

PWYLLGOR CYNLLUNIO	DYDDIAD: 13/01/2020
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

Number: 3

Application Number: C19/0988/42/LL

Date Registered: 23/10/2019

Application Type: Full - Planning

Community: Nefyn

Ward: Morfa Nefyn

Proposal: Creation of a balcony and access door from the house along with the installation of two heat pumps

Location: Bwthyn Bridyn, Lôn Bridin, Morfa Nefyn, Pwllheli, LL53 6BY

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application is for a scheme separate to a previously approved application for a front porch extension, roof alterations and the extension of an outbuilding to create an annexe (C19/0338/42/LL). This application relates to creating a first-floor balcony along the front of the house above existing sections of flat roof and installing two heat pumps to serve the property.
- 1.2 The property is adjacent to the access to Morfa Nefyn beach but at a slightly higher level than the beach, with a high boundary wall surrounding the front and sides. A vehicular track runs with the back wall which serves three other properties. The site is situated in the countryside. Lôn Bridyn is an unclassified road that is adjacent to the site and Coastal Path number 19 Nefyn runs along the cliff to the rear of the site. The site is outside the designated Llŷn Area of Outstanding Natural Beauty, but is within 240m to it and is within the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest. The beach to the front and sections of the cliff at the back are within the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC), and the Porthdinllaen to Porth Pistyll Site of Special Scientific Interest (SSSI). The site is within the Coastal Change Management Area and nearby but outside a C2 Flood Zone.
- 1.3 The application is submitted to Committee at the Local Member's request.

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 Act (Wales) 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 (31 July 2017)

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

AMG 1: Areas of Outstanding Natural Beauty Management Plans

PS 20: Preserving and where appropriate enhancing heritage assets

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

2.4 National Policies:

Planning Policy Wales (Edition 10) 2018

Technical Advice Note (TAN) 12: Design

Technical Advice Note (TAN) 14: Coastal Planning

Technical Advice Note (TAN) 15: Development and Flood Risk

Technical Advice Note (TAN) 18: Transportation

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3. Relevant Planning History:

C19/0338/42/LL – Front porch extension, alterations to the roof and extension of an outbuilding to create an annexe: Approved 02/09/19.

4. Consultations:

Community/Town Council: Not received

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has expired and correspondence was received objecting to the development on the following material planning grounds:

- Creating the balcony would constitute an overdevelopment of the site.
- The development would ruin a well-known and impressive vista

The following observations were received; these are not material planning considerations:

- Installing a heat pump outside the walls surrounding the site would be dangerous for the public.
- The Planning Committee has already stated its objection to the proposal for a balcony

Correspondence was also received in support of the proposal.

5. Assessment of the material planning considerations:

Visual amenities

- 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.
- 5.2 Policy PCYFF 3 of the Joint Anglesey and Gwynedd Local Development Plan (LDP) is the policy to be considered when assessing design, materials and the visual impact of any development. Bearing in mind that only a light glazed screen would be at the front of the balcony and that the building's shape would not change significantly, officers do not consider that this change would impact significantly on the appearance of the property. Similarly, the heat pumps would be very small and considering their

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concealed locations, it is not believed that they would have any significant impact on the built quality of the site. Since the alterations to the house are relatively minor, it is considered that they are acceptable additions in terms of appearance, scale and the treatment of elevations and comply with the requirements of policy PCYFF 3 of the LDP.

- 5.3 The property is adjacent to the access to Morfa Nefyn beach, and is therefore visible to the public. An objection was received expressing concern about the proposal's impact on the character of the Area of Outstanding Natural Beauty, however, the property is not located within this designation, which is approximately 240m west of the property in the direction of Porthdinllaen. Whilst we appreciate the concern regarding the sensitivity of the coastline in this area, officers are not of the view that the creation of this balcony would introduce an inappropriate feature to the site and it is unlikely to harmfully affect the character of the property. The property has been set back at an angle from the adjacent housing with higher ground to the back and a high boundary wall to the front, which means that the vistas of it are comparatively local. We realise that views of the property and the nearby cottages can be seen from Porthdinllaen, which is within the AONB, however, bearing in mind the small scale of the development, it is not considered that the proposal would significantly impact on the setting of the AONB or the views out of it from this distance. Therefore we do not believe that refusal of the application can be justified on the grounds of the impact on the AONB and the proposal is not considered to be contrary to policies PS19 and AMG1 of the LDP.
- 5.4 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal involves making alterations to the existing house, and in terms of the position and scale of the proposed changes, it is considered that the impact of the proposal would only be local and would not have a wider impact on the historical landscape. Therefore, the proposal is considered acceptable in respect of Policies PS20 and AT 1 of the LDP.

General and residential amenities

- 5.5 There is a cluster of four houses in this location near the beach, but given their setting the only property that is likely to be affected by the proposal is Tŷ Newydd which is adjacent. Tŷ Newydd is set further forward in the direction of the beach than Bwthyn Bridyn, with a lean-to extending out to the back. There are windows in the western gable-end of the lean-to which would be relatively close to the balcony, however the plans submitted include a solid 1.8m high screen at the eastern end of the balcony in order to reduce potential overlooking towards the neighbour's windows. Having assessed the application against the requirements of policy PCYFF 2 officers do not believe that the development would have an intrusive or detrimental impact on the neighbour's amenities, therefore the proposal is acceptable under policy PCYFF2 of the LDP which deals with amenity matters.

Other matters

- 5.6 Correspondence was received expressing concern about potential danger to the public from installing a heat pump outside the walls of the property. Although acknowledging the validity of this concern, there are health and safety regulations already in place under separate legislation to control the safety of such structures, therefore this in itself is not a planning consideration.

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6. Conclusions:

- 6.1 Having evaluated the application and the revised plans against the requirements of the above policies, and having considered the observations and objections received, we conclude that the proposal is acceptable to be approved subject to the conditions listed below.

7. Recommendation:

- 7.1 To approve subject to conditions:
1. Five years
 2. In accordance with the revised plans
 3. The high screen as shown in the submitted plans on the eastern side of the balcony must be retained permanently.