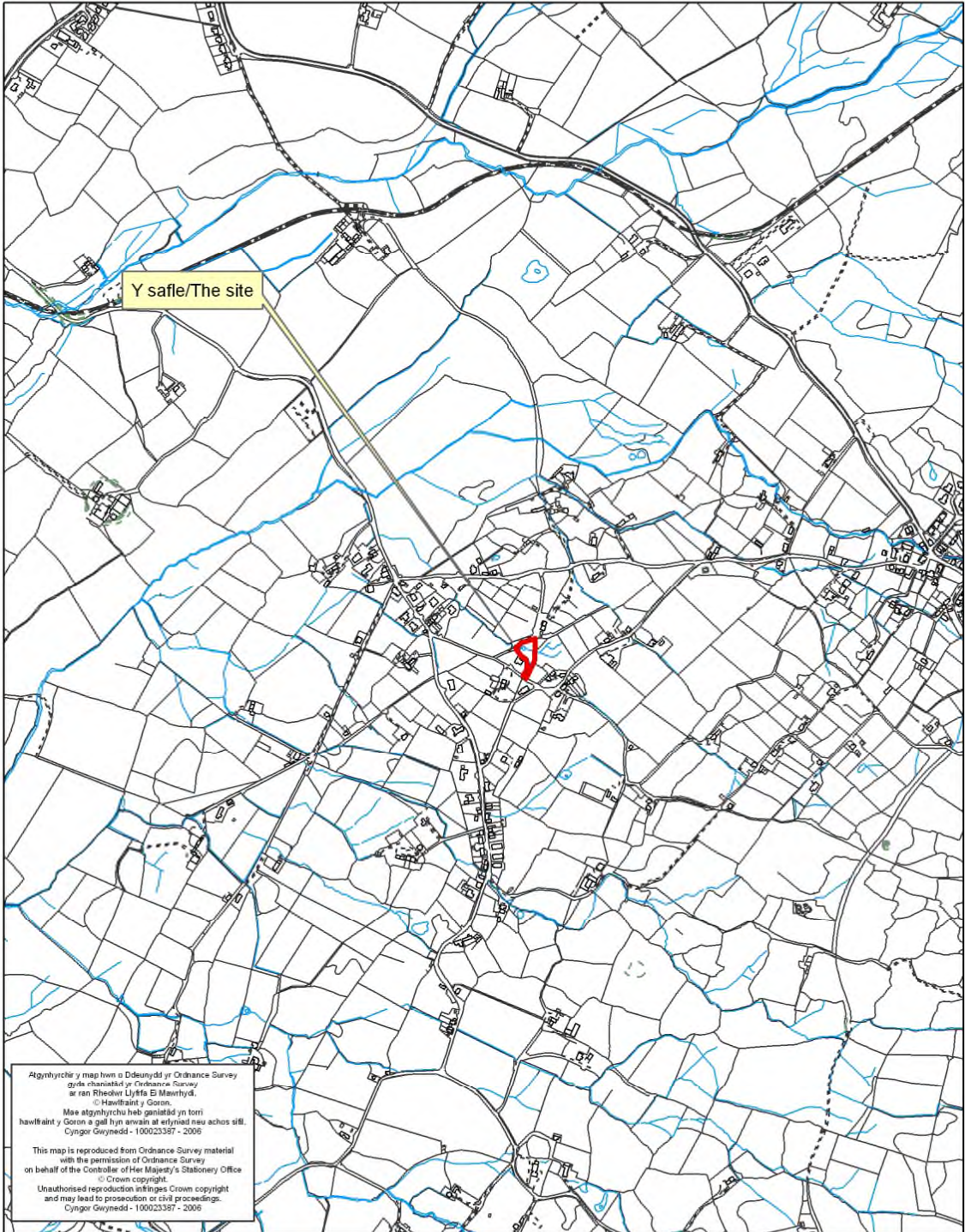


Number: 1



Rhif y Cais / Application Number : C14/0276/24/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: 24/11/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

Application Number: C14/0276/24/LL
Date Registered: 14/04/2014
Application Type: Full - Planning
Community: Llanwnda
Ward: Llanwnda

Proposal: ERECT AN AFFORDABLE HOUSE, IMPROVEMENTS TO THE EXISTING ACCESS TOGETHER WITH RETENTION OF GARDEN SHEDS (A PART RETROSPECTIVE APPLICATION)

Location: CEIRIOG BELAN, RHOS ISAF, CAERNARFON, GWYNEDD, LL54 7ND

Summary of the Recommendation:

TO DELEGATE THE RIGHT TO APPROVE SUBJECT TO THE APPLICANT SIGNING A SECTION 106 AGREEMENT FOR THE PROVISION OF AN AFFORDABLE HOUSE.

