

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 3

Application Number: C21/0167/42/DT

Date Registered: 22/02/2021

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 to create more living space

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

Summary of the Recommendation: TO APPROVE SUBJECT TO 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 an existing outbuilding and relocating a stone wall in order to create a parking and turning area
 - Demolishing a rear two-storey extension and a glass side extension
 - Erecting a two-storey extension in the form of a crescent with three dormer windows in the front elevation and footlights in the rear elevation together with the erection of a single-storey extension with a monopitch slate roof along its front.
 - Erecting a balcony on the gable-end of the existing house
- 1.2 The new development would increase the number of bedrooms from three to four, and it is proposed to finish the wall with a white coloured render and with a roof of natural Welsh slate. The aim of the plan is to:
- Increase the number of bedrooms
 - Improve the layout of the space on the ground floor
 - Improve the vehicular access and parking arrangements
 - Increase the internal space for family use
 - Improve insulation and get rid of damp issues
 - Take advantage of views towards the west.
- 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 Bryn Glas road. 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 is a re-submission of a plan previously refused by the Committee (application number C20/0022/42/DT) and is submitted to this Committee at the local member's request. The plan before you is an attempt to respond to the previous refusal reason and has been amended further in response to the observations received during the consultation process.
- 1.5 A Design and Access Statement was submitted together with a Protected Species Survey in support of the proposal.

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, adopted 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:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN) 12: Design

3. **Relevant Planning History:**

C20/0022/42/DT : Demolition of existing external store, alterations to the existing main house and part single-storey, part two-storey extension to side and rear - Refused 10/09/20

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
- There is no change to the horizontal size of this application from the previous application

Welsh Water: Not received

Transportation Unit: Not received

Biodiversity Unit: No objection - Recommend following the Reasonable Avoidance Measures included in the Survey of Protected Species.

Rights of Way Officer: Not received

Natural Resources Wales: No objection – suggest that a tree and hedgerow preservation scheme is secured for the eastern boundary of the site, to assist in supporting the rural character.

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AONB Unit: These amendments are an improvement on the previous plan, however, concerns continue regarding the size of the extension and the glass area on the western gable-end

Public Protection Not received

CADW Not received

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

- The extension would be an over-development of the site
- The extension would impact views in and out of the AONB

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. The newly designed house would be substantially larger than the existing house, with the rear two-storey extension extending 7.3m further to the north east. Having said this, there would be no increase in the building's height, and it is believed that by using less glass and including dormer windows in the front elevation, the new design submitted would create a structure that would be less bulky in appearance than the previous planning application. It is also considered that the crescent shape, shaped to match to the slope of the mountain, again assists to reduce the bulk and visual impact of the structure. The white coloured walls and the slate roof would be in keeping with other developments in the area. On the whole, it is considered 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 designated 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.

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Observations have been received from Natural Resources Wales suggesting that the vegetation on the site's eastern boundary should be reinforced and it is considered reasonable to impose a condition to ensure a landscaping scheme and this would be consistent with Policy AMG 4 of the LDP. By imposing such a condition, 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 concluded that, although bats used the area for feeding, there is no evidence of bats using the buildings for roosting or resting. The Biodiversity Unit 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

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

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 believe that the proposal is an improvement on the previously refused application in terms of its impact on the landscape and meets with the local and national planning policy requirements. Therefore, it is considered that the application 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

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3. Landscaping plan
4. Roof slates
5. The recommendations of the Protected Species Report must be observed
6. Withdrawal of permitted development rights