

<b>PLANNING COMMITTEE</b>	<b>DATE: 10/09/2020</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER</b>	

**Number: 2**

**Application Number: C20/0022/42/DT**

**Date Registered: 10/01/2020**

**Application Type: Householder**

**Community: Nefyn**

**Ward: Nefyn**

**Proposal: Demolition of existing external store, alterations to the existing main house and part single-storey, part two-storey extension to side and rear**

**Location: Tan y Mynydd, Mynydd Nefyn, Nefyn LL53 6LN**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## **1. Description:**

- 1.1 This is an application to refurbish and extend an existing house. The development would include:
- Demolishing the existing outbuilding and relocating a stone wall in order to create a parking and turning space
  - Demolishing a rear two-storey extension and a glass side extension
  - Erecting a rear extension, including a two-storey wing at the north-eastern side, which would be connected to the existing house through a part two-storey and part single-storey link element.
- 1.2 The new development would increase the number of bedrooms from three to four, which would increase the size of the downstairs living space. Substantial new windows would be installed on the north-western elevation. It is proposed to finish the new walls with natural stone and remove the render from the original house, leaving the stones bare. The roof will be of natural Welsh slate. Ultimately, the main orientation of the building would change from facing the south-west, towards the mountain slope, to the north-west, towards the sea, thus increasing the width of the property's two-storey element to 7m when looking at the site from this direction.
- 1.3 The property lies on the slopes of Mynydd Nefyn at the top of a private road (which is partly a public footpath) which leads to the unclassified road of Bryn Glas. The site is located in open countryside, approximately 340m to the east of the development boundary of Nefyn Local Service Centre, and approximately 50m outside the Llŷn Area of Outstanding Natural Beauty.
- 1.4 This application was discussed at the Planning Committee on 02/03/2020 when a decision on the application was deferred in order to arrange a site visit and to allow the submission of a protected species report. A Survey of Protected Species report was received on 29 May 2020. Owing to the circumstances surrounding Covid 19 and that it has not been possible to undertake a site visit, the agent was asked to provide further information about the visual impact of the development and an additional visual presentation will be made as part of the Officer's presentation to the Committee.

## **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 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 (31 July 2017)**
- PCYFF 2: Development criteria  
PCYFF 3: Design and place shaping  
PCYFF 4: Design and landscaping  
PS 19: Conserving and where appropriate enhancing the natural environment  
AMG 1: Areas of Outstanding Natural Beauty Management Plans

## **2.4 National Policies:**

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Planning Policy Wales (Edition 10) 2018  
 Technical Advice Note (TAN) 12: Design

**3. Relevant Planning History:**

None

**4. Consultations:**

Community/Town  
 Council:

Object:

- Oppressive in the landscape
- An overdevelopment of the site.
- Detrimental to views into and out of the AONB
- There is already an excess of holiday units in the area

Welsh Water:

No observations to offer

Transportation Unit:

No observations to offer

Biodiversity Unit:

Recommend following the Reasonable Avoidance Measures included in the Survey of Protected Species.

Rights of Way Officer:

Not received

Natural Resources Wales:

No objection if the recommendations in the Protected Species Report are observed.

CADW:

No observations to offer

Public Consultation:

A notice was posted on the site and the neighbours were consulted. The advertising period has expired and correspondence was received objecting to the development on the following material planning grounds:

- The extension would be much too large compared to the existing house
- The extension would be oppressive in the landscape
- The extension would impact views in and out of the AONB

The following observations were received; these are not material planning considerations:

- There is already an overdevelopment of holiday units in the area

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

**Visual amenities**

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- 5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 Policy PCYFF 3 of the Joint Anglesey and Gwynedd Local Development Plan (LDP) is the policy to be considered when assessing design, materials and the visual impact of any development. The newly designed house would be substantially larger than the existing house, and the internal floor surface area would more than double. Having said this, there would be no increase in the building's height, and it is believed that the new design submitted is of a high quality and the use of stone, glass and slate is appropriate for the location. It is believed that this development would integrate acceptably into the landscape, and there would be no substantially larger visual impact than the existing impact of the site.
- 5.3 The property lies in an open location on the mountain slope, and therefore it is visible to the public from the B4417 highway. An objection was received expressing concern about the proposal's impact on the character of the Area of Outstanding Natural Beauty, however, the property is not located within this designation (although it is approximately 50m away from the boundary of the designated area). Whilst we appreciate the concern regarding the sensitivity of the landscape in this area, officers do not consider that the extensions as they have been designed would have a significantly detrimental impact on the quality of the landscape, and it is not considered that the proposal would impact the setting of the AONB, or the views out of it, in a detrimental manner. Therefore we do not believe that refusal of the application can be justified on the grounds of the impact on the AONB and the proposal is not considered to be contrary to policies PS19 and AMG1 of the LDP as they involve safeguarding the quality of the landscape in the AONB.

#### **General and residential amenities**

- 5.4 There are some dwellings near the site; however, due to the property's orientation and the distance between the site and the adjacent houses, it is not considered that the proposal would cause significant harm to the amenities of any other private property or the local area in general. Therefore, it is considered that the proposal is acceptable in terms of compliance with policy PCYFF 2 of the LDP.

#### **Biodiversity Matters**

- 5.5 A Survey of Protected Species report, prepared by a qualified person, was submitted in support of the application. The Survey came to the conclusion that, although bats used the area for feeding, there is no evidence of bats using the buildings for roosting or resting. The Biodiversity Unit and Natural Resources Wales accept the findings of the report, but suggest ensuring that the reasonable avoidance measures, together with the improvements for bats in part 9 of the report, are implemented. If an appropriate condition is included on any permission, it is believed that the proposal would be acceptable under policy PS 19 of the LDP as it deals with safeguarding protected species.

#### **Other matters**

- 5.5 Correspondence was received expressing a concern with regard to over-provision of holiday units in the area; however, the application in question is for the extension of a residential property; the application does not involve any change of use or an increase in the number of holiday units and, therefore, the matter is not a consideration for this application.

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5.7 In view of the concerns expressed at the Planning Committee regarding the visual impact of the development and the failure to arrange a site visit, further information has been received from the applicant and an additional visual presentation showing the site and its context in the landscape will form part of the Officer's presentation to the Committee.

## **6. Conclusions:**

6.1 Having weighed up the planning application against the requirements of the above policies, and having considered the observations and objections received, we conclude that the proposal is acceptable and meets the local and national planning policy requirements, and that it should be approved with the conditions noted below.

## **7. Recommendation:**

7.1 To approve subject to conditions:

1. Five years
2. In accordance with the amended plans
3. The stones of the walls to be agreed
4. Slate roof
5. The recommendations of the Protected Species Report must be observed