

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

**Number: 9**

**Application Number: C21/0277/39/DT**

**Date Registered: 22/03/2021**

**Application Type: Householder**

**Community: Llanengan**

**Ward: Abersoch**

**Proposal: First-floor extension above the existing garage together with a first-floor extension to create a veranda**

**Location: Tŷ Coed, Lôn Gwydryn, Abersoch, Pwllheli, Gwynedd, LL53 7EA**

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

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## **1. Description:**

- 1.1. This is an application for an extension and alterations to an existing residential dwelling. The alterations would include:
- First-floor extension above an existing garage – the final extension would measure 7.6m in height, 0.7m lower than the roof of the existing house. It would have a slate hip-roof with a “Juliette” balcony along the front of the first floor.
  - Erecting a balcony along the first floor of the existing property (which would act as a ground-floor veranda) – a privacy screen would be installed at both ends of the balcony.
  - Erection of a single-storey extension at the rear of the property with a slate hip-roof
- 1.2 The alterations would allow reconfiguration of the internal layout, retaining five bedrooms as the original dwelling, but with extended living space.
- 1.3 In light of discussions in response to observations received on the original plans, revised plans were submitted, which this report is based upon (and which were subject to public consultation).
- 1.4 The property lies in a residential area of the Abersoch Local Service Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan, adjacent to a first class road, the A499. It is also within the designated Area of Outstanding Natural Beauty.
- 1.5 This application is brought before the 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 (Wales) Act 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 Gwynedd and Anglesey Joint Local Development Plan. (July 2017)**

PCYFF 1: DEVELOPMENT BOUNDARIES

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

AMG 1: AREAS OF OUTSTANDING NATURAL BEAUTY

### **2.4 National Policies:**

Planning Policy Wales

TAN 12 – Design: June (2016)

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### 3. Relevant Planning History:

C03D/0351/39/LL: Erection of a first-floor extension over the existing garage and improve the main access – Withdrawn 25/07/03

C99D/0024/19/LL: Construct a two-storey dwelling. Approved 29/04/99

### 4. Consultations

Community/Town Council: Object because it is an over-development that could affect the neighbours.

AONB Unit: We do not believe that the development will affect the AONB

Transportation Unit: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting to the development on the following material planning grounds:

- Concern regarding overlooking onto neighbours' properties
- The extension would be domineering over neighbouring properties
- The design, particularly the front balcony, will not blend in with the streetscape
- Concerns about increased traffic
- There will be noise and disturbance from the use of the front balcony

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

- That the property will be run as a holiday unit
- Concern that visitors will use the private car park opposite

Correspondence was also received in support of the application, as an appropriate design for its location.

In light of receiving amended plans that contained measures to protect neighbours' privacy, we re-consulted with the neighbours, and although they submitted correspondence recognising that improvements had been made to the plan, their concerns remained. Thus none of the objections were withdrawn.

### 5. Material Planning Considerations:

#### The principle of the development

5.1 It is a requirement that planning applications be determined 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

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case. The site lies within the development boundary of Abersoch Local Service Centre as defined by the LDP, therefore the application is consistent with Policy PCYFF 1 of the LDP. Policy PCYFF 3 also permits the principle of alterations to an existing property, subject to a series of criteria that are discussed in greater detail below. Overall therefore, this proposal is consistent with the principle of the adopted Development Plan.

### **General matters**

- 5.2 Concern was raised during the consultation process on the application that the "Tŷ Coed" property was being used primarily as a holiday let. We note that such a use is not compatible with lawful use as a residential property in Use Class C3, and that there has possibly been a change of use of the property. There is evidence that the property was offered for let as a 5-bedroom property for up to 10 guests, and we also note that non-domestic rates are being paid on the property.
- 5.3 Despite the above, the application in question here is a "householder" application, and until it is confirmed either through a planning application or enforcement action that the property's use has changed, we must accept the application as submitted and consider the proposal on its own merits as a domestic extension.

### **Location, Design and Visual Impact**

- 5.4 The main policy relating to this aspect is Policy PCYFF 3 of the LDP which states that all proposals are expected to demonstrate a high-quality design that gives full consideration to the context of the surrounding built environment. It also emphasises that proposals will only be permitted if they can comply with a series of criteria. This application is discussed in the context of the relevant criteria below:
1. The proposed changes would increase the bulk of the building and would change its character from that of a fairly simple, plain building to a slightly more complex building with bold design features such as the new balcony. Having said this, there are no special architectural features to the original building and it is not believed that the changes would be harmful to the appearance of the site or its surrounding area.
  2. The building in question is located in an area of rather sizeable detached and semi-detached dwellings, of various designs. There is no particular design that is a defining feature of the character of the streetscape. Considering the nature of the houses in Abersoch village, balconies are not uncommon, and we do not believe that a balcony on the front of this building would be an unexpected feature within its urban context. On the whole we believe the design blends in appropriately with its location.
  3. The applicant intends to use a mix of white render, timber cladding and stone for the walls of the property, and a slate roof, which we believe are appropriate for the location.
  4. to 10. Not relevant
- 5.5 Overall therefore, we believe that this proposal meets the requirements of policy PCYFF 3 of the LDP.
- 5.6 The site lies within an Area of Outstanding Natural Beauty, but taking account of its urban context, it is not considered that the proposal in question would affect the character of the AONB. We therefore believe that the proposal is acceptable under Policy AMG1 of the LDP.

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### **Residential amenities**

- 5.7 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupiers. A neighbour expressed concern that the creation of a balcony at the front of the property would allow over-looking, which would be harmful to his privacy, and in light of these comments the plans were revised to include privacy screens at the sides of the front balcony. Although some parts of the neighbours' front gardens would be visible from the re-designed balcony, the fronts of the houses along Lôn Gwydryn are already open to the street and are visible from public places, and it is not considered that the balcony would add significantly to harming the privacy of the properties that are facing the street.
- 5.8 There is also some concern about potential over-looking over the private spaces of some of the houses towards the rear, from the two rear first-floor windows in the extension over the garage. Taking into account the proximity of the extension to the properties at the rear, we believe that this concern is valid and that a condition should be imposed, ensuring that these windows are installed with opaque glass only, and are retained so permanently. The applicant has agreed to this change and has included it in the revised plans.
- 5.9 Concern was also expressed that the extension above the garage would create a dominating feature over neighbouring properties, however, considering the location and positioning of the properties in the area and the distance between them, we do not believe that the extension will create an element that will dominate over any neighbouring private property.
- 5.10 Overall, it is not believed that this development would lead to added significant harm to neighbours' amenities, or those of the area in general, and as such, the proposal is acceptable under policy PCYFF2 of the LDP.

### **Other considerations**

- 5.11 Correspondence was received expressing concern about the increase in the density of the site's use stemming from the development; however, there would be no increase in the number of bedrooms and the property would still be in domestic use. Therefore, we do not believe that there are any implications in terms of increasing the site's density.

## **6. Conclusions:**

- 6.1 Having assessed the application against the relevant policy requirements, the proposal is considered acceptable in relation to visual amenities, the effect on the AONB and general amenities. Based on the above, the application can be approved according to the following planning conditions.

### **Recommendation:**

- 7.1 To approve – conditions
1. Commence within five years.
  2. In accordance with the plans
  3. Roof slates to match the main house

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4. Use of opaque glass in the two new windows in the rear elevation
5. No use of the balcony until privacy screens are erected in accordance with the revised plan