

<b>PLANNING COMMITTEE</b>	<b>DATE: 12/07/2021</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER</b>	

**Number: 9**

**Application Number: C21/0368/42/DT**

**Date Registered: 13/04/2021**

**Application Type: Householder**

**Community: Nefyn**

**Ward: Nefyn**

**Proposal: Single-storey side extension**

**Location: Tyn Y Mynydd, Mynydd Nefyn, Nefyn, Pwllheli, Gwynedd,  
LL53 6LN**

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

PLANNING COMMITTEE	DATE: 12/07/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

## 1. Description:

Full planning application to construct a single-storey extension to an existing single-storey cottage. The extension would measure 4.5 metres long and 3.6 metres wide and include a garden room. The design of the extension would include extensive use of glass on the northern and western elevations. The extension is located on the western gable end of the cottage.

The property includes a single-storey cottage, a yard and adjacent external building and it is located on the western slopes of Mynydd Nefyn. The site is served by an existing access along a narrow and steep unclassified county road and then a private road. It is also noted that a public footpath runs between the cottage and the external building.

The nearest residential homes are over 40 metres to the north and north-east of the proposed extension.

The property is located in the countryside within a Landscape of Outstanding Historic Interest, within 500 metres of an ancient monument and is on the boundary of the Llŷn Area of Outstanding Natural Beauty, which lies to the east.

The application is submitted to the Planning 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 Unitary 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. (July 2017)

TRA 2 - Parking Standards

TRA 4 – Managing transport impacts

PCYFF 2 - Development Criteria

PCYFF 3 – Design and place shaping

PS 19: Conserving and/or enhancing the natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

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

AMG5 Local Biodiversity Conservation

### 2.4 National Policies:

Future Wales: The National Plan 2040

PLANNING COMMITTEE	DATE: 12/07/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Planning Policy Wales (Edition 11 - February 2021)  
TAN 12: Design

### 3. Relevant Planning History:

3.1 Application number 7515: Application to convert a cowshed into a living space, Ty'n y Mynydd. Approved on 22 September 1960.

### 4. Consultations:

Community/Town Council: Refuse - it is a modern feature that will affect a traditional building that should be protected in accordance with policies. Although it is small in size, it would have a harmful impact on views into and out of the AONB.

Area of Outstanding Natural Beauty Unit: Ty'n y Mynydd is located on the slopes of Mynydd Nefyn and is close to the AONB. There is a right of way near the property. It is a historic cottage where some alterations have been carried out. It is believed that the small extension on the side of the house would not affect the AONB.

Welsh Water Suggest that the applicant contacts Welsh Water regarding the location of water pipes.

Footpaths Unit: It appears that any recorded Rights of Way are unlikely to be affected by this proposal.

CADW No response

Biodiversity Unit Requires a protected species (bats) surveillance condition. Work must be suspended if protected species are found and Natural Resources Wales must be informed if bats have been found.

Need a condition for improving biodiversity - I would suggest installing a sparrow box and a bat box on the building.

Public Consultation: A notice was posted on the site. The advertising period has ended and no observations were received.

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

#### Visual amenities

5.1 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their

PLANNING COMMITTEE	DATE: 12/07/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that they limit the risk and danger of flood water run-off and prevent pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.

- 5.2 The proposal involves constructing a side single-storey extension to a single-storey cottage. The extension would include a garden room with significant glazed windows on the northern and western elevations. It is realised that an extension of modern design is proposed for the traditional cottage; however, it is considered that the design of the extension is acceptable and matches the current property. It is considered that its size and scale are acceptable and suitable for the location. Observations were received from the AONB Unit stating that there was no concern regarding the impact of the proposal on the landscape. Although the site is high on the slopes of Mynydd Nefyn with views over the western coast, it is not considered that the proposal would have a substantial detrimental impact on the amenities or character of the nearby Area of Outstanding Natural Beauty due to the nature of the local landscape and vegetation within the local area.
- 5.3 It is noted that an objection was received to the application on the grounds of the impact of the proposal on the cottage and the AONB. It is realised that there is an intention to construct an extension of modern material and design; however, it is felt that the location of the extension on the gable end of the cottage, and its size, would not significantly impair the appearance and character of the property or the AONB.
- 5.4 It is not considered that it would have a detrimental impact on the area's visual amenities or on the area's character designated as an Area of Outstanding Natural Beauty. To this end, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF 3 and AMG 1 of the LDP.
- 5.5 The site is located within the Llŷn and Bardsey Island Area of Outstanding Historic Interest. The proposal relates to making alterations to existing property and in terms of its location and size, it is considered that the impact of the proposal would be local only and that it would not have a broader impact on the historical landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

#### **General and residential amenities**

- 5.6 The application was advertised at the site and nearby residents were notified and no response was received. The plan shows that it is intended to install windows on the northern and western elevations and those windows would overlook the garden of the applicant and the wider landscape. It is not considered that the proposal would have a significantly greater impact on neighbouring residents than the current situation. Therefore, it is considered that the proposal is acceptable in terms of Policy PCYFF 2 of the LDP.

PLANNING COMMITTEE	DATE: 12/07/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

### **Transport and access matters**

- 5.7 The proposal includes an extension to create a garden room only. It is not proposed to change the access or parking space of the property and, as a result, it is considered that the proposal would not have a negative impact on road safety.

It is realised that a public footpath runs past the cottage. It is not considered that the proposal would have an impact on the location of the footpath and this was confirmed by the Council's Rights of Way Unit. It is considered that the proposal is acceptable in terms of Policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity.**

- 5.8 The proposal involves constructing a pitched roof extension on the gable end of the cottage. The plans show that there is no intention to carry out substantial work on the structure of the existing house; however, the Council's Biodiversity Unit was consulted and observations were received stating that a protected species (bats) surveillance along with a bird and bat box condition should be imposed on any permission. Under these circumstances, it is considered that the proposal complies with Policy AMG 5 of the LDP.

### **6. Conclusions:**

- 6.1 In light of the above, it is considered that the proposal would not have a detrimental harmful impact on the appearance of the existing property or on the local area or relevant designations and, therefore, that the proposal is acceptable. Also, it is considered that there are no implications in terms of road safety or the amenities of nearby residents.

### **7. Recommendation:** To approve – conditions

1. Commence within five years.
2. In accordance with the plans.
3. Slate on the roof.
4. Work must be suspended if protected species are found.
5. Install a sparrow and bat box on the building.