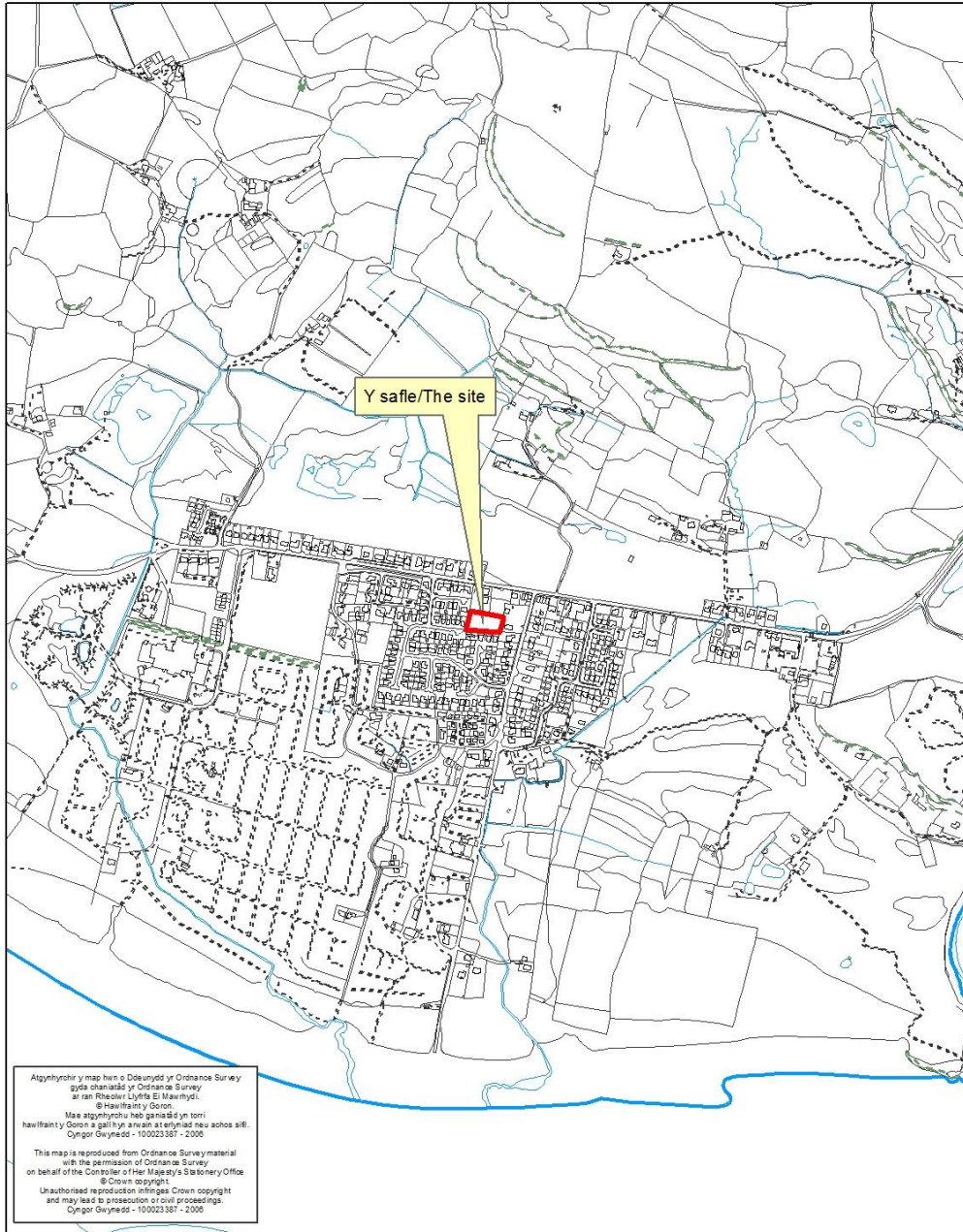


Number: 5



Rhif y Cais / Application Number : C15-1128-44-LL

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



PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C15/1128/44/LL
Date Registered: 22/10/2015
Application Type: Full - Planning
Community: Porthmadog
Ward: Porthmadog West

Proposal: APPLICATION TO ERECT FOUR NEW TWO-STOREY DORMER BUNGALOWS
Location: CAE EITHIN, FFORDD MORFA BYCHAN, MORFA BYCHAN, PORTHMADOG, GWYNEDD, LL49 9JA

