

PLANNING COMMITTEE	DATE: 21/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C20/0070/39/DT

Date Registered: 02-07-2020

Application Type: Householder

Community: Llanengan

Ward: Llanengan

Proposal: An extension including raising the roof height

**Location: Tŷ Wiggins, 12 Lôn Cernyw, Bwlchtocyn, Pwllheli,
Gwynedd, LL53 7DH**

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application is resubmitted to Committee following the decision of the Committee on 16 November to defer in order to prepare a video and additional photographs of the estate and the site. This is an application for alterations to the existing house that entail raising the height of the roof in order to use the roof-space for rooms and to build an extension to the rear in order to create a first-floor balcony. Looking at the property from the front, the height of the roof apex would be raised by approximately 1.5 metres. Currently, the pitch is approximately 5 metres and the proposed has a height of 6.5 metres to the apex. It is also intended to place a pitched roof above the existing garage, and the height of the garage roof would be approximately 5.9 metres to the apex. The rear extension would create a balcony on the first-floor level and decking would remain beneath it at ground-floor level. The balcony would measure approximately 6 metres by 2.9 metres. Three roof windows would be installed on the front elevation, with two roof windows and one dormer window installed in the rear elevation. It is intended to use slate on the roof of the development, and the exterior walls would be finished with painted render.
- 1.2 Since preparing the report to Committee on 16 November 2020, observations have been received on behalf of the applicant from Cambrian Planning regarding the objections received. These matters include the following:-
- That a precedent would be set - Every planning application is dealt with on its own merits and these concerns about a precedent are unfounded.
 - Every other property is single-storey, that it would be oppressive - While the roof will be raised by 1.4m and the eaves by 0.6m, the building line would continue to be lower than nearby property at number 10, the most relevant property in terms of making a comparison as number 11 is hidden from the streetscape. The dwelling would continue to have the appearance of a single-storey and it would not in any way be oppressive. Furthermore, the ground level of number 10 is 7.2m with the level falling to 5.82m at number 12.
 - Disturbance during construction - Work would be undertaken in accordance with the Noise and Pollution Control Act 1974 and the working hours would be Monday to Friday from 8am to 6pm, Saturday 8am to 1pm.
 - Views being affected - There is no right to a view in planning legislation. Furthermore, all the bungalows except for numbers 3 and 4, face the estate road and no window faces number 12. If residents sit at the back of their property they cannot see number 12. The view from numbers 3 and 4 would not be affected much as the houses are on elevated ground in the furthest end of the estate.
 - Over-development - The dwelling is located on a substantial plot with only a small portion of the back garden being taken up by the extension, it is obvious that there is no over-development.
 - That it would be obtrusive / an alien feature / in the AONB - The increase in height would not detract from the character and appearance of the AONB in any way. The building would continue to have the appearance of a single-storey and would be in keeping with the streetscape. Furthermore, it is located on an estate of similar property and therefore it will not stand out in any way. We refer you to the observations of the AONB Unit who do not object.
 - There is a condition to limit development - This is a private matter and has no impact on the planning application.
 - Loss of privacy - The plan has been designed to ensure there is no over-looking from neighbouring properties. Opaque glass will be used on the balcony side in order not to impact on the neighbours' amenities.
 - The roof would be over 2.5m high - It is proposed to raise the roof ridge by approximately 1.4m and not 2.5m as noted in the objections and the eaves would be raised by approximately 0.6m. The proposal is well thought out and planned to respect visual and residential amenities. Once it is extended the dwelling would not look out of place but would fit into the existing streetscape.

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1.3 In addition, a plan was received showing a cross-section through the estate indicating the variation in levels.

1.4 The property is situated in the rural Bwlchtocyn area and within the Area of Outstanding Natural Beauty. It is also within the Landscape of Outstanding Historic Interest. The property is served by an unclassified road. The property is located in a housing estate.