1. Description:

- 1.1 This is a part retrospective application for erecting an affordable house, carrying out improvements to the existing access and retaining garden sheds at the rear of the site. Internally, the single-storey house will contain two bedrooms with a small loft/study, a living/dining room and an open plan kitchen, a storage room, a bathroom and an open porch at the front of the house. The total internal floor area of the house would be 90m². Externally, the house will be constructed of natural slates and will include solar panels and velux windows on the front part of the roof, walls (including the chimney stack) of white-coloured smooth render in parts, and a face of horizontal wooden planks on the western gable-end, and UPV-c windows, doors and eaves of an oak effect.
- 1.2 At the northern part of the rear of the site, the applicant has already erected two sheds that measure 3.6m x 2.4m with a flat roof, made of timber and felt. Two caravans are currently located on the site, which include a touring caravan and a static caravan where the applicant currently resides. A vast part of the site's surface is covered with a layer of fine slate aggregate.
- 1.3 The proposal also includes improvements to the original vehicular opening by forming an entrance that complies with the requirements of the Council's Transportation Service. The entrance is located off a narrow, unclassified county road a stone's throw away from a crossing that serves the northern part of Rhos Isaf. In addition to the above and in order to improve the flow of surface/ground water through the site and to avoid any flooding in the future, the applicant has widened the water courses that run through the site itself.
- 1.4 The site is located on the north-eastern periphery of the village of Rhos Isaf on a triangular shaped plot of land that measures 1,190m² (0.119ha). Residential dwellings are located 22m to the north (Tŷ Newydd), 43m to the east (Bryn Melyn and Melfryn), 48m to the south (Y Llecyn) and 4m to the west (Tyn y Clwt). The dwellings known as Tyn y Clwt, Y Llecyn, Bryn Melyn and Melfryn are coloured red in the Gwynedd Unitary Development Plan (GUDP – Inset Maps). The village has been designated a rural village in the GUDP.
- 1.5 The application contains a Design and Access Statement in accordance with the requirements of Technical Advice Note (TAN) 12 on 'Design' (June 2009).

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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 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.

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

POLICY B32 - INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

POLICY CH5 – NEW HOUSES IN RURAL VILLAGES

Approve a residential development that includes one or two units only in a Rural Village on specific sites provided it conforms to criteria relating to local need for the development, effect on the landscape and the specific features of the site.

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.

Supplementary Planning Guidance (SPG): Affordable Housing (November 2009)

SPG: New houses in rural villages (April, 2010)

2.3 National Policies:

TAN 2 ‘Planning and Affordable Housing’ (June, 2006).

TAN 12 ‘Design’, (June, 2009).

Planning Policy Wales, Edition 7 (July 2014), Chapter 9 ‘Housing’.

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3. Relevant Planning History:

3.1 There is no relevant planning history to this particular site. However, the matter of the two unauthorised caravans was raised with the Enforcement Unit in order for them to investigate the matter.

