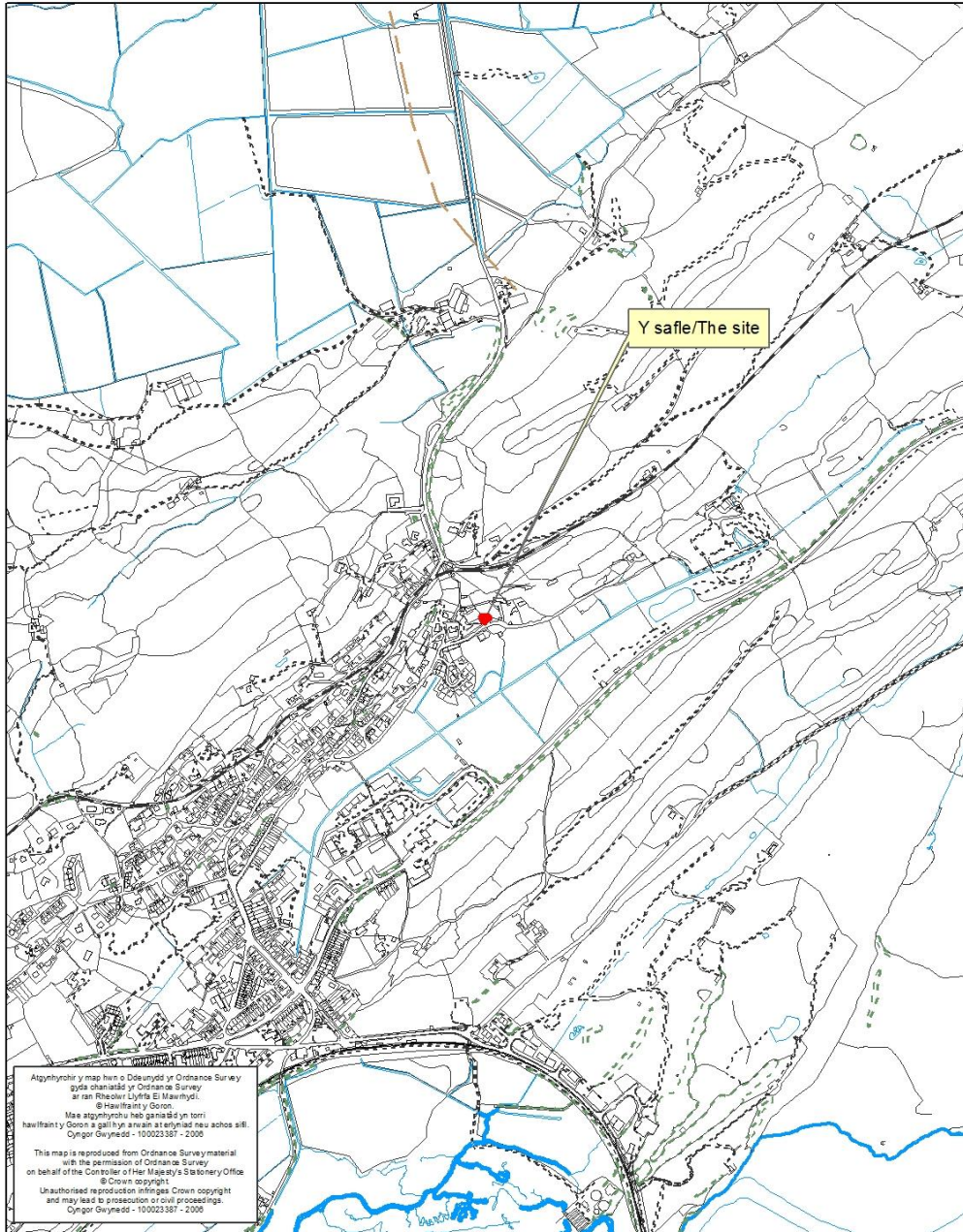


Number: 3



Rhif y Cais / Application Number : C15-1109-08-LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PWYLLGOR CYNLLUNIO	DYDDIAD: 11/01/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Application Number: C15/1109/08/LL
Date Registered: 30/11/2015
Application Type: Full - Planning
Community: Penrhyndeudraeth
Ward: Penrhyndeudraeth

Proposal: PART RETROSPECTIVE APPLICATION FOR CONVERTING AN OUTBUILDING INTO A DWELLING.

