

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

Number: 5

Application Number: C17/1240/14/LL

Date Registered: 12/12/2017

Application Type: Full - Planning

Community: Caernarfon

Ward: Cadnant

Proposal: Conversion of outbuilding into a holiday unit (amended scheme to that refused under planning application reference number C17/0945/14/LL)

Location: Fferm Glan Rhyd, Cae Garw Road, Rhosbodrual, Caernarfon, LL55 2BW

Summary of Recommendation: TO APPROVE SUBJECT TO CONDITIONS

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1. Description:

- 1.1 This is a full application to convert an outbuilding into holiday accommodation together with erecting a porch on the western elevation of the building and to raise the roof ridge 500mm higher than the existing ridge. The outbuilding is opposite the applicants' property known as Fferm Glan Rhyd on the eastern outskirts of Rhosbodrual. Internally, the holiday accommodation will provide two bedrooms, bathroom, dining room, kitchen and lounge and externally the unit will have a natural slate roof, white painted rendered walls with UPV-c openings in a dark brown colour. Parking bays (x3) for the holiday unit will be located opposite the existing property in accordance with the existing parking provision. The proposal also involves using the existing sewage treatment equipment installed when the farmhouse was recently re-erected and its capacity is sufficient for the additional occupiers who may use the accommodation.
- 1.2 The existing structure measures 22.3m long, 6.2m wide with a height to the ridge roof of 3.95m in a rectangular shape with openings in the back facing the road (three small windows) and the main openings (windows and doors) facing the yard. The site is served off an unclassified county highway together with public footpath/right of way number 5 Caernarfon. North, west and east of the site is agricultural land and to the south there are residential dwellings within the Rhosbodrual area. The site is located outside the development boundary as included in the LDP and is in open countryside. The site is served off an unclassified county highway (Ffordd Cae Garw) with a junction further to the south with the A.4086 trunk road.
- 1.3 As part of the application a Protected Species Survey was submitted stating that mitigation measures will need to be followed based on undertaking a watching brief, additional survey following 12 months if work has not commenced on the development, if bats are found during the work the survey author should be contacted immediately, need to keep the external lights to a minimum and consider installing bat boxes on the building.
- 1.4 In addition, a structural assessment was submitted on the condition of the existing building and its suitability for conversion into holiday accommodation. This concludes that the building is generally structurally sound on condition that the northern gable-end is re-erected due to the implications of erosion from the nearby ditch over the years (there is currently a gap in a section of this wall) together with raising the roof ridge to comply with Building Control requirements. Subject to following the survey's guidance based on undertaking restoration work included in the survey itself, the existing building can be adapted for the proposed use as a holiday unit without having to demolish and re-erecting the building.

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 Act (Wales) 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

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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 (LDP) adopted 31 July 2017:-

Policy PCYFF1 – development boundaries.

Policy PCYFF2 - development criteria.

Policy PCYFF3 - design and place shaping.

Policy PS14 - the visitors' economy.

Policy TWR2 - visitor accommodation.

Policy AMG5 - local biodiversity conservation.

Policy TRA2 - parking standards.

Policy TRA4 - managing transport impacts.

Supplementary Planning Guidance (SPG): Holiday Accommodation (2011).

SPG: Converting Buildings in Open Countryside and in Rural Villages (2009).

2.4 National Policies:

TAN6 Planning for Sustainable Rural Communities (2010).

TAN12: Design (2016).

TAN 13 – Tourism (1997).

NCT23 Economic Development (2014).

3. Relevant Planning History:

3.1 Application number C17/0945/14/LL – conversion of outbuilding into a residential dwelling together with an extension was refused in November 2017, on the grounds that it concerned the conversion and extension of a building in the countryside into a permanent residential dwelling.

4. Consultations:

Community/Town Council: Support.

Transportation Unit: No recommendation as it is deemed that the proposed development would not have a detrimental impact on any road or proposed road.

Natural Resources Wales: No objection.

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Welsh Water: No response.

Public Protection Unit: No response.

Biodiversity Unit: The recommendations listed in Section 5 of the Protected Species Survey should be followed.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has already expired and a petition objecting to the application has been received on the grounds of:

- The principle of the development is not acceptable as it is situated outside the development boundary.
- A holiday unit is not an effective and appropriate use of the building.
- Concealed entrance hazard - situated opposite a turning bay.
- Heavy daily agricultural traffic.
- Noise nuisance.

As well as the above objections, objections were received that were not material planning objections and these included:

- The development is not essential as the applicants are not dependent on this to support a family.

5. Assessment of the material planning considerations:

5.1 The principle of providing new permanent serviced or self-serviced holiday accommodation is accepted in Policy TWR2 (this includes the conversion of existing buildings to this type of accommodation) and Policy PS14 (visitors' economy) of the LDP. Policy TWR 2 states that proposals to convert existing buildings into holiday accommodation will be approved if they are of a high quality in terms of design, setting and appearance and provided that specific criteria can be met:-

- That the proposed development is appropriate in scale considering the site and location - it is deemed that converting the outbuilding into one holiday accommodation unit only is acceptable on the grounds of scale and density, bearing in mind its location opposite the existing buildings of the agricultural holding and does not entail extensive extension work to the building itself.
- That the proposal will not result in a loss of permanent housing stock - the current use of the building is for the storage of the applicants' equipment and tools.
- That the development is not sited within a primarily residential area or does not significantly harm the residential character of a residential area - the site is situated approximately 60m north-west of the development boundary/nearest residential dwellings and opposite the existing buildings that include the applicants' property and agricultural buildings. The area where the outbuilding is located is described as being in open countryside rather than in an established residential area.