4. Consultations:

Community/Town Council:	Object on the following grounds: <ul style="list-style-type: none"> • The site is outside the development plan. • The road leading to the site is narrow and unsuitable.
Transportation Unit:	No objections but with relevant conditions for building the new entrance.
Natural Resources Wales:	Standard observations for developers regarding ecology matters, land drainage and pollution.
Welsh Water:	Standard conditions regarding the disposal of surface/foul water from the site.
Public Protection Unit:	No objection following the receipt of further details regarding site drainage.
Consultancy (Flood Risk and Coastal Erosion Management Unit):	Usual observations relating to the need to safeguard water courses crossing the site, and the applicant will be responsible for the cost of doing so. A retrospective Land Drainage permission cannot be obtained, as has happened in this case – nevertheless, the work that has already been carried out by the applicant to widen the water courses is acceptable to this Unit.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period has ended and one item of correspondence was received objecting on the following grounds: <ul style="list-style-type: none"> • No permission has been granted for access to the land. • The road is unsuitable for heavy vehicles and the development would affect the safety and convenience of the road users. Improvements will be needed to the local roads to accommodate an increase in traffic. • Any effort to drain the land on the application site will lead to water being directed towards the Tyn y Clwt property, causing flooding. There is a possibility for the septic tank to contaminate the streams that cross the site.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Dwellings that are located within rural villages as identified in the GUDP will be considered within the context of policy CH5 of the Development Plan. In order to comply with this particular policy, it must be ensured that the site is appropriate to be developed, and it must be shown beyond doubt that the applicants are local, are eligible to be in need of an affordable house in the area and are willing to build a house that is affordable in respect of size and cost, and to retain the house as an affordable unit for the future. To this end it is believed that the site is suitable in principle as it is located on a site that overlaps the curtilage of an existing dwelling (Tyn y Clwt) and is also located opposite the dwellings of Melfryn and Bryn Melyn that are coloured red on the inset maps for Rhos Isaf. It is also believed that the location of the house within the site connects and integrates well with the development pattern in this part of Rhos Isaf, which represents a cluster of houses scattered around the main village. The requirements of Policy CH5 are also noted in the SPG: Building New Houses in Rural Villages (April, 2010) and the applicant has proved, by completing an assessment form for the need for an affordable house, that he is eligible to have an affordable house in the area, and this was confirmed in writing by Tai Teg who assess such applications.
- 5.2 It is therefore considered that the proposal is acceptable in principle, and the other relevant planning matters will be considered under the headings below.

Visual amenities

- 5.3 As referred to above, the plot of land that is the subject of the application is located opposite and adjacent to existing residential dwellings that vary from single-storey dwellings to traditional two-storey houses. The proposed house would add to the current cluster of houses within the rural village and it is believed that it will integrate with the developed form in this part of Rhos Isaf i.e. it will not create a fragmented development that extends out into the open countryside. The site is also screened by vegetation that includes established hedges, shrubs and trees which are an integral part of the character of this area. It is proposed here to erect a single-storey house with a natural slate roof, and this will reduce the impact of the scale of the house on residential amenities from near and far views of the site. The main view of the proposed house will be from the nearby county road where the original entrance has been widened and has opened up the view into the site itself. However, the view is similar to that of the other dwellings that are located nearby and next to the road. To this end it is not believed that building a single-storey house in this location, and of this design, will create a feature that is incompatible in the landscape, and it is believed that it will comply with the requirements of policies B22, B23 and B25 of the GUDP.

General and residential amenities

- 5.4 There are established residential dwellings located around the application site, with the nearest dwelling (Tyn y Clwt) located only 4m away from the western boundary of the site. Tŷ Newydd is located 22m to the north of the site boundary. Taking into account the design and setting of the house (together with the associated sheds) on the site and its relationship with these dwellings, it is not believed that the proposal will

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undermine or significantly affect the residential and general amenities of the occupants of these dwellings on the basis of loss of privacy and overlooking.

- 5.5 As referred to above, the occupants of Tyn y Clwt have submitted an objection on the grounds that any efforts to drain the application site would force surface water towards Tyn y Clwt itself to the detriment of the amenities of this property's occupants. After receiving such an objection, the Council's Land Drainage Unit was consulted, and the application site was visited for this purpose. The applicant confirmed that he had already widened the water courses that cross the site in order to ensure a better flow of surface/ground water through the site and in order to avoid any flooding in the future on the application site and also on the site of the Tyn y Clwt property. To this end the Land Drainage Unit has no objection to the work the applicant has undertaken on the water courses, and such an action should not impact on the amenities of the occupants of Tyn y Clwt in any way based on flooding. Therefore, it is believed that the proposal is acceptable based on the requirements of policies B23 and B32 of the GUDP.

Transport and access matters

- 5.6 The application site along with a number of other dwellings is served by an unclassified single carriage county road that connects the northern part of Rhos Isaf with the western part of the rural village. Although the width and alignment of the road is not ideal, it is not believed that erecting a 2/3 bedroom house will have a significant impact by increasing traffic along the local roads network at the expense of the safety of roads users. The entrance to the site will be designed to the statutory requirements of the Transportation Unit and will be an improvement on the original entrance to the site. It is therefore believed that the proposal is acceptable based on the requirements of Policy CH33 of the GUDP.

