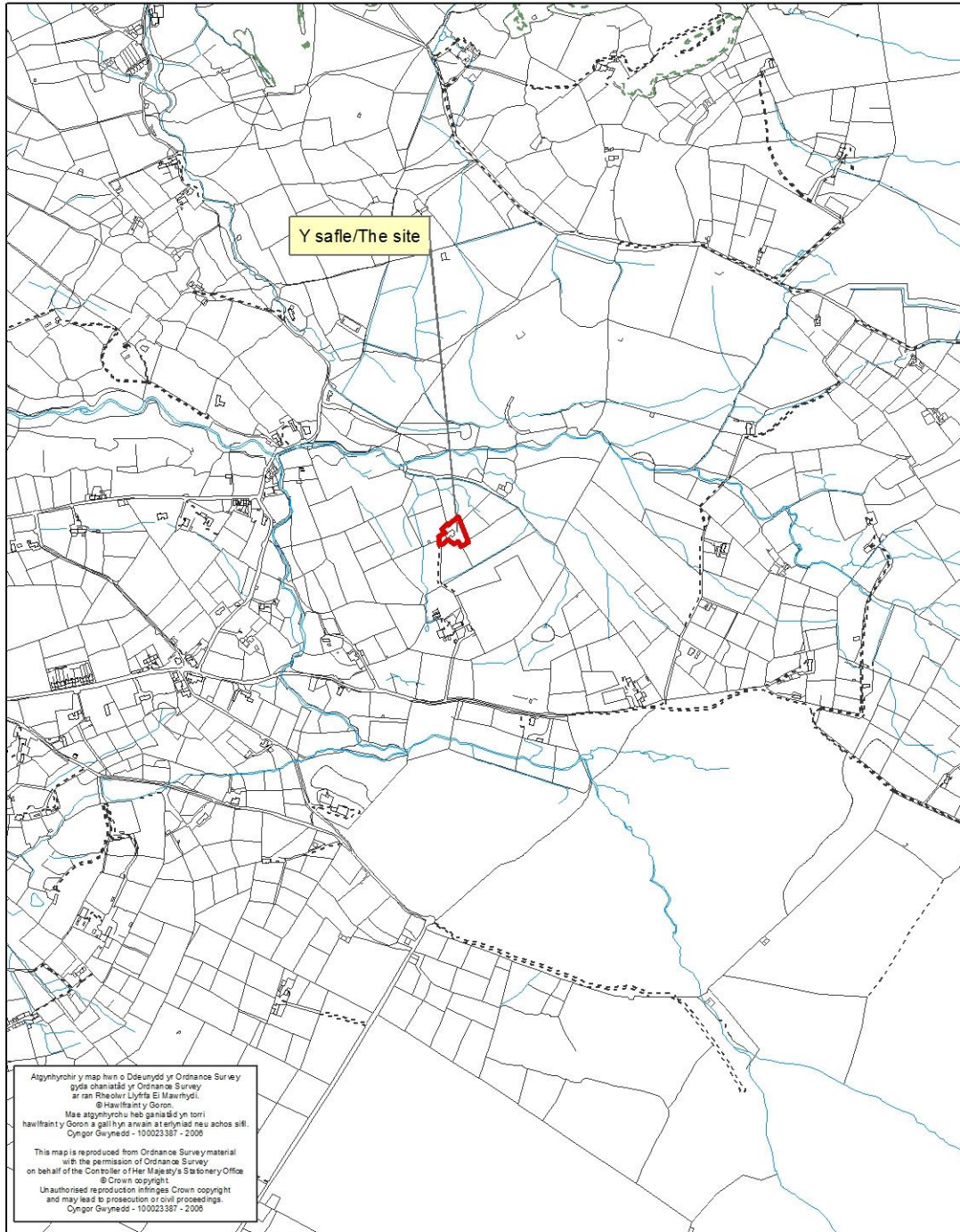


Number: 2



Rhif y Cais / Application Number : C15-0377-22-LL

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



<b>PLANNING COMMITTEE</b>	<b>DATE: 27/07/2015</b>
<b>REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER</b>	<b>DOLGELLAU</b>

