

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

Number: 2

Application Number: C21/0367/39/DT

Date Registered: 09/04/2021

Application Type: Householder

Community: Llanengan

Ward: Abersoch

Proposal: Extensions and adaptations

**Location: Sandpiper, Lôn Rhoslyn, Abersoch, Pwllheli, Gwynedd,
LL53 7BD**

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

1.1. This application is for extensions and alterations to an existing two-storey detached house. The work would include:

- Erecting a two-storey side extension on the site of an existing single-storey garage - this would extend to the east (side) for the same distance as the existing garage but it would extend 1.4m in front of the existing house and 1.8m to the rear. It would be the same height as the roof of the existing house. A garage, utility room and bathroom would be located on the ground floor, and a bedroom and bathroom would be located on the first floor. There would be new gable ends to the front and rear of the houses, and a Juliette balcony on the first floor to the rear.
- Erection of a two-storey rear extension on the western end of the property, with a garden room on the ground floor and a bedroom on the first floor. The extension would extend 3.7m to the rear and it would create a new rear-facing gable end.
- The two-storey extensions would have slate pitch roofs and the pitch roofs on the new gable ends to the front and rear would be lower than the roof level of the main house.
- It is also intended to erect a new porch to the front, and a mono-pitch slate roof across the porch with another existing single-storey extension.

1.2. Ultimately, it is intended to rearrange the interior space of the property to create four bedrooms, instead of the existing three bedrooms. It is intended to render the ground floor of the property and install marley cedar cladding boards on the first floor.

1.3. The property lies in a residential area served by a private road within the development boundary of Abersoch Local Service Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan. It also lies within the designated Area of Outstanding Natural Beauty.

1.4. The application is submitted before the Committee at the request of the local member.

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 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

AMG 1: Areas of outstanding natural beauty

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2.4 National Policies:

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 11 - February 2021)
 TAN 12 - Design: June (2016)

3. Relevant Planning History:

C20/1046/39/DT: Extensions and adaptations : Refused 24/02/21

4. Consultations

Community/Town Council: Object on the grounds of over-development, particularly the height of the extension, which could disturb the lighting in nearby houses and over-looking.

Welsh Water Observations for the developer

AONB Unit It is not believed that the proposed adaptations will disturb the AONB.

Scottish Power: Not received

Highways 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:

- The development would cast a shadow on neighbouring properties
- The development would not be in keeping with the street
- Harm to the privacy of neighbours

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

- The development would affect an electricity cable that passes over the existing garage

Observations were also received from neighbours stating no objection to the development

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

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and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The site lies within the development boundary of the 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 a personal 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.

Location, Design and Visual Impact

5.2 The main policy involving this aspect is Policy PCYFF 3 of the LDP, which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the 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 changes would increase the bulk of the building and would change some of its character; however, there are no special architectural features to the original building and indeed, it is believed that the development would be a means to improve the quality of the building and it is believed that the development would be an improvement to the appearance of the site and the surrounding area.
2. The building in question is in an area of quite bulky single houses 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, it is not believed that this development would create an unsuitable feature within its urban context. On the whole, we believe the design blends in appropriately with its location.
3. It is intended to use a mix of render and cladding for the walls of the property with a slate roof, and it is not believed that these features would be inappropriate for the location.
4. – 10. Not relevant

5.3 Overall therefore, we believe that this proposal meets the requirements of policy PCYFF 3 of the LDP.

5.4 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 also acceptable under the requirements of Policy AMG1 of the LDP.

Residential amenities

5.5 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. Concern was expressed by a neighbour that the new extensions would cast a shadow over their property and cause damage to their privacy due to an increase in overlooking. It is not believed that there would be any significant harm in terms of loss of light to the Faircross property located to the east. Although the two-storey element would be quite close to the boundary, due to the sloping of the land, this property is on a substantially higher level than "Sandpiper" and, accepting that there will be an impact on the space between both houses, the impact to the rear of "Faircross" would not be unacceptable in terms of shadowing or loss of light. There would be some impact on private views from the rear of "Faircross" but a private view is not a material planning consideration.

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- 5.6 Neither is it considered that the extension to the western end of the property would cause significant harm to the amenities of the "Glenwood" property. Although the two-storey element would extend 3.7m from the rear of the house, it would be 0.7m lower than the roof of the house itself, which is already two-storey on this side. It is accepted that there will be some loss of light, but again, this would not be sufficient to be considered overbearing to the residential amenities of the "Glenwood" residents and so the application is not unacceptable because of this aspect.
- 5.7 Concern has been raised also that the overlooking could occur over private areas in the surrounding houses, including the property opposite on Lôn Rhoslyn; however, considering the urban nature of the site and the inter-visibility that already exists between the houses and gardens in the locality, it is not believed that these extensions will create elements that will have an additional significant harm on the privacy of neighbours.
- 5.8 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 PCYFF 2 of the LDP.

Other considerations

- 5.9 Correspondence was received expressing concern about the impact on the electricity line that passes over the existing single-storey garage. In acknowledging the significance of the matter for local residents, this is a private matter between the developer and the service provider and ensuring that the cable is re-routed in an acceptable way is a technical matter.

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

Welsh Water Note

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