Flooding matters

- 5.7 Policy B32 of the GUDP states that proposals that do not include flood minimisation measures or appropriate alleviation measures which will lead to reducing the volume and rate at which surface water reaches and flows into rivers and water courses, will be refused. Before the applicant widened the water courses that cross the application site, the site was flooding because of the volume of water that was flowing through the site itself. The situation has now improved after the courses were widened, and as a result the risk of flooding on this site and on similar sites will be reduced. The surface of the site will include grass, permeable block sets together with a layer of fine slate aggregate which will enable surface/rain water to be disposed of as close as possible to their source i.e. these permeable surfaces will enable the surface/rain water to fall through them to the ground below, which then reduces the percentage of water that would be likely to drain into the nearby ditches and water courses. It is therefore believed that the proposal is acceptable based on the requirements of Policy B32 of the GUDP.

Section 106 agreement issues (local community need affordable housing).

- 5.8 As has already been referred to, the site is identified as a site located within the rural village of Rhos Isaf, as defined in the GUDP, and Policy CH5 states that proposals for affordable housing on suitable sites such as these will be approved provided they can comply with criteria relating to proving a local community need for an affordable house on the site exists, that the house is affordable in respect of size and cost, and the requirement to ensure that the house will be affordable in the future. In this case the site is suitable based on its location, the proposed house is suitable based on its

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size and the applicant has proved (by submitting the relevant evidence to Tai Teg) that he is eligible for an affordable house based on his personal needs. The applicant has agreed to sign a Section 106 agreement based on the above criteria with the price of the house, should he need to sell it in the future, being a discounted price of 30% off the open market value. It is therefore considered that the proposal complies with the requirements of Policy CH5 together with the requirements of the SPG: New Houses in Rural Villages (April, 2010).

Response to the public consultation

5.9 Several objections were received after this application was advertised, and these have been given full consideration when assessing this application. Based on the assessment it is not considered that the objections outweigh the relevant policy considerations or the recommendation to approve the application subject to relevant conditions.

6. Conclusions:

6.1 Taking the above assessment into account, it is believed that the proposal as submitted is acceptable and complies with the relevant local and national planning policies and guidelines.

7. Recommendation:

7.1 To delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a legal agreement relating to the occupancy of the house provided here in the first instance and in perpetuity to those who can prove a local community need for an affordable house, and to relevant conditions relating to:-

1. Commencing the work within two years of the date of the permission.
2. In accordance with the plans.
3. Natural slate.
4. Removal of permitted development rights.
5. Welsh Water conditions.
6. Highways conditions.
7. Landscaping.
8. Removing the two caravans from the site completely when the house becomes habitable.