Location: BWTHYN BACH GWYN, PANT, PENRHYNDEUDRAETH, GWYNEDD, LL48 6NB

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This application involves converting a two-storey building which was previously an agricultural building on the outskirts of the town of Penrhyndeudraeth, into a two-storey dwelling. It is intended to create three bedrooms on the first floor, a bathroom, kitchen, dining room and lounge on the ground floor. The building has smooth-rendered walls and a slate roof; the building will not be extended as part of the proposal. An off-street parking space will be provided to the front of the building. Work to convert the building has already started; the application was submitted following action by the Planning Service's Enforcement Unit.
- 1.2 The site is located within a residential area which has several similar detached houses to the north, west and east of the site and an unclassified county road lies to the south of the site. The site is located within a Landscape Conservation Area and within the development boundary of Penrhyndeudraeth as shown in the Gwynedd Unitary Development Plan. A public footpath is located approximately 20 metres to the north of the site.
- 1.3 A valid Design and Access Statement was submitted with the application and the application is submitted to Committee in accordance with the Service's delegation scheme as a result of receiving three or more objections to the application.

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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS

Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

POLICY B20 - SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 - BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

PWYLLGOR CYNLLUNIO	DYDDIAD: 11/01/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

POLICY B23 – AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY CH11 – CONVERSION OF BUILDINGS WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES FOR RESIDENTIAL USE

Proposals to convert buildings for residential use within the development boundaries of villages and local centres will be approved provided they can conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 12: Design (2009)

Technical Advice Note 18: Transport (2007)

4. Consultations:

Town Council:	Object due to over-development in this part of Penrhyndeudraeth.
Transportation Unit:	No objection. Although the parking to the front of the property is not included within the red line, the Highways Department has confirmed that it does not consider this space to be a part of the public highway. I therefore confirm that this parking space is adequate for the proposal and is unlikely to have any effect on the local roads network.
Natural Resources Wales:	Standard observations on protected species
Countryside and Access Unit:	No response
Welsh Water:	No surface water to connect with the public sewer.

PWYLLGOR CYNLLUNIO	DYDDIAD: 11/01/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Biodiversity Unit: Note that the work has already commenced on site and this would have meant that potential protected species had already been disturbed.

Public Consultation: A notice was posted on site and nearby residents were informed. The consultation period has ended and several items of correspondence were received in relation to the application.

Objections based on material planning matters:

- Concern that the render finish of the stone building would lead to a loss of character for the building and the area
- That plastic windows are out of character of the traditional building
- Concern regarding an increase in traffic levels as a result of the development
- Overdevelopment
- Concern that an oak tree that is nearby could be felled as a result of the work
- No parking spaces provided on the application site
- That the location plan submitted is not accurate

An amended location plan and additional information were received from the applicant's agent on 30 November 2015 and a further consultation was undertaken on the application following receipt of this information.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The proposal involves the conversion of the existing building into a dwelling. The building is located within the development boundaries of Penrhyndeudraeth which is also identified as a Local Centre in the Unitary Development Plan.

5.2 Policy CH11 specifically relates to proposals to convert buildings within the development boundaries for residential use. The criteria within that policy are considered in turn as follows:

1. Criterion 1 relates to having a proportion of all units on the site as affordable units, unless it would be inappropriate to provide affordable housing on the site. In terms of this policy, it is not considered that it would be reasonable to request an application for one property to be affordable as the criterion talks about 'a portion of the units on each site' therefore referring to more than one unit.
2. There would be no serviced holiday accommodation loss.
3. There would be no loss of any resource or community service – it is understood that it was an agricultural building there originally but that in recent years it had been used as storage.

5.3 Therefore, in principle the plan conforms with the requirements of policy CH11 of the GUDP.

5.4 An objection was received from Penrhyndeudraeth Town Council on grounds that the proposal would lead to an over-development in this area of the town. Given that this building is an existing building and that it is not intended to make any extensions or alterations to the building from its original form, it is not considered that it is reasonable to refuse the application on these grounds.

PWYLLGOR CYNLLUNIO	DYDDIAD: 11/01/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

5.5 Policy C4 was supportive of converting buildings to be reused. In urban areas, the development would be required to be suitable for the proposed use, that the design respects the structure, form and character of the original building and that no associated external works would cause harm to the visual amenities of the area. As already noted work has started on the conversion and the walls of the building in question have been finished with smooth render already. Photographs of the building prior to its conversion reveal that it had a natural stone and timber finish. The building is not listed and is not within any designated conservation areas. It is not considered that the building had significant character prior to the rendering and it is clear that several adaptations have been made to it over the years which have led to a loss of character. These matters are discussed in more detail below and, having given them full consideration; it is believed that the application meets the requirements of Policy C4 of the GUDP.

Design and visual amenities

5.6 Policies B22 and B25 of the GUDP are relevant to this application and relate to the design, finish, appearance and visual amenities.