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

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and 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 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, adopted 31 July 2017

TRA 2 - Parking Standards

TRA 4 - Managing transport impacts

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

PS 19: Protect and/or enhance natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

PS 20: Protecting and where appropriate enhancing heritage assets

AT 1 - Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

2.4 National Policies:

Planning Policy Wales (Edition 10, December 2018)

TAN 12: Design

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3. Relevant Planning History:

- 3.1** 2/19/247H - Build a garage - Approved 9 September 1992
- 3.2** Y19/001672 - A pre-application enquiry was submitted for the proposal in question. The proposal appears to be acceptable in principle, and a number of potential changes were suggested, including reducing the height of the garage, the shape/size of the roof windows, remove or reduce the size of the dormer window, reduce the depth of the balcony in terms of getting light into the existing rooms of the house.

4. Consultations:

- Community/Town Council: Not received.
- Transportation Unit: No recommendation as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.
- Welsh Water: Note that a public sewer crosses the application site. Recommend a condition that no more surface water is connected to the public sewer and provide standard advice.
- AONB Unit: Tŷ Wiggins is located amongst other houses on Lôn Cernyw, Bwlchtocyn and is within the AONB. This is a relatively recent single-storey house, and is not in a prominent location within public areas. It is not believed that the proposed adaptations made to the building would impact on the AONB.
- Biodiversity Unit: Not received.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired and a letter of objection / items of correspondence have been received on the following grounds:

- Over-development
- The development would be oppressive.
- The extension would be intrusive and alien to the single-storey property which would not add to the character of the property and the built form.
- The impact on the AONB.
- Impact on the area's character.
- Out of character with the rest of the houses on the estate.
- Impact on the estate that has been designed as an estate of bungalows.
- Loss of view from the other houses in the estate.
- The oppressive nature of the development would have a negative impact on the rest of the estate, and would impact the panoramic view of the sea and the mountains that is shared by neighbouring bungalows.
- Overlooking and loss of privacy.
- Creates a precedent for the rest of the estate.
- A similar development has been approved at number 16, however, this is on the fringes of the estate and the impact is more limited on Lôn Cernyw.
- An increase in parked cars.

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

- That there is a covenant in place on the property.
- It was questioned whether business use would be made of the property.
- Concern about the building phase and coming and going through the estate as well as workers parking their vehicles within the estate.

5. Assessment of the material planning considerations:

Visual amenities

- 5.1 The proposal involves constructing an extension to create a first floor balcony, as well as raising the height of the roof of the existing property, including the garage roof. The roof level of the house would be raised approximately 1.5 metres, whilst the level of the garage roof would be raised approximately 2.5 metres and would change from a combination of false slate roof and flat roof to a pitched roof. The proposal would be finished with a slate roof with a white coloured render on the external walls to match the existing property. The existing property is coloured white and it is considered that white would be suitable for this location. A planning condition could be imposed to ensure this. It is considered that these finishes are acceptable and in keeping with the existing property. In terms of its design, scale and size, the extension is considered to be acceptable and is commensurate to the existing property. It is not considered that the proposal in question would be an overdevelopment of the property and there would still be enough amenity

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land for the property's use. We realise the concerns that have been voiced regarding raising the roof level and the fact that the rest of the houses in the estate are single-storey. Although this would create a higher property, the overall design has a similar appearance to the existing property, especially on the front elevation that faces the estate. Therefore, although the proposal would raise the height of the property and would add an extension to the rear, it is not considered that it would have an oppressive impact on the rest of the estate. The property is located in the furthest corner of the estate, where the land is on a lower level. It can be seen from the cross-section plan that the ground floor level of the site is approximately 5.8m AOD, whilst the estate road near number 4 is approximately 10.0m AOD a difference of approximately 5.2m. Having considered the difference in level here is not considered that raising the height would have a detrimental impact on the area's visual amenities. The property is located within the existing built form and approving the proposal would not substantially harm the local landscape. The concerns voiced are noted, which would involve the proposal setting a precedent for similar developments on the rest of the estate. These concerns are noted; however, each application is assessed according to its own merits, and the fact that this application would receive planning permission does not set a precedent for the rest of the estate. Additionally, there are examples at several locations in the County where a one-storey house has received permission to raise the height of the roof in order to create room in the roof space. It is considered that the proposal is acceptable in terms of Policy PCYFF 3 LDP.