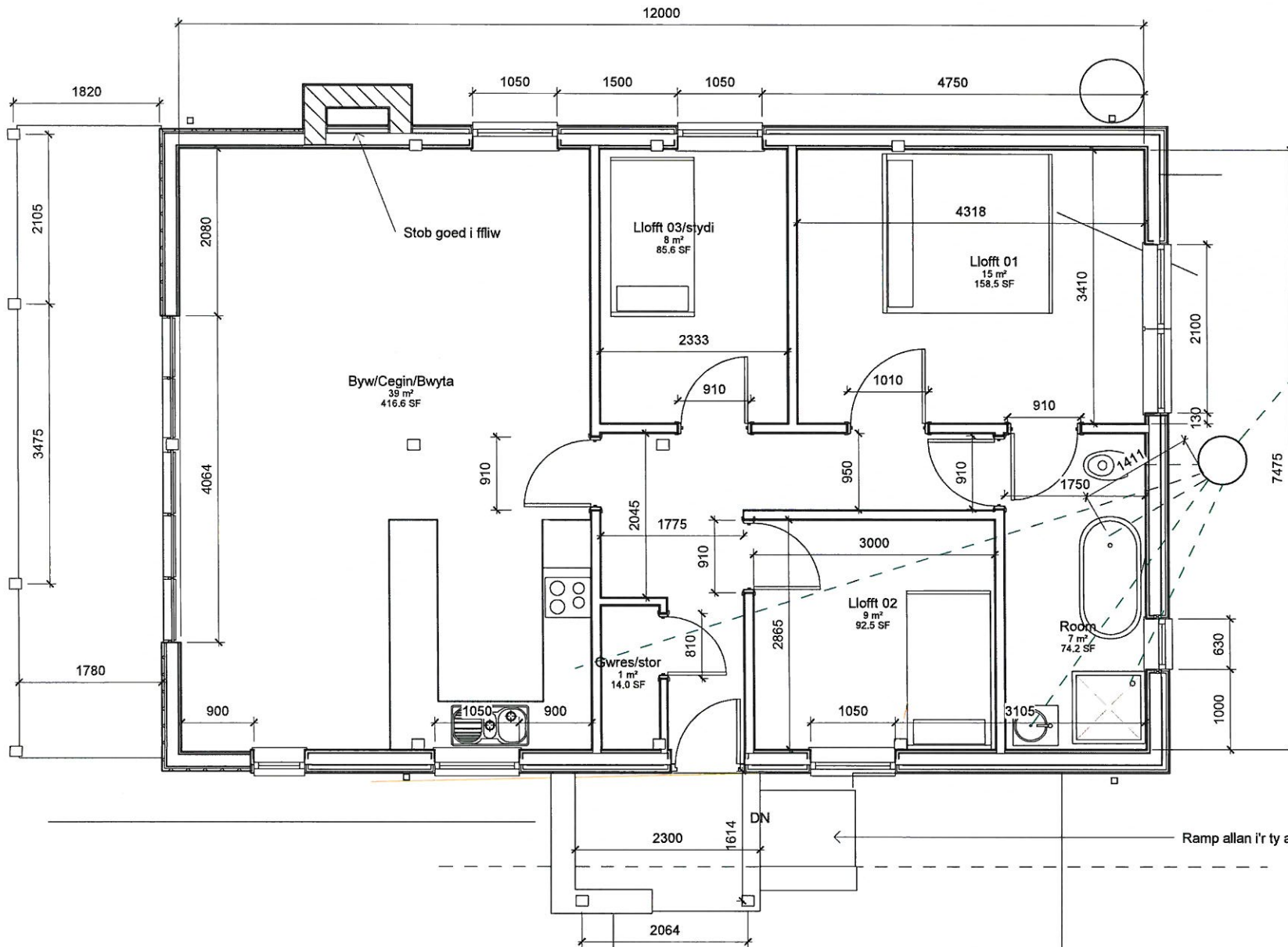
Rhif y Cais / Application Number : C14/0276/24/LL

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



Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa El Mawrthd.
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Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
Cyngor Gwynedd - 100023387 - 2006

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To o adeiladwaith osb ar masonite 240mm ynysu efo osb o danodd batins a thermal board

Nenfwd ar lefel to ag eithrio yn llofft 01 ac ymolchi lle bod nenfwd efo distiau digon cryf i gynnal hoist

Waliau allan paneli i gymryd rendr ar batins ar osb 9mm ar ffram bren masonite neu debyg 180mm osb 6mm tu fewn, batins a thermal board tu fewn

Llawr o stylod llawr a distiau masonite caset efo osb o danodd, safle rhag colli aer