5.7 Objections were received noting that the external alterations such as render on the walls and plastic windows affect the character of the building and the area. As already explained, several alterations had been made to the building historically and it is considered that the building had already lost much of its character and as already noted it is not a listed building or within a conservation area. The site is within the development boundary of the Unitary Development Plan and it is true to say that the owner could have demolished the building and developed a new house on the site (having obtained planning permission for such a proposal). Also, several houses in the area have been finished with smooth render and painted and it is not considered that the alterations would have a detrimental effect on the character of the building or the surrounding area. Indeed, restoring and reusing offers an opportunity to tidy and protect the building and prevent it from further deterioration and in doing so the quality and condition of the site and the surrounding area can be protected and enhanced. Consequently it is considered that the proposal conforms to policies B10, B22 and B25.

General and residential amenities

5.8 Policy B23 requests that consideration is given to the effect of the proposal on nearby residential amenities. As it is likely that the site has been used for business purposes in the past, it is considered that the use caused by the residents of one dwelling would not have an impact that would harm the amenities of other properties in the area in terms of noise and disturbance.

5.9 The site is located far enough away from any other residential property which ensures that the building will not have any effect on the privacy of neighbouring residential properties. It is not considered that the proposal would cause unacceptable harm to the amenities of the residents of nearby houses or the local neighbourhood and the proposal is therefore considered acceptable in respect of Policy B23 of the GUDP.

Transport and access matters

5.10 As a result of observations received from the owner of a neighbouring property questioning the applicant's right to use the area shown originally for parking, in a response from the applicant's agent, confirmation was given that the land to the front of the building is not in the applicant's ownership. Confirmation was received from the Transportation Unit that there was no objection to the proposal following receipt of the amended plan as there is room for residents to park off the road near the site. It is presumed that there is no longer any planning grounds to oppose the application in terms parking impact. If there is a disagreement between landowners regarding the ownership of land and access rights, these are civil matters and are not planning considerations.

PWYLLGOR CYNLLUNIO	DYDDIAD: 11/01/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

- 5.11 An objection was also received regarding the increase to traffic levels on Ffordd Pant which leads from the centre of Penrhyndeudraeth and is narrow in parts. However, as the proposal is only an addition of one residential unit it is not considered that this will lead to a significant increase in traffic flow and, consequently, it is considered that this objection is unreasonable.
- 5.12 Given the convenient location of the building on the outskirts of Penrhyndeudraeth, and within easy walking or cycling distance to facilities, and as there is public parking on the neighbouring streets, it is accepted that this site is accessible and that there is no need to provide specific parking for it. Indeed, it could be considered that the use made of the building in the past is similar in terms of density to the proposed use and no private parking space was provided on the site in the past. Given the above, it is considered that there no is addition in terms of danger on the highway as a result of this development and, therefore, it is considered that the development would be in keeping with the objectives of policies CH33 and CH36 which involve road safety and parking considerations.

Biodiversity

- 5.13 No report has been provided for protected species; the Biodiversity Officer's response states that the work which has already been undertaken could have disturbed any bats and birds which could have been present. Following a discussion with the Biodiversity Officer, it was not considered that it was reasonable to ask the applicant to provide nesting provision for birds or a bat roost as there was no definite evidence that they had been using the building. Standard observations were received from Natural Resources Wales stating that should the Council's ecologist want the applicant to provide a bat report they would wish to give observations on its content. Consequently, it is not considered that the proposal would lead to a detrimental effect on protected species and, therefore, it is considered that the proposal complies with policy B20 of the GUDP.

Response to the public consultation

- 5.14 A concern was expressed regarding the loss of an oak tree which is near the site. This tree is situated on land which is in the applicant's ownership but outside the application site, and the application form notes that trees will not be felled. Therefore, there is no objection to the application from this perspective. An objection was also received regarding a piece of land outlined in red on the location plan submitted which was not in the applicant's ownership; an amended location plan was received on 30 November 2015. It is considered that this resolves any concerns regarding the land which is in the applicant's ownership.

6. Conclusions:

- 6.1 It is considered that the development of a new house by converting an existing building on this site is acceptable with respect to the relevant policies noted above and it is not considered that it would have an adversely harmful impact on the area's amenities or on neighbouring residents. Furthermore, it is considered that the location, design, finish and form of the development is acceptable and is in keeping with the context of its location. There are no concerns regarding the effect of the use on the safety of the local roads network. Having given full consideration to all the relevant planning matters and the objections received, it is considered that the development is suitable for the site and it complies with the local and national policies and guidelines noted.

7. Recommendation:

- 7.1 To approve subject to conditions:
1. Work in accordance with the submitted plans.
 2. Finish of external walls to be agreed

PWYLLGOR CYNLLUNIO	DYDDIAD: 11/01/2016
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

3. Slates on the roof
4. Water drainage conditions
5. Withdrawal of permitted development rights for extensions and curtilage buildings.