished floor levels
8. Boundary treatments / landscaping
9. Two-storey property only.

Note: Water.