

PLANNING COMMITTEE	DATE: 19/06/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C23/0295/33/DT

Date Registered: 04/04/2023

Application Type: Householder

Community: Buan

Ward: Efailnewydd / Buan

Proposal: Extension to a dwelling to provide an accessible garage, therapy room and wet room for disabled person

Location: Tŷ Ni, Ceidio, Pwllheli, Gwynedd, LL53 8YL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to erect a single-storey extension at the side of an existing single-storey house to be used as an accessible garage along with a therapy room and a wet room for a disabled person. The proposal involves providing an access ramp to the property's main entrance and installing patio doors in the rear elevation. Access to the extension would be gained through the proposed garage and through the existing property.
- 1.2 The extension measures a little over 5.5m by approximately 11.5m with the eaves matching the existing property and the ridge slightly lower. It appears that it is proposed to finish the extension with a slate roof along with a painted render on the walls.
- 1.3 The property is a single-storey building located in open countryside near an existing caravan site. It also lies within the Llŷn and Bardsey Landscape of Outstanding Historic Interest.
- 1.4 The application is submitted to the Committee as the applicant is the son 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 2011-2026, adopted 31 July 2017**
 - PS 1: The Welsh Language and culture
 - TRA 2: Parking Standards
 - TRA 4: Managing Transport Impacts
 - PS 5: Sustainable Development
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping
 - PCYFF 4: Design and landscaping
 - AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

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2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN) 12: Design (2009) Design

3. **Relevant Planning History:**

None

4. **Consultations:**

Community/Town Council: Support

Highways Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.

Natural Resources Wales: No observations to offer

Public Consultation: A notice was posted on the site and the neighbours were consulted. No response was received.

5. **Assessment of the material planning considerations:**

5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and 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.

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.

5.3 This site is located in the open countryside near an existing caravan site. There is agricultural land to the rear and side of the site, and there is a hillock located directly to the rear of the extension's location that would act as a backdrop to it. The existing property is located away from the road with the existing vehicular access, lawn and parking spaces to its front. The extension is located

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on the side of the property and would partly extend beyond the property's front elevation. Nevertheless, it is considered that its location, size, design and finish mean that it is suitable and in keeping with the existing property. Therefore, it is considered that the proposal complies with the requirements of policies PS5 and PCYFF 3 and 4 of the LDP.

- 5.4 The site lies within an Area of Outstanding Natural Beauty, and it is not considered that the proposal in question would affect the character of the landscape. It is therefore considered that the proposal is acceptable under the requirements of Policy AT 1 of the LDP.

Visual, general and residential amenities

- 5.5 The site is located in open countryside and near agricultural buildings and a caravan site. The nearest property is located more than 80m away and it is not considered that the proposal would have a detrimental impact on this property or on any nearby property. It is therefore believed that the proposal is acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities.

Transportation Matters

- 5.6 The proposal involves providing an accessible garage. The Transportation Unit has confirmed that the proposed development would not have a detrimental impact on any road, or proposed road, and therefore it is considered that it is acceptable and complies with the requirements of policies TRA 2 and TRA 4 of the LDP.

The Welsh Language

- 5.7 In accordance with the Planning (Wales) Act 2015, it is a duty when determining a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.8 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing development, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.9 The proposal before you is to extend the property for the use of a disabled person who already lives at the property. It is therefore considered that the proposal improves the property for its current occupant in a way that does not affect the landscape or any nearby properties meaning that the proposal complies with the requirements of policy PS1.

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6. Conclusions:

- 6.1 Having weighed-up the amended proposal against the requirements of relevant policies, and considered the applicants' requirements, it is considered that the latest proposal is acceptable on grounds of visual amenities, landscape, residential amenities and transportation. Therefore, the application can be approved with the planning conditions noted below.

Recommendation:

- 7.1 To approve subject to conditions:

1. Five years
2. In accordance with the plans
3. Slates on the roof
4. Finish to match

Welsh Water Note

Biodiversity Note