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application to erect four new dormer bungalows within a broader site which has already received outline permission for a residential development of nine houses. Five of these nine houses, including three affordable houses, have already been built.
- 1.2 It is a level site within the development boundaries of the village of Morfa Bychan, and has already been prepared for development. Other houses which were approved as part of previous permission have already been built on another part of the site, including affordable housing. Other houses of various sizes and finishes surround the site with a public road at the front of the site and a nearby public play area.
- 1.3 The proposal indicates that four houses will be built separately within the site. The houses would include a living room, a kitchen/dining room, a bedroom and a bathroom and an integrated garage on the ground floor, with two bedrooms and a bathroom within the attic space. Outside, it is intended to expand the existing estate road with individual entrances and parking spaces at the front of the houses with gardens at the rear. In terms of finish, the properties would include natural slate roofing and smooth render finishes for the walls.
- 1.4 The application was amended from its original submission by reducing the width of the estate road and including turning space. As a result of this, the four houses will be moved 'forward', providing additional distance between the rear of the new houses and the boundaries of existing nearby houses. This also means that the sizes of the rear gardens of the new houses will increase.

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 B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding 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 B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B29 – DEVELOPMENT ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they conform with a series of criteria relevant to the features on the site and to the purpose of the development.

POLICY B32 – INCREASING SURFACE WATER - Refuse proposals that do not include flood reduction measures or appropriate alleviating measures which will lead to a reduction in the volume and scale of surface water reaching and flowing into rivers and other water courses.

POLICY C1 – LOCATING NEW DEVELOPMENT - Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES – Approve proposals for the construction of new dwellings on unallocated sites within the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they 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, extension of 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 – edition 7, 2014

TAN 12: Design

3. Relevant Planning History:

3.1 Application C14/0514/44/LL - erection of three three-bedroom affordable houses - approved 16.10.14

PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

3.2 Application C13/0163/44/LL - erection of two detached dwellings - approved 26.04.13

3.3 Application C11/0862/44/AM - renewal of planning permission C05D/0444/44/AM for the erection of nine houses - approved 02.10.12

3.4 Application C05D/0444/44/AM – construction of nine new dwellings - approved 30.09.08

4. Consultations:

Community/Town Council: No objection

Transportation Unit: There is no objection to the proposal in its amended form.

Outline permission no. C11/0862/44/AM already includes relevant conditions and notes relating to construction work and the standard of the road, and therefore it is recommended to include an additional standard condition regarding providing the amended road in line with the most recent plans.

Natural Resources Wales: No objection, standard advice regarding biodiversity considerations.

Welsh Water: Standard conditions and advice.

PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Public Consultation:

A notice was posted on the site and nearby residents were notified. The original advertising period has ended and correspondence was received objecting on the following grounds:

- Seriously harmful impact on residential amenities based on the size, density and location of the proposed development
- Overlooking, loss of privacy, oppressive visual impact
- Drainage deficiencies/concern regarding flooding
- Lack of play areas
- Not in-keeping with existing built form
- Does not correspond with what was approved
- Description of a bungalow does not coincide with what is indicated
- Lack of amenity space
- Increase in land levels
- Loss of light

In addition to the above objections, objections were received that were not valid planning objections which included:

- Loss of value

The application has been revised from its original submission. The latest amendment was fully advertised, and this second consultation period will end after preparing this report and before the date of the Committee, no further observations were received at the time of writing this report.

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 The principle of this proposal has been established previously by approving an outline application for nine houses. Five of these houses have been built and three of these are affordable. This is a material planning consideration when considering the four houses that form part of this application; however, any subsequent application will have to meet the requirements of other relevant policies within the unitary plan.

5.1.2 The site lies within the development boundary of the village of Morfa Bychan. As indicated above, the Unitary Development Plan contains a specific policy that is relevant to the construction of houses on unallocated sites within local centres and villages and within defined development boundaries. Given its location in the village, its scale and the provision of affordable units (33%) which has already been approved on another part of the site, it is not considered that the application is contrary to policies C1 and CH4 of the GUDP.