Application Number: C15/0377/22/LL  
Date Registered: 11/05/2015  
Application Type: Full - Planning  
Community: Llanllyfni  
Ward: Llanllyfni

Proposal: APPLICATION TO RETAIN WORK TO EXTEND A DWELLING WITHOUT COMPLIANCE WITH APPROVAL NO. C13/0944/22/LL DATED 07/01/2014  
Location: BRYN LLYS, NEBO, CAERNARFON, LL54 6EH

**Summary of the Recommendation:** TO APPROVE

**1. Description:**

- 1.2 This is a full application to retain the work to build a two-storey extension without compliance with plans approved in 2014 for an extension to a two-storey farm house under reference C13/0944/22/LL.
- 1.2 The current proposal shows an extension of similar design to the plan approved in 2014. Its external design reflects the location of the door and window openings as previously approved, except that the extension is higher by approximately 1.0m and the length of the extension (including the lean-to extension) is approximately 2.0m longer than the extension previously approved. It is noted that the proposed external walls are covered with substantial field stones and that this adds to the finished size of the extension. This application, as with the previous approval, includes demolishing the two-storey section of the existing farm house and building a single-storey extension in the southern corner of the house.
- 1.3 The site is an open location adjacent to public footpath no 77 in the Community of Llanwnda, outside any village boundary as designated by the Gwynedd Unitary Development Plan 2009 and within a Landscape Conservation Area. The existing private access road linking the property with the nearby county road also serves a neighbouring property.

**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 (GUDP)**

**POLICY B10: SAFEGUARD AND ENHANCE LANDSCAPE CONSERVATION AREAS:** Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

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

**POLICY B23: AMENITIES:** Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

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**POLICY B24: ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE:** Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value 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.

**POLISI CH22: CYCLING NETWORK, PATHS AND RIGHTS OF WAY:** All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals which will incorporate them satisfactorily within the development and by prohibiting plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

**POLICY CH33: SAFETY ON ROADS AND STREETS:** Development proposals will be approved provided they can 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, extensions to 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 (Version 7, July 2014)

TAN 12 Design

### **3. Relevant Planning History:**

- 3.1 C13/0944/22/LL – Full application to erect a two-storey side extension and alterations to a smallholding – Bryn Llys, Ffordd Cors y Llyn, Nebo – Approved with conditions on 07 01 2014.
- 3.2 C14/0219/22/LL – Demolition of a house and erect a new dwelling – Refused - Bryn Llys, Ffordd Cors y Llyn, Nebo – 1 August 2014.
- 3.3 C14/0740/22/LL – Erection of a house - Refused - Bryn Llys, Ffordd Cors y Llyn, Nebo – 12 Medi 2014.

### **4. Consultations:**

Community/Town Council: Not received.

Transportation Unit: No comments on transportation, and advise the Planning Unit to contact the Rights of Way Unit regarding the location of the extension in relation to the adjacent footpath.

Rights of Way Unit: Following a site visit it is confirmed that there will be no need to

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divert the adjacent public footpath as a result of the location of the extension.

**Public Consultation:**

A notice was placed on the site and neighbouring residents were informed. The advertising period has ended and a number of letters objecting to the application were received, although two of the objectors withdrew their objections. A number of letters of support were also received. The Planning objections include:

- Impact on the character and architectural appearance of the existing property.
- No objection to the plan as approved as the design of the extension is in keeping with the farm house.
- Approving the application would set a precedent for similar developments

In addition to the abovementioned objections, observations were received that were not valid planning considerations, including:

- A wish for the delay in dealing with the matter to end, so that the applicant's family can become part of the community

Correspondence received supported the application on the following grounds:

- The proposed extension will improve the property's appearance.
- Will be beneficial to the local economy
- The development will not look out of place
- The area will benefit from the development
- The location of the property means that the development will not affect local residents.

