

Number: 5



Rhif y Cais / Application Number : C15-0460-15-LL

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



PWYLLGOR CYNLLUNIO	DYDDIAD: 27/07/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Application Number: C15/0460/15/LL
Date Registered: 19/05/2015
Application Type: Full - Planning
Community: Llanberis
Ward: Llanberis

Proposal: FULL APPLICATION FOR THE ERECTION OF A NEW DWELLING IN THE FORM OF A THREE BEDROOM DORMER BUNGALOW, CREATION OF A NEW VEHICULAR ACCESS AND ASSOCIATED WORKS

Location: BRYN PADARN, 19 , RALLT GOCH, LLANBERIS, GWYNEDD, LL55 4LB

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application for the erection of a new dwelling in the form of a three bedroom dormer bungalow, creation of a new vehicular access and associated works
- 1.2 This site is located within the development boundaries of the village of Llanberis that is defined as a 'local centre' in the Gwynedd Unitary Development Plan. The site of the proposed property is part of the curtilage of an existing domestic property; it is land which extends considerably to the front of this property and on a higher level than the adjacent public road and is rocky in parts.
- 1.3 The proposal involves erecting the property to include a lounge, kitchen/dining room, two bedrooms and a bathroom on the ground floor with a bedroom on the first floor. The associated parking spaces are to be created to the rear of the property with a garden to the front. Externally, the walls would be finished in a mix of render and slate facings with a natural slate roof also.
- 1.4 As mentioned, there is a public road known as Stryd Bethesda, which runs adjacent to the eastern boundary of the site whilst Lôn Graig runs past the northern boundary. The built-up nature of this part of the village is fairly dense and varied forms of developments are seen, including traditional terraced houses, semi-detached and detached houses. Also, the local public roads network is fairly narrow in parts due to the built-up nature of this part of the village.

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:

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

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POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities 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.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY C1 – LOCATING NEW DEVELOPMENT - Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES – Approve proposals for the construction of new dwellings on unallocated sites within the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they 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, extension of 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, 2014

TAN 12: Design

TAN 18: Transport

3. Relevant Planning History:

3.1 The site has no relevant planning history.

4. Consultations:

Community/Town Council: The council has no objection to this application, it is seen that it is intended to retain the current parking. It is suggested that the existing property uses a parking space off Ffordd Tŷ Du.

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Transportation Unit: No objection to the proposal. Though the proposal means that the parking provision for the existing house will be lost, it is understood that alternative provision is available for this property from the direction of Ffordd Tŷ Du.

The provision proposed for the proposed property is adequate and the location of the entrance is also acceptable.

It is recommended that conditions / standard notes be included regarding parking and turning within the curtilage and for the structural impact of the proposal on the nearby road.

Natural Resources Wales: No observation – standard observations.

Welsh Water: Standard conditions and advice.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and a number of correspondences were received objecting on the following grounds:

- Modern/domineering building
- Out of character within the local traditional area
- Road safety/unsuitable access/poor visibility
- Loss of existing open space
- Elevated land
- Ineffective landscaping
- Surface water disposal arrangements
- Local roads network is sub-standard, concern regarding movements during the construction phase

In addition to the above objections, objections were received that were not valid planning objections which included:

- Boundary/party wall issues
- Loss of views
- Responsibility on the developer to compensate neighbouring residents

Observations on the application were received on the grounds of:

- The scheme is well-thought out.

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 The location of the site is within the development boundary of the village of Llanberis and, consequently, the principle of a residential development is acceptable and complies with the general requirements of policies C1 and CH4 of the UDP.

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5.1.2 Clearly there are many more matters to be considered than this and in particular in this case, the appearance of the proposed building and its setting within the site and its impact on the area and neighbouring residents.

5.2 Visual amenities

5.2.1 Clearly, developing this site would be a significant change to the visual amenities of the local area due to the current open form of the site and its elevated nature in the streetscape.

5.2.2 In addition, consideration must be given to the impact of its design and form on the local amenities of the area, particularly in the context of the existing built-up form of the area. Reference has been to the traditional form of the existing houses in the area and that the design and form of this proposed building would have a detrimental impact on the visual amenities of the area due to its contemporary form.