5.2 Visual amenities

PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

- 5.2.1 The site is located in an area which is mixed in terms of designs, finishes and the size of houses. It is considered that the amended size and location of this development conveys to a smaller degree what has already been developed on the site, and therefore it is acceptable. Therefore, there is no objection to this element of the application.
- 5.2.2 It is considered that the materials are acceptable and that they would not impact the area's visual amenities to unacceptable extents. The application therefore complies with the requirements of policies B22, B23 and B25 of the GUDP.
- 5.2.3 It is intended to include a condition requesting that landscaping details are submitted and agreed, and that any landscaping will be protected for a specific period in order to ensure that the site's visual amenities will be maintained for the future. In doing so, it is considered that the requirements of policy B27 would be met.

5.3 General and residential amenities

- 5.3.1 The site is located in an area where residential dwellings are characteristic. Objections to the plan were received which noted several concerns including overlooking and a loss of privacy.
- 5.3.2 The plan has been amended from its original submission by reducing the width of the road which as a result means that the location of the houses will be moved from the boundaries of the rear of the site and therefore away from the existing residential dwellings which abut the site. It is believed that this will reduce concerns relating to overlooking and a loss of privacy due to the additional distance which has been gained between the rear of the new houses and the existing nearby houses. It is also believed that any concern from local residents about a possible lack of light, (although there was no assurance that this would happen in the form of the application's original submission) is reduced by increasing the distance between the proposed houses and the existing houses.
- 5.3.3 Concerns have been highlighted in terms of the form of the buildings and the fact that a dormer bungalow is the subject of the application and not a normal bungalow. A dormer bungalow means that a space is created within the roof to provide rooms and of course, roof windows. It is not believed that the 'velux' windows in the roof will lead to serious overlooking due to their height within the roof. The amendment to the location of the houses has also helped to move the new houses further away from the existing adjacent houses and therefore reduces actual overlooking opportunities. It is not believed that the levels as indicated would be unacceptable and this would not involve a significant impact on the area's general and residential amenities. However, it is intended to include a formal condition requesting the submission of details to ensure that this element is acceptable.
- 5.3.4 There is an increase in the size of the back gardens as a result of revising the location of the houses themselves, it is acknowledged that this does not create enormous gardens, but additional amenity space is created. It is also clear that the site abuts an existing public play area and therefore it is not believed that the play opportunities for children within the estate and adjacent lands would be insufficient.
- 5.3.5 Therefore, it is considered that the proposal as it stands complies with the requirements of policy B23 of the UDP.

5.4 Transport and access matters

PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

5.4.1 The Transportation Unit had no objection to the proposal in its amended form as the parking provision was considered adequate for houses of this size. It is recommended to include a condition relating to providing the amended road in line with the latest plans. It is therefore not considered that the proposal is contrary to the requirements of policies CH33 and CH36 of the UDP.

5.5 Relevant planning history

5.5.1 As already noted, it is considered that the principle of the residential development of this site has already been established and that what is intended here is in line with what was outlined in the previous application.

5.6 Flooding Matters

5.6.1 Reference has been made in the observations received to the matter of developing the site further which would increase the risk of flooding to nearby existing houses. No objection to the proposal was received from the relevant agencies, namely Natural Resources Wales and Welsh Water, and therefore it is believed that what is intended in terms of the site's drainage arrangements and its location is acceptable, and that it would not be contrary to the requirements of policies B29 and B32 of the UDP.

5.7 Response to the public consultation

5.7.1 As a result of the responses received, the application was amended by moving the proposed houses away from the site boundary and therefore further away from existing adjacent houses. Full consideration was given to the relevant planning matters raised when determining this application as noted above.

5.7.2 It is not believed that the houses which are the subject of this application would impact the amenities of the local neighbourhood to completely unacceptable degrees. Permission has already been granted for a total development of nine new houses, five have already been approved, two have residents while the three affordable units are more or less complete. This application completes what has already been accepted and approved.

6. Conclusions:

6.1 Given the above and given all the relevant matters including the local and national policies and guidance as well as the site's planning history, it is believed that this application to erect four dormer bungalows is acceptable and it meets the requirements of the policies noted above.

7. Recommendation:

7.1 To approve – with conditions

1. Time
2. Comply with plans
3. Materials / slates
4. Landscaping
5. Highways

PLANNING COMMITTEE	DATE: 11/01/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

6. Drainage
7. Details on finished floor levels
8. Party wall note