5.2 The site is located within an estate of existing houses that have been located within the AONB. The observations of the AONB Unit were received on the application, and they had no objection, noting that the property was a relatively recent single-storey house, not in a prominent location from public places, and therefore is not believed that the proposed adaptations made to the building would impact on the AONB. Despite its location within the AONB, the property is situated amidst other houses and forms part of the current built form of this part of Bwlchtocyn and, consequently, it would not stand out in the landscape. Given the location of the property, is not considered that the proposal in question, including raising the roof level of the house and the garage, would have a detrimental impact on typical views into, out of and across the AONB. It is realised that objections have been received on grounds of loss of view. However, a loss of view in itself is not a planning matter. It is therefore considered that the proposal is in accordance with the Llŷn Area of Outstanding Natural Beauty Management Plan and complies with Policy AMG 1 of the LDP.

5.3 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal relates to making alterations to existing property and in terms of its location and size, it is considered that the impact of the proposal would be local only and that it would not have a broader impact on the historical landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

General and residential amenities

5.4 Residential dwellings are situated near the site. In terms of raising the roof height, three roof windows would be added to the front roof of the property, and these would overlook the property's front garden. Similarly, the roof windows, a dormer window and the doors / windows to the balcony would look out towards the rear garden of the property. Therefore, the additional window / door openings would not impair on the houses in the vicinity. It is intended to create a balcony on the first-floor level to the rear of the property. This balcony would have a roof above it, and it is intended to fill in the cavity wall at the western side, which is the closest to number 11

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Lôn Cernyw. Consequently, the balcony is unlikely to have a detrimental impact in terms of overlooking into any nearby property.

5.5 It is realised that the development of the site in question could mean an inconvenience during the building period, and that transportation associated with the building work would come and go along the existing estate road. However, inconvenience during the construction work is something that would naturally arise with any construction work and there is nothing out of the ordinary in that respect. This type of inconvenience is likely to be short-term and it is not considered that the proposal in question would create permanent substantial inconvenience for the residents of the estate.

5.6 Therefore, in light of the above, it is not considered that the proposal would cause significant harm to the amenities of the local community. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

5.7 The proposal will not make any alterations to the access and sufficient parking spaces would continue within the site. The Transportation Unit has no concerns regarding the proposal. Therefore, it is considered that the proposal is acceptable in terms of road safety and is in compliance with the requirements of policies TRA 2 and TRA 4 LDP.

Any other considerations

5.8 The observations of Welsh Water request the inclusion of a condition that no increase in surface water from impermeable surfaces are connected to the public sewer. It would not be possible to enforce this type of condition as it is not possible to measure the difference between the existing surface water and what would be created following the development. The observations also refer to a public sewer that crosses the application site. From the plan received from Welsh Water, there is a public sewer on the application land, however, it is not affected by the development in question. However, a note could be issued on the permission referring to the observations of Welsh Water.

5.9 The objections in question have noted that the land in question has a covenant on it in terms of what could be built. However, matters relating to a covenant is not a planning matter, and this would be a planning matter between the individuals.

5.10 In the objections, reference was made to the fact that the property could be used for commercial use due to the increase in its size. However, this proposal is for the extension of an existing dwelling, and the proposal in question does not relate to change of use.

6. Conclusions:

6.1 In light of the above, it is considered that the proposal would not have a detrimental harmful impact on neither the area nor the AONB and that the proposal's design is acceptable. Also, it is considered that there are no implications in terms of road safety or the amenities of nearby residents.

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7. Recommendation:

7.1 To approve – conditions

1. Commence within five years.
2. In accordance with the plans
3. Agree on roof slate.
4. Exterior walls to be of white coloured render.

Note - Copy of Welsh Water's observations.