

PLANNING COMMITTEE	DATE: 05/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 5

Application Number: C22/0529/15/DT

Date Registered: 13/06/2022

Application Type: Householder

Community: Llanberis

Ward: Llanberis

Proposal: Conversion of a flat roof to a terraced roof. First floor rear window to be converted into a door to allow access with a surrounding perimeter barrier for the flat roof with decking on the floor.

Location: Cil Melyn, 8 Stryd Warden, Llanberis, Caernarfon, Gwynedd, LL55 4HP

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is an application to create a terrace by installing decking on a flat roof of an existing extension at the rear of a residential dwelling. It is proposed to install a first floor window to allow access to the facility. The roof measures 5.2m x 4.2m of floor area and is 3.8m above floor level.
- 1.2 The property is a two-storey end of terrace house in a residential area within the Llanberis Local Service Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan. It also stands within the Dinorwig Landscape of Outstanding Historic Interest.
- 1.3 The application is submitted to the Committee following the receipt of observations from the Head of the Environment Department.

2. Relevant Policies:

Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

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

2.1 National Policies:

Planning Policy Wales

TAN 12 - Design : June (2016)

3. Relevant Planning History:

None

4. Consultations

Community/Town Council:

This application should be refused as the development could intervene with neighbours' privacy.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has expired and correspondence was received objecting to the development on the following material planning grounds:

- The terrace would overlook the rear windows and the amenity areas of nearby private property
- Concern regarding noise deriving from the facility

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5. Material Planning Considerations:

Residential amenities

- 5.1 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local properties. In considering the location of the proposed terrace, in an elevated site in the middle of the rear gardens of two rows of houses, it would be inevitable that it would affect the privacy of surrounding private residential property. The terrace would be near the rear window of Number 9 Stryd Warden and would look over private amenity areas at the rear of several other surrounding houses. It is considered that this overlooking would be significant and detrimental to the privacy of nearby residents.
- 5.2 Neither is it believed that it would be possible to overcome these concerns by raising the height of the surrounding wall and to ensure that opaque materials are used as it would be necessary to erect a high opaque screen around the whole roof to protect the neighbours' privacy. In accepting that there is some overlooking from neighbours' property stemming from the existing windows at the rear of the property, this development would allow more extensive and harmful overlooking than the existing situation.
- 5.3 In addition to the above, due to its elevated site, it would create a terrace at this location that would form a dominant element over the gardens of the nearby property and its regular use may cause noise and disturbance that would be harmful to the amenities of neighbours when they enjoy their own gardens.
- 5.4 In considering the above matters it is believed that the development would be harmful to the residential amenities of nearby neighbours to the site and therefore the proposal is not acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities.

Location, Design and Visual Impact

- 5.5 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for extensions and modifications to existing houses, provided that they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, extensions to existing buildings are required to:
- Contribute to, and enhance, the character and appearance of the site
 - Respect the site and its surroundings in terms of their position in the local landscape.
 - Use appropriate materials
- 5.6 Due to its location in an existing residential location, it is not considered that the terrace would harm the appearance of the site or have a detrimental impact on the area's visual amenities in general. On the whole it is considered that the development as designed is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they involve visual amenities.
- 5.7 The site lies within an Area of Outstanding Natural Beauty (AONB), but for the reasons noted above, and considering its urban location, it is not considered that the proposal in question would affect the character of the historic environment. It is therefore considered that the proposal is acceptable under Policy AT 1 of the LDP.

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6. Conclusions:

- 6.1 It is considered that the balcony would be detrimental to the amenities of the residents of nearby property due to the impact on privacy, its dominant impact and the risk from noise and disturbance, and therefore the application is contrary to policy PCYFF 2 of the LDP.

7. Recommendation:

To refuse – reasons

1. The proposed development would cause significant overlooking impact that would be detrimental to the amenities of nearby private property residents as well as to create a dominant element that may be a possible source of noise and disturbance. Therefore, the application is contrary to the requirements of policies PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan in relation to safeguarding the visual amenities of local residents.