

PLANNING COMMITTEE	DATE: 16/11/2020
REPORT OF THE SENIOR MANAGER OF THE PLANNING AND PUBLIC PROTECTION SERVICE	

Number: 1

Application Number: C20/0607/42/DT

Date Registered: 03-08-2020

Application Type: Householder

Community: Nefyn

Ward: Nefyn

Proposal: Two-storey extension

Location: Garth Hudol Rhodfa'r Môr, Nefyn, Pwllheli, Gwynedd, LL53 6EB

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

PLANNING COMMITTEE	DATE: 16/11/2020
REPORT OF THE SENIOR MANAGER OF THE PLANNING AND PUBLIC PROTECTION SERVICE	

1. Description:

- 1.1 This is an application to erect a two-storey extension to an existing house. The extension would be at the side of the property and would extend 3.6m from the existing wall. It would be 7.1m high to the roof ridge and would be 4.9m high to the eaves (the same height as the existing house's roof). There would be a one-storey element with a mono-pitch roof on the southern side of the structure (back of the house). The extension would be 5.5m long with 1.5m of this being one-storey. This would enable creating an additional lounge downstairs and to extend the current bedroom and create an additional bathroom on the first floor.
- 1.2 The property is a substantial detached dwelling in a residential area within the development boundary of the Nefyn Local Service Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 1.3 This application is submitted before 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 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
AT 3 : Non-designated Heritage Assets that are of local or regional significance.

2.4 National Policies:

Planning Policy Wales (Edition 10) 2018
Technical Advice Note (TAN) 12: Design

3. Relevant Planning History:

None

4. Consultations:

Community/Town Council:

Object:

- Overdevelopment of the site,
- That the extension is not in keeping with the original building

PLANNING COMMITTEE	DATE: 16/11/2020
REPORT OF THE SENIOR MANAGER OF THE PLANNING AND PUBLIC PROTECTION SERVICE	

- The development would be oppressive
- It would visually impact a historic building.

Welsh Water: Request a standard condition and guidance for the applicant

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

- The extension will cast a shadow and will affect the amount of light that will reach the habitable rooms of the next door property.
- It would be harmful to the neighbours' privacy
- Harm to amenities would derive from the construction work which would affect the health of vulnerable neighbours.
- The property has particular architectural features and the extension would visually harm its character
- This is a building of historical significance (home of the author Elizabeth Watkin Jones)

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

- The needs of permanent residents should be considered in an area where the majority of the nearby houses are holiday homes.

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 Anglesey and Gwynedd Joint Local Development Plan (LDP) is the policy to be considered when assessing design, materials and the visual impact of any development. The existing house is substantial in terms of size and bulk and, in comparison, it is not considered that the extension would appear particularly large in terms of its scale compared to the existing building. In addition, the location of the extension, near the back of the building, is unobtrusive and reduces its visual impact from outside the site. It is deemed that its design would be appropriately in keeping with the original building and, on the whole, that the proposal respects the context of the site and its place in the streetscape.
- 5.3 Policy AT 3 aims to protect non-designated heritage assets that are of local or regional significance and it is recognised that Garth Hudol has some historical significance due to its literary connection and indeed, it is a distinctive and attractive building that is valuable in terms of its place in the streetscape. Having said this, in considering the fairly small scale of the proposed extension compared to the original house, and its design that is in keeping and acceptable with the original in terms of features such as shape and roof height, and size and location of the windows, it is considered that the development is sympathetic to its built

PLANNING COMMITTEE	DATE: 16/11/2020
REPORT OF THE SENIOR MANAGER OF THE PLANNING AND PUBLIC PROTECTION SERVICE	

environment and, via appropriate conditions, the use of suitable materials can be assured to ensure consistency with the original house. It should be borne in mind that the building is not listed and the building nor its features have not been statutorily protected.

- 5.4 In considering the above, it is believed that the proposed development is acceptable in terms of its visual impact and would not be detrimental to the site's appearance or the traditional townscape. Therefore, it is considered that the application is acceptable under policies PCYFF 3 and AT 3 of the LDP.

General and residential amenities

- 5.5 Policy PCYFF 2 requires that proposals do not have a significant detrimental impact on the health, safety or amenities of local property occupiers. The extension in question, at its nearest, would be 0.97m from the boundary with the neighbouring property and 2.8m away from the boundary at its furthest. The neighbours' property, 'Ceris', is set approximately 3m from the boundary on their side and the windows of the ground and first floors that are in habitable use face the development site which means that the two-storey element at its nearest would be within approximately 4m to the side of Ceris.
- 5.6 In considering that the extension would be west of the property next door, it is inevitable that some light would be lost for the windows of Ceris deriving from the development, especially late in the day. Having said that, the side windows of Ceris already look at the side elevation of Garth Hudol and, in the main, the impact of the development would be to bring 5.5m of side elevation 3.6m closer with only 4m being two-storey. It should also be remembered that Garth Hudol can complete developments under permitted development rights that would enable erecting a 3m high structure directly near the boundary with the neighbours which would be more detrimental to the amenities of the ground floor rooms. On the whole, and in recognising that there would be some amenity impact to the property of Ceris in terms of shadowing and loss of light, it is considered that those detrimental impacts in themselves are not significant enough compared to the current situation to justify refusing the application.
- 5.7 It is also noted that concerns have been raised regarding the impact on the privacy of Ceris and it is noted that the windows in the northern elevation of the extension would look over the neighbours' garden. Having said this, the front garden of Ceris is visible from the nearby road and it is not considered that the extension would significantly add to overlooking of external areas of the neighbours' property.
- 5.8 In addition, concerns were noted regarding the amenity impact of the building process on the neighbours who are vulnerable in terms of health. It is recognised that it is inevitable that there will be some nuisance and disruption deriving from every building scheme, however, it would be possible to impose conditions on the development to mitigate some of these impacts and there is a procedure outside the planning process to deal with activity that causes an unacceptable nuisance.
- 5.9 Therefore, on the whole, and in recognising that there would be some impact to the amenities of the next door property deriving from this development, it is considered that this would not be of a sufficient scale to justify refusing the application. Therefore, it is considered that the proposal is acceptable in terms of compliance with policy PCYFF 2 of the LDP as it relates to protecting the amenities of occupants of nearby properties to development sites.

PLANNING COMMITTEE	DATE: 16/11/2020
REPORT OF THE SENIOR MANAGER OF THE PLANNING AND PUBLIC PROTECTION SERVICE	

Other matters

- 5.10 Correspondence was received expressing a concern regarding the over-provision of holiday units in this part of the town; however, the application in question is for the extension of a residential property and the application has to be considered in this context.

6. Conclusions:

- 6.1 Having weighed up the planning application against the requirements of the above policies, and having considered the observations and objections received, we conclude that the proposal is acceptable and meets the local and national planning policy requirements, and should be approved with the conditions noted below.

7. Recommendation:

- 7.1 To approve subject to conditions:

1. Five years
2. In accordance with the amended plans
3. Materials to be agreed
4. Roof slates
5. Welsh Water Condition
6. Construction hours 8am to 6pm during the week, 8am to 1pm on Saturdays, not at all on Sundays or Bank Holidays.

Note – Welsh Water