

PLANNING COMMITTEE	DATE: 10/02/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 6

Application Number: C19/1127/46/DT

Date Registered: 02/12/2019

Application Type: Householder

Community: Tudweiliog

Ward: Tudweiliog

Proposal: Erection of residential annexe

Location: Tan y Bwlch, Garn Fadryn, Pwllheli LL53 8TG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to demolish an existing outbuilding and erect a single-storey building in its place to be used as a residential "annexe" ancillary to the main house. The site lies within the garden of "Tan y Bwlch", which is a detached property near the hamlet of Garn Fadryn, which lies outside any development boundary as defined by the Gwynedd and Anglesey Joint Local Development Plan. It stands within the designated Area of Outstanding Natural Beauty.
- 1.2 The building would have a pitched roof constructed of grey coloured steel sheets and walls constructed of larch timber boards. It would measure 5.4m high to the ridge of the roof and 10.2m x 6.2m in floor surface. The annexe would include one bedroom, a bathroom, a utility room and a living room/kitchen. The new building would have the same footprint as the building that is to be demolished and it would be 2.2m higher than the existing structure.
- 1.3 The application is submitted to the Committee as the applicant is related to a Member of the Council.

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps 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. (July 2017)

PCYFF 1 - DEVELOPMENT BOUNDARIES

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

PS 19: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

AMG 1: AREAS OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLANS

2.4 National Policies:

Planning Policy Wales, Edition 10, December 2018

TAN12 – Design: June (2009)

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3. Relevant Planning History:

None

4. Consultations

Community/Town Council: Not received

Natural Resources Wales: No observations to offer. Guidance for the applicant

Welsh Water: No observations to offer. Guidance for the applicant

CADW : No objection

AONB Unit: No objections – suggest a zinc roof instead of a profiled steel roof.

Transportation Unit: No observations to offer

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has ended and no correspondence was received regarding the proposed development.

5. Material Planning Considerations:

Location, Design and Visual Effect

5.1 The main policy that relates to this aspect is Policy PCYFF 3 of the LDP which states that all proposals are expected to show a high quality design which gives full consideration to the context of the surrounding built environment. It also emphasises that plans for new developments will only be approved provided that a series of criteria can be complied with. This application is discussed in the context of the relevant criteria below:

1. There is an outbuilding of metal construction already on the site. It is believed, as the proposed building is of a similar scale to the existing building, that the building would not cause additional significant harm to the visual impact of the site. The building would be of a simple design and of materials of an agricultural tone and it is believed that they would be in keeping with the built character of the area in an appropriate way.
2. Considering the scale, materials and design of the proposed building, it is believed that it would respect the context of the site and be in keeping with the surrounding area.
3. When considering the agricultural / rural nature of the materials proposed, it is believed that they would be appropriately in keeping with similar developments in the area.
4. – 10. Not relevant

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- 5.2 The site is located on a prominent site within the AONB; however, for the above-noted reasons, it is not believed that a significant harmful impact would derive from this development. The AONB Unit did not have any objection to the development; although they did note that a zinc roof would be more characteristic of the area, than the proposed profiled steel roof. Whilst accepting the validity of this comment, it is not believed that changing the materials as such would have a significant impact on this development's impact on the landscape; therefore, imposing a condition requesting a change in materials cannot be justified. Therefore, it is considered that the application complies with the requirements of Policy PS 19 of the LDP as it would not be harmful to the recognised interests of the area under a national designation, and also Policy AMG 1 as the development would not harm views within the AONB.

Visual, general and residential amenities

- 5.3 Due to the location of the proposed building, there would not be any additional harm from the perspective of overlooking or shadowing from any other property. No observations were received from neighbours and, as a result of the above assessment, it is not considered that the building would cause significant harm to the amenities of neighbours or to the area in general. It is, therefore, considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of amenities.

Annexe Use

- 5.4 It should be noted that the term "annexe" has a specific meaning in the planning context and to be considered as an "annexe", it is essential for the building to be subservient to the main house and that it is not used as a separate dwelling. It should be linked to the main dwelling through its everyday use; normally this would mean a semi-independent living accommodation, which is connected, by members of the same family. In this case, in light of the location of the building approximately 7m from the main house and the statement in the application form that an annexe is being sought, it is believed that by imposing an appropriately worded planning condition, that the use of the building can be controlled appropriately.
- 5.5 In doing so, this proposal would not create a new separate living unit and therefore approving the development would not be equivalent to building a new house in open countryside. Having imposed an appropriate condition, there would be no risk for the development to be contrary to the requirements of Policy PCYFF 1 which encourages the refusal of developments outside development boundaries, unless they comply with specific policies that justify rural development.

6. Conclusions:

It is considered that the design and proposed materials are acceptable and that they will not impair the character and appearance of the area. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

7. Recommendation:

To approve with conditions:

1. Five years
2. Development to comply with the approved plans
3. Residential use to be ancillary to the house only

Notes: Welsh Water
Natural Resources Wales
Natural Resources Wales