5.2.3 It is acknowledged that the design of this building is contemporary within this local area compared with other buildings. However, it is not believed that there is one definite pattern to the built-up form of the area; traditional terraces are prominent within the local landscape but there is also a variety of detached and semi-detached house forms. Forming an opinion about what makes a good design is a subjective matter and, in this case, it is not believed that it would have an unacceptable effect on any existing definite form.

5.2.4 Paragraph 4.9 of Tan 12: Design states: *“Opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design.”*

5.2.5 It is seen that existing common finishes are used within the proposed building such as the use of natural slate. Therefore, an attempt has been made to include local materials which are similar in terms of appearance, colour and weathering features to existing appearances.

5.2.6 Therefore, it is believed that the proposal in terms of its design and finish is acceptable in this case and that, based on these matters; it would not have a detrimental effect on the visual amenities of the local area to an unacceptable level. It is therefore considered that the proposal complies with the requirements of policies B22 and B25 of the UDP.

5.3 General and residential amenities

5.3.1 The site is higher than adjacent roads and therefore constructing a building on this land looking from the direction of these roads, would be prominent within the local landscape. Despite this, the built-up pattern of the local area includes houses on elevated sites and therefore it would not be unique in that sense.

5.3.2 The design of the property has considered the effect of overlooking on neighbouring residents. It is seen that windows have been kept to a minimum on the sides which would have the biggest effect on neighbouring lands/houses and in doing so it is believed that an attempt has been made to reduce the impact on existing residential amenities. The most prominent glass element is at the front of the building looking over an existing fairly open space and therefore it is not believed that there would be obvious over-looking as a result of these elevations.

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5.3.3 As already noted, it is acknowledged that the design is contemporary but includes common finishes in terms of materials. The dense built-up form of the existing area means that over-looking is unavoidable to some degree, but it is seen in this case that a genuine attempt has been made to avoid excessive over-looking as a result of erecting this building in the form as proposed. In this case, it is not believed that it would have an excessive detrimental effect on the general and residential amenities of the local area, and, consequently, it is believed that it satisfies policy B23 of the UDP.

5.3.4 It is believed that it is reasonable that a condition is imposed in order to agree on a landscaping scheme for the site, and in doing so the requirements of policy B27 are satisfied.

5.4 Transport and access matters

5.4.1 Concerns were raised regarding the proposal in terms of detrimental impact on the local roads network and its users. It is acknowledged that the local roads network is narrow and that difficulties will be unavoidable at times when vehicles meet each other in some places.

5.4.2 The plans show an existing vehicular access to the site which provides parking spaces for the existing property. This access is to be adapted in order to ensure appropriate access and the parking provision for the existing property is to be moved to another part of its curtilage ensuring that there will be no loss of parking spaces for the existing property and that an acceptable access and parking provision is proposed for the new property.

5.4.3 The Transportation Unit does not have any objection to the proposal, and suggested including standard conditions with the development. Consequently, it is not believed that the proposal would be unacceptable in terms of highways matters and therefore complies with the requirements of policies CH33 and CH36 of the UDP.

5.4.4 It is considered that the proposed arrangements of the site and the approach to the property from the parking spaces on flat land and consequently accessible to a wide range of users, is acceptable in terms of the requirements of policy CH30 of the UDP.

5.5 Any other considerations

5.5.1 It is not usual for individual houses within the development boundaries of our villages to be restricted as formal affordable units by arrangement of a 106 agreement. It is not believed that this proposed property is significant in terms of its size; the floor surface area is approximately 117m² which is considered reasonable for a three bedroom property. It is not considered that the proposal is unacceptable and it is considered that it satisfies the general requirements of policy CH4.

5.6 Response to the public consultation

5.6.1 As already mentioned, observations/objections to the proposal have been received from individuals objecting to the proposal and which note a number of matters relating to the proposed development.

5.6.2 The relevant matters have been noted above and it is considered that the relevant planning matters have been given due consideration in the above assessment. Consideration is not given to all the matters raised in the observations such as loss of views, party wall issues etc. as they are not material planning matters.

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6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, and all the observations received, it is not believed that this application to erect one property is unacceptable and that it complies with the requirements of all the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve – with conditions

1. Time
2. Comply with plans
3. Materials
4. Slate
5. Highways including a condition to ensure that parking spaces are provided for existing properties before commencing any works.
6. Welsh Water conditions
7. Landscaping
8. Natural Resources Wales Advice
9. Removal of Permitted General Development Rights including not installing any new windows without seeking prior permission.
10. Note on Party Wall Act