

PLANNING COMMITTEE	DATE: 21/06/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 4

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 one 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
 - Have a better arrangement of the space on the lower floor
 - Improve the vehicular access and parking arrangements
 - Increasing 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). 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.
- 1.6 This application was discussed at the Planning Committee on 24/05/2021 when it was decided to defer the discussion in order to allow further consideration of the observations submitted by the Llŷn AONB Joint Advisory 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.

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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**

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

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is secured for the eastern boundary of the site, to assist in supporting the rural character .

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

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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
- Ruin the inherent character of the building
- The design is not in-keeping with the architecture of the area

Liŕn AONB Joint Advisory Committee

Observations were received noting unanimous objection as it would have a substantial detrimental impact on views into and out of the AONB, set a dangerous precedent and would be contrary to the following policies:

- **TP2** - landscape and coast - Resist developments that would be prominent in the landscape and impair views including developments near the boundary, which would impact views into and out of the AONB.
- **TP 6** - ensure that new buildings are in-keeping with the area in terms of design and materials and that adaptations to existing buildings are in-keeping with the original.
- **PS5: Sustainable Development**- include a criterion outlining that every proposal - maintain and enhance the quality of assets of the built and historic environment
- **PCYFF 3: Design and place shaping** -The aim of this policy is to ensure that every proposal demonstrates a high quality design that gives full consideration to the natural environment, historic and built environment and that it contributes to creating attractive and sustainable places.
- **AMG1: Areas of Outstanding Natural Beauty Management Plans** -where appropriate, proposals that are within or affect the setting and/or significant views into or out of the AONB must give consideration to the Area of Outstanding Natural Beauty Management Plan, where the AONB Officer will be consulted on applications that are within or could affect the setting and/or significant views into or out of the AONB.
- **PS19**
- **PS20: Safeguard and Enhance Heritage Assets where appropriate** - This policy allows proposals that will safeguard and, where appropriate, enhance the heritage assets; criterion 2 and 7 specifically refer to listed buildings and buildings of architectural/historical/cultural merit that have not been listed or protected.

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- **AT3 Non-designated Heritage Assets that are of Local or Regional Significance** - This policy ensures that developments consider the setting, mass, form, height, scale, detail and appropriate local materials.
- **PLANNING POLICY Wales** - Conservation Areas
 - **6.1.14** There should be a general presumption in favour of safeguarding or enhancing the character or appearance of a conservation area and its location. Conservation areas need to be managed in a positive manner in order to safeguard or enhance their character and appearance and to fully realise their heritage value.
 - **6.1.15** There is a strong presumption against the granting of planning permission for developments, including advertisements, which impair the character or appearance of a conservation area or its location to an unacceptable level.

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. While accepting that this house is a traditional building, which has an attractive front elevation and characteristic of its type, it is the side elevation of the building that can be seen from most public vistas and there are no special features to the building from that direction. The plan in question would retain the traditional appearance of the front elevation while extending towards the rear in a way which would allow the increase of the floor surface area while keeping subordinate and consistent with the architectural character of the area. 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

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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). There are several residential properties located on the slopes of Mynydd Nefyn, of various designs and sizes. Whilst we appreciate the concern regarding the sensitivity of the landscape in this area, when considering the built context of the site, it is not believed that the extensions as they have been designed would have an additional significant 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. 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 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 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, the application

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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.

- 5.7 Correspondence was received detailing concerns regarding the impact of the development on the designated heritage assets; however, it should be noted that there is no statutory designation on this property in terms of protecting the landscape, biodiversity or heritage and the above assessment considers the material planning issues including any impact on the nearby AONB.

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