

<b>PLANNING COMMITTEE</b>	<b>DATE: 04/10/2021</b>
<b>REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE</b>	

**Number: 3**

**Application Number: C21/0647/17/DT**

**Date Registered: 06/08/2021**

**Application Type: Householder**

**Community: Llandwrog**

**Ward: Talysarn**

**Proposal: Application to construct Shed and Office to the front of dwelling house**

**Location: 1 Tai Trallwyn, Cilgwyn, Caernarfon, Gwynedd, LL54 7SB**

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

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## **1. Description:**

- 1.1 This is an application to erect a garden shed and home office to the front of a dwelling. The office measures 7 metres by 3 metres and includes a monopitch roof to a height of 2.5 metres. The external finish will timber cladding including a timber door and uPVC windows to the front elevation and one small window on both side elevations with the roof made of black rubber membrane.
- 1.2 The shed in the garden would measure 2 metres by 2.5 metres and would include a monopitch roof to a height of 2.25 metres. The rear elevation of the shed would back onto the northern boundary of the site which comprises a hedge and dense vegetation and would be finished with grey corrugated sheets. The shed's other elevations would match the home office and the external elevations made from timber cladding with a timber door and a small window in the front elevation.
- 1.3 The site is located within the front garden of a house which is at the end of a terrace in an open, rural area. The gardens of these terraced houses are to the front and the land slopes downwards gradually to the front boundary which fronts a green area and then leads to an unclassified road.
- 1.4 The site is located at the bottom of the garden on the northern boundary. This boundary includes a hedge of thick vegetation and a rocky steep road that provides occasional access to the owners of Tai Trallwyn. The shed and home office are located approximately 7 metres from the neighbours' boundary which also comprises a tall hedge with dense vegetation. The proposal intends to retain the hedges on the boundary.
- 1.5 The application is submitted to the Committee as the applicant is an employee of Gwynedd Council's Planning Department. The proposal requires planning permission as the proposal involves erecting buildings in front of the main elevation of the house.

## **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 2011-2026, adopted 31 July 2017**

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

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## 2.4 National Policies:

Future Wales: The National Plan 2040. The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

TAN 12 - Design: June (2016)

## 3. Relevant Planning History:

C15/0339/17/LL: Demolish existing conservatory and porch and construct a single-story front extension - approved with conditions - 10-06-2015

C16/1188/17/LL: Demolish existing porch and front extension and replace with front extension - approved with Conditions - 27-10-2016

## 4. Consultations:

Community/Town Council: Support the application.

Transportation Unit: Not received

Welsh Water: No observations

Rights of Way Unit: It does not appear as though any recorded Rights of Way will be affected by this proposal.

Biodiversity Unit: No objection. If any work is required on the hedges this will need to be done outside the bird nesting season (nesting season: March - August). A tree report will need to be provided if any work is carried out on the trees in the garden

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended on 17-09-2021 and no correspondence / letters of objection had been received.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 It is a requirement for planning applications to 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 case. Policy PCYFF 3 and PCYFF 2 permit the principle of siting structures within the curtilage of a 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.

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### **Visual amenities**

- 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 proposal to erect a home office and shed would be at the bottom of a garden that is located to the front of the house's front elevation. The design is simple and the size is small which reflects similar structures that can be expected as an ancillary use within a garden of a house. It is not believed that the changes would be harmful to the appearance of the site or the surrounding area.
  2. The structures in question are hidden from view behind tall hedges at the bottom of a garden at the end of a row of houses. The design of the streetscape includes gardens to the front of the dwellings that also include similar structures within the front garden. Given the nature of the design within the area it is not believed that locating a home office and garden shed to the front of this house would be an unexpected feature within its context. Overall, it is believed that the design blends in appropriately with its location.
  3. It is intended to use timber cladding, uPVC windows with a black roof for both structures and it is not believed that these features would be inappropriate for the location.
  4. to 10. Not relevant
- 5.3 It is believed that this proposal meets with the requirement of policy PCYFF 3 of the LDP.

### **General and residential amenities**

- 5.4 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupants. With the intention of locating the home office and the garden shed along the northern boundary, both structures will back onto nearby open fields and allow approximately 7 metres of garden between the structures and the boundary with the neighbour's garden.
- 5.5 With the added intention of retaining the boundary hedges, it is not considered that there will be any issues of overlooking or matters that would be harmful to the privacy of the neighbours.
- 5.6 No objections were received from the neighbours after placing a site notice. Having considered all relevant planning matters, it is not believed that any additional significant harm to the amenities of neighbours or to the area in general, would derive from this development and therefore this proposal is acceptable under policy PCYFF 2 of the LDP.

### **6. Conclusions:**

- 6.1 Having considered the above and all material planning matters fully including local and national policies and guidance, it is deemed that this proposal to erect a shed and office to the front of a dwelling is acceptable and that it complies with the requirements of the relevant policies as noted above.

### **7. Recommendation:**

Approve – conditions

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1. Commence within five years.
2. In accordance with plans.
3. Use to be ancillary to the house.