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

**The principle of the development**

- 5.1 The principle to develop an extension to the farm house has already been established as a planning application for a similar two-storey extension was approved in 2014, and this approval will remain in force until 2019. A copy of the plan approved in 2014 is attached so that the Committee is able to compare both plans.
- 5.2 The amended application was submitted to the Council as a result of the Enforcement Unit receiving a complaint that the work of building the extension did not conform with the planning approval. Following an inspection of the site and the plans, it became clear that the building work was not entirely in accordance with the approved plans and following a discussion with the owner a retrospective application was submitted to the Council for consideration.
- 5.3 There is no objection to the principle of extending a house provided that the scale and design of the proposal is in keeping with the building and the surrounding area. The

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development mainly involves amending the previous approval to include extending the size and height of the extension which was originally approved. It is not considered that the amended design of the extension is contrary to policy B22 and B24 of the GUDP.

### **Visual amenities**

- 5.4 The property is located in an open space within a Landscape Conservation Area, and Policy B10 emphasises the need to safeguard the area's visual amenities within these areas. It is acknowledged that the Council has already approved an extension to the existing property in 2014. It appears that the main changes to the design of the approved extension involve the lean-to extension as it is longer than the previous extension, but that some of this addition will have walls which are covered by substantial field stones. The internal layout of the existing proposal adheres to the layout of the plan originally approved, apart from the change of one bathroom to a bedroom. The applicant has stated that it is intended to cover the building's external walls with substantial field stones in order to create a development that is in keeping with the rural landscape, and a recent site inspection confirms that a substantial part of the lean-to extension has been covered with these stones.
- 5.5 In relation to the external design, the main change between the approved plan and the existing plan is that the suspended slate feature on the eastern corner has changed to a corner window, and an additional patio window installed in the north-western elevation. It is considered that these changes adhere to the design of the approved building, and that they will not have a detrimental impact on the area's appearance and character. Therefore, it is considered that the existing application is not contrary to policies B22, B24 and B25 of the GUDP.

### **General and residential amenities**

- 5.6 Nearby resident were notified and a notice was placed on the boundary of the county road near the entrance to the property, and correspondence was received objecting to the application and in support of it. The property is located approximately 170 metres from the nearest neighbour's house, and therefore it is not considered that the proposal to extend the property will have an impact on that neighbour's amenities. It is noted that the objections express concern about the design and size of the proposal rather than the direct impact of the proposal on an individual property. Observations made by local residents following the statutory publicity given to the application have been noted, and these observations relate to the merits of the design rather than the impact of the development on nearby residents. It must be recognised that the right to build an extension has previously been approved and that this proposal reflects the size and design of that approval. It is not considered that approving this application will have an impact on the amenities of neighbouring residents. It is not considered that the proposal is contrary to policy B23 of the GUDP.

### **Transport and access matters**

- 5.7 The property is located approximately 300m from the nearest county road, and therefore the development will not have an impact on the roads network and there is sufficient parking on the site. The proposal is in accordance with policy CH33 and CH36 of the GUDP.
- 5.8 In relation to the adjacent public footpath, observations have been received from the Rights of Way Unit confirming that the development will not affect this footpath. The application is therefore in accordance with the objectives of policy CH22 of the GUDP.

### **Relevant planning history**

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- 5.9 Planning permission was granted for building a two-storey extension and other alterations to a two-storey cottage in 2014 and this approval remains in force until 2019. This approval is a material consideration in considering this application.

### **Response to the public consultation**

- 5.10 Full consideration was given to the relevant matters raised as a result of the statutory publicity given to the application, and it is not considered that the objections received justify refusing the application in this case.

### **6. Conclusions:**

- 6.1 The fact that the implemented planning permission exists on the site is an important planning consideration when considering the current application. The Council has already approved a similar extension to the house. Although the size of the extension which is the subject of the current application is larger than the extension originally approved, it is not considered that the difference is enough to justify the refusal of the application. The proposal does not have a significant impact on the area's visual amenities nor does it affect the nearby residents and it conforms to all the policies noted in this report.

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

#### 7.1 Conditions

1. Construct the extension in accordance with the approved plans.
2. Slate roof.
3. Cover the building's external walls with field stones.
4. Landscaping plan.
5. The adjacent public footpath must be kept clear of any obstacles during the construction period and subsequently.