

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

Number: 3

Application Number: C20/0898/42/DT

Date Registered: 01-11-2020

Application Type: Householder

Community: Nefyn

Ward: Morfa Nefyn

Proposal: Extensions and alterations to the existing dwelling

Location: Tŷ Pen Lôn Las, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6BG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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

1. Description:

- 1.1 There are many elements to this application for extensions and alterations to the existing two-storey dwelling. These include:
- Erection of a first-floor extension to the front of the dwelling
 - Changing the ground floor extension at the front / side of the property to have a hip roof rather than a gable roof
 - Demolishing the chimney
 - Erection of a first-floor extension at the rear of the property
 - Replacing two existing pitched roof single-storey extensions at the rear with a flat roof extension - the new extension would extend 1.2m further to the rear than the existing extension
 - Creating a balcony at the top of the flat roof extension with surrounding glazed balustrade and a screen measuring 1.8m in height on the south-eastern side
- 1.2 The first-floor extensions would have natural slate pitched roofs while the ground floor extensions at the front / side would have standing seam roofing. There would be a green roof system on the flat roof element. The property's external walls would mainly be finished with weather board cladding with stone features, while a substantial element of the rear elevation would be glazed.
- 1.3 The property is a detached dwelling in a residential area within the development boundary of the Coastal-Rural Village of Morfa Nefyn, as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 1.4 This application is submitted to the Planning Committee at the Local Member's request.

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
- 2.4 **National Policies:**
Planning Policy Wales (Edition 10) 2018
Technical Advice Note (TAN) 12: Design

3. Relevant Planning History:

None

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

4. Consultations:

Community/Town Council:	Object: Over-development of the site and obtrusive in the open countryside
Welsh Water:	Guidance for the applicant
Transportation Unit:	No objection
Public Consultation:	<p>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:</p> <ul style="list-style-type: none"> The development would be an over-development of the site

5. Assessment of the material planning considerations:

Visual amenities

- 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. Following the observations of the Community Council, additional plans were submitted by the agent to indicate and highlight the differences between the existing property and the proposed plan. When looking at other houses in the vicinity, there is a variety in terms of design, size and bulk. Other houses already have roof alterations and balconies. No substantial change to the footprint of the building would derive from this development and, given that it is already a two-storey building, it is not believed that adding two-storey elements, which are lower than the existing roof of the house, would cause a substantial change to the size and bulk of the building and there would be no detrimental substantial impact on the street-scape as a result of these matters.
- 5.3 To the rear of the property, there are open agricultural fields that are on a slightly higher level than the level of the application site. There is no intention to extend the curtilage of the house and it is considered that the natural level of the land is a natural way of assimilating and reducing the impact of the changes. Consequently, it is not considered that the plan would be a prominent or unacceptable extension in the wider landscape.
- 5.4 There would be a visual impact in terms of the external materials selected but, given that no planning permission would usually be required to clad a property in this location, it is deemed reasonable to seek a consistent external finish between the different elements of the development. Also, given the various built context of the building, it is not believed that the materials selected would create an unexpected feature in the street-scape. Nevertheless, it is deemed reasonable to impose a condition to agree on the external materials in order to ensure an acceptable visual impact. On the whole, following completion of the development, it is believed that the size, design and materials of the property would assimilate in an acceptable manner with the context of the site and its location in the street-scape and, therefore, it is not contrary to policy PCYFF 3.

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

General and residential amenities

- 5.5 Policy PCYFF 2 requires that proposals do not have a significant detrimental impact on the health, safety or amenities of local property occupiers. Raising the roof levels would unavoidably create an addition to the bulk of the building but it is not believed that this would create a structure that would oppress the living conditions of the residents of both neighbouring properties.
- 5.6 There is potential for some overlooking from the new balcony over the neighbours' properties but there is an intention to erect a screen on the side facing the nearest property, namely *Llain Bach*, which would restrict overlooking to that direction. In terms of the property to the north-west, namely *Bryniau*, this property has first-floor windows, which would face the balcony and in order to ensure privacy for both properties, it is believed that it would be reasonable to impose a condition to ensure a screen to prevent visibility on the north-western side of the balcony as well as the south-eastern side.
- 5.7 Therefore, on the whole, by imposing appropriate conditions, it is not believed that the proposed development would cause any damage to amenities that would be of a sufficient scale to justify refusing this application. Therefore, it is considered that the proposal is acceptable in terms of compliance with policy PCYFF 2 of the LDP as it relates to protecting the amenities of occupants of nearby properties to development sites.

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 should be approved with the conditions noted below.

7. Recommendation:

- 7.1 To approve subject to conditions:
1. 5 years
 2. In accordance with the amended plans
 3. Details of materials for the walls and roofs to be agreed
 4. A screen must be erected to prevent visibility on the north-western side of the balcony

Note - Welsh Water