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- That the development does not lead to an over-concentration of such accommodation within the area - it is deemed that creating one additional holiday unit on the outskirts of Caernarfon will not lead to a significant increase in the number of other holiday accommodation in the Caernarfon area.
- 5.2 In terms of Policy TW2 it is considered that the proposed use as holiday accommodation is a suitable economic use for this area (in terms of tourism) and will not lead to an over-concentration of accommodation units of this type in the area. Policy PS14 supports proposals that protect and enhance the provision of new high quality serviced accommodation. Planning Policy Wales on 'Tourism' together with TAN 6, TAN 13 and TAN 23 state that such developments in the Welsh countryside play an important role when supporting the provision of sustainable rural communities by giving a boost to the local economy.
- 5.3 The SPG: Conversion of Buildings in Open Countryside and in Rural Villages, expands upon the type of buildings that are suitable to be converted in the countryside and the conversion of traditional buildings are permitted for residential use where they can comply with criteria dealing with:-
- That the structure is robust - the structural survey states that the existing building can be converted into holiday accommodation by undertaking the restoration work included in the survey itself without the need to demolish the entire building and erecting a new building in its place. However, the northern gable-end will need to be rebuilt as by now it has deteriorated and a section has already fallen as a result of historical erosion from the nearby stream. It will also be necessary to raise the roof ridge 500mm higher than the existing (but this will entail raising the height of the building's walls) in order to comply with Building Regulations. However, the existing roof is a full roof (the majority is natural slate with the remainder in a profile metal cover) and it is deemed that raising the roof by 500mm higher will not harm the character nor the form of the existing building. Therefore the building can be described as a permanent and structurally sound building except for the northern gable-end with the proposal complying with this guidance.
 - That extensive extensions are not required to enable the proposal (i.e. that the existing building is suitable for the proposed use) - the proposal means extending the current building by (i) raising the roof 500mm higher than the existing roof and (ii) extending the building on the western elevation (facing the yard) to create a porch/shelter 3m wide and 2m long. It is considered that the total extensions above (that have been reduced significantly from the previously refused plans for a permanent dwelling) are suitable for the size and form of the existing building.
 - That any architectural character of value and traditional materials are retained and that the proposal does not lead to the loss of character of the original structure - the design and form of the outbuilding are traditional for this area including the original openings. It is considered that extending the roof to the proposed scale together with creating a porch in a traditional design would not undermine the appearance and character of the original building. It is also proposed to use the existing openings rather than create new openings.
- 5.4 Policy PCYFF1 states that outside the development boundaries proposals will be resisted unless they are in accordance with specific policies in the LDP or national

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planning policies or that the proposal demonstrates that its location in the countryside is essential. The explanation accompanying this policy states that the development boundaries prohibit inappropriate development from being located in the countryside and to promote the efficient and appropriate use of land and buildings. However, in this particular case it is considered that the proposed development is supported by other policies in the LDP together with national policies and advice regarding the provision of holiday accommodation, despite the building being situated in the countryside.

- 5.5 Having considered the above assessment, it is believed that the proposal to adapt and convert the outbuilding is acceptable in principle.

Visual amenities

- 5.6 The building is situated in open countryside although there are nearby buildings with a new house and agricultural buildings with residential dwellings situated approximately 66m south of the site. Undertaking the work to convert the outbuilding on the grounds of scale, materials and design are acceptable and it is considered that the proposal would not have a detrimental effect on the visual amenities of the local landscape. Therefore, the proposal is acceptable on the basis of the requirements of Policy PCYFF3 of the LDP.

General and residential amenities

- 5.7 As referred to above, the nearest dwellings are situated approximately 66m south along the unclassified county highway of Ffordd Cae Garw. Although a petition has been submitted objecting to the application on the grounds that the proposal would be likely to undermine the community's well-being - bearing in mind the density, use, nature and scale of the proposal it is deemed that there will be no significant disruption to the existing and general amenities of nearby occupiers due to noise nuisance and loss of privacy considering that it is proposed to provide only one holiday unit here. The proposal therefore complies with the requirements of policy PCYFF2 of the LDP.

Transport and access matters

- 5.8 The site is served by an unclassified county highway that is also a public footpath with the junction and the A.4086 Llanberis road further south. Although the petition referred to above objects to the proposal on the grounds of road safety the Transportation Unit has no objection and it is anticipated that there will be no significant increase in the use of this road or the nearby junction by traffic that may stem from the proposal bearing in mind its nature, density and scale. There are sufficient areas available within the site for parking requirements. Therefore the proposal is acceptable based on the requirements of Policy TRA2 and TRA4 of the LDP.

Biodiversity matters

- 5.9 A protected species survey was submitted with the application which concludes that there no evidence of bats using the building subject to this application, although mitigation measures will be required and these are noted in the survey. This requirement has been confirmed by the Biodiversity Unit in response to the statutory

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consultation. Therefore, the proposal is acceptable on the basis of the requirements of Policy AMG5 of the LDP.

6. Conclusions:

6.1 Given the assessment noted above within the context of relevant local and national policies and guidance together with considering the objections received as a result of the statutory notification process, it is believed that this amended application is acceptable in principle, design, scale, size, form, visual amenities, residential amenities and road safety subject to the inclusion of the following conditions on any planning permission.

7. Recommendation:

7.1 To approve – conditions

1. Five years.
2. In accordance with the plans
3. Natural slate.
4. Holiday units only and a register of visitors must be maintained
5. Complete the work in accordance with the mitigation measures in section 5.1 and 5.2 of the Mitigation Measures and Improvements of the Protected Species Survey by Green Man Ecology dated 19 August 2017.
6. A condition to comply with British Standards regarding the suitability of the existing private sewage treatment equipment.
7. Condition to remove permitted rights regarding extensions.