

<b>PLANNING COMMITTEE</b>	<b>DATE: 21/03/2022</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER</b>	

**Number: 1**

**Application Number: C22/0047/15/DT**

**Date Registered: 24/01/2022**

**Application Type: Householder**

**Community: Llanberis**

**Ward: Llanberis**

**Proposal: An application to erect a lean-to canopy roof on the front of the property**

**Location: 2 Thomas Street, Llanberis, Caernarfon, Gwynedd, LL55 4HW**

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

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**1. Description:**

- 1.1 This is a householder application to erect a lean-to canopy roof on the front of the property. The property is a two storey house in the middle of a terrace of similar houses on Thomas Street and is located within the development boundary of the village of Llanberis (as defined in the LDP).
- 1.2 The proposal will involve erecting a lean-to glass canopy roof mounted on 6 timber posts (90mm by 90mm) against the front elevation of the property. The proposed plans state that the roof will be set at a height of 2.5m and measure 4.3m in length and 1.4m in width.
- 1.3 The applicant has stated that she is a childminder and this proposal would enable parents who collect their children in foul weather to stand outside the premises thereby avoiding additional physical contact during the pandemic.
- 1.4 The application is submitted to the Committee as the applicant is the partner of a member of staff of Gwynedd Council's Environment Department.

**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

**2.4 National Policies:**

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 11 - February 2021)
- Technical Advice Note 12: Design

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### **3. Relevant Planning History:**

3.1 The site has no relevant planning history.

### **4. Consultations:**

Community/Town Council: No response received.

Welsh Water: Response received on 26/01/2022: Advice and standard conditions.

Public Consultation: A notice was posted on the site and nearby residents were notified by letter. No correspondence regarding the proposal was received from members of the public.

### **5. Assessment of the 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 indicate 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 situating structures within the curtilage of a property, and are discussed in greater detail below. Overall therefore, this proposal is consistent with the principle of the adopted Development Plan.

#### **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 fully takes account of the context of the built environment.

5.3 Although the structure in question is in a location that is visible from public areas, the proposal would be to install a canopy roof of a simple design and small size that reflects structures and adaptations made to other residential properties in the nearby area. In addition, the proposal does not involve making any changes to the structure or original layout of the property.

5.4 On the whole, it is believed that the design is in-keeping with its setting and that there will be no detrimental change to the appearance of the property or streetscape. To this end, it is believed that this proposal meets the requirements of policy PCYFF 3 of the LDP.

#### **General and 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 properties. Although the proposal borders the front gardens of other properties, it is considered that disturbance and movement involving the nature of residential uses already exist here and that the development will not result in any worsening of those impacts.

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5.6 No objections were received from neighbours after placing a site notice so in light of the above, 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.

**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 is acceptable and that it complies with the requirements of the relevant policies as noted above.

**7. Recommendation:**

7.1 To approve the application subject to the following conditions:

1. Time
2. In accordance with the plans