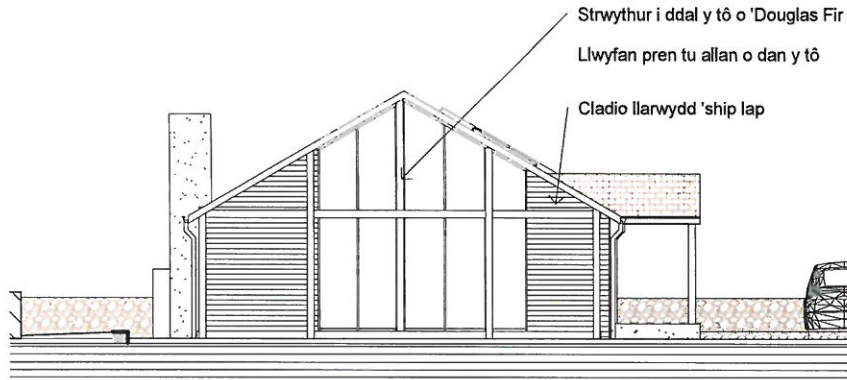
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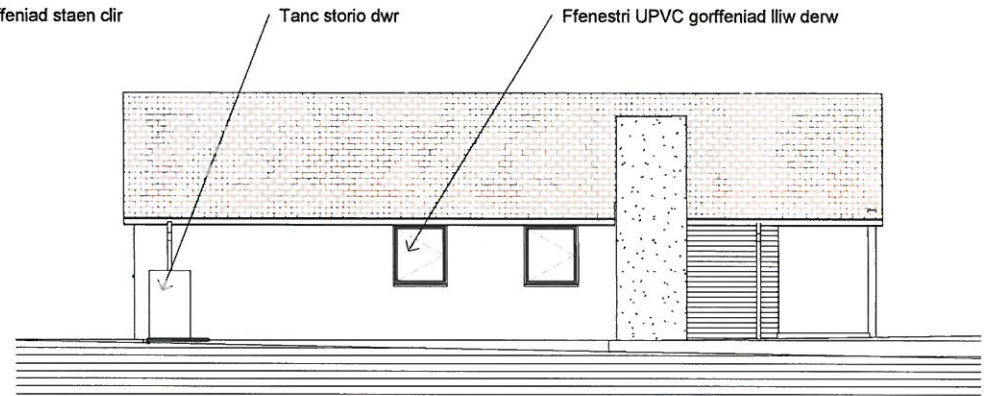
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Ramp allan i'r ty a drws a ffram a rhnginiog isel

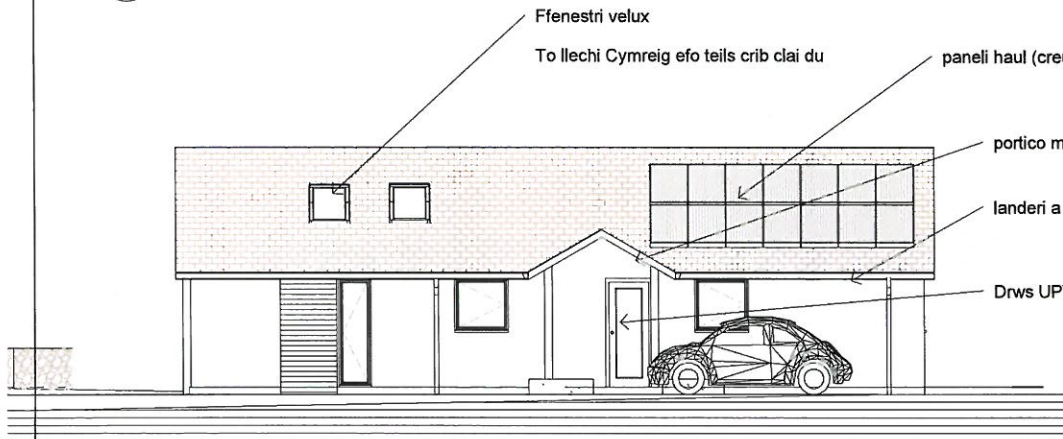
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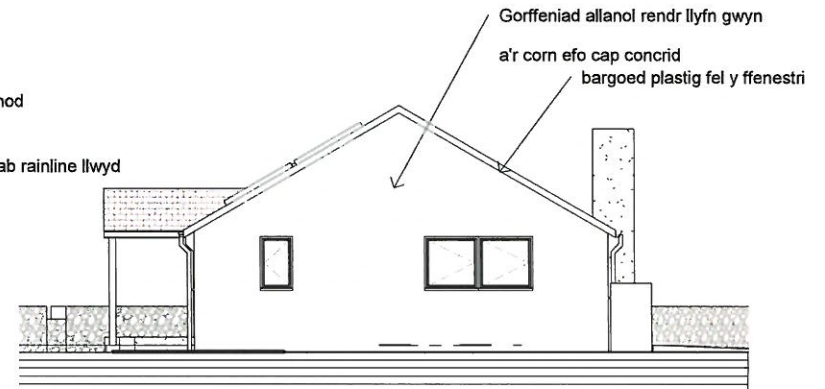
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1 : 100



3 Gogledd/North
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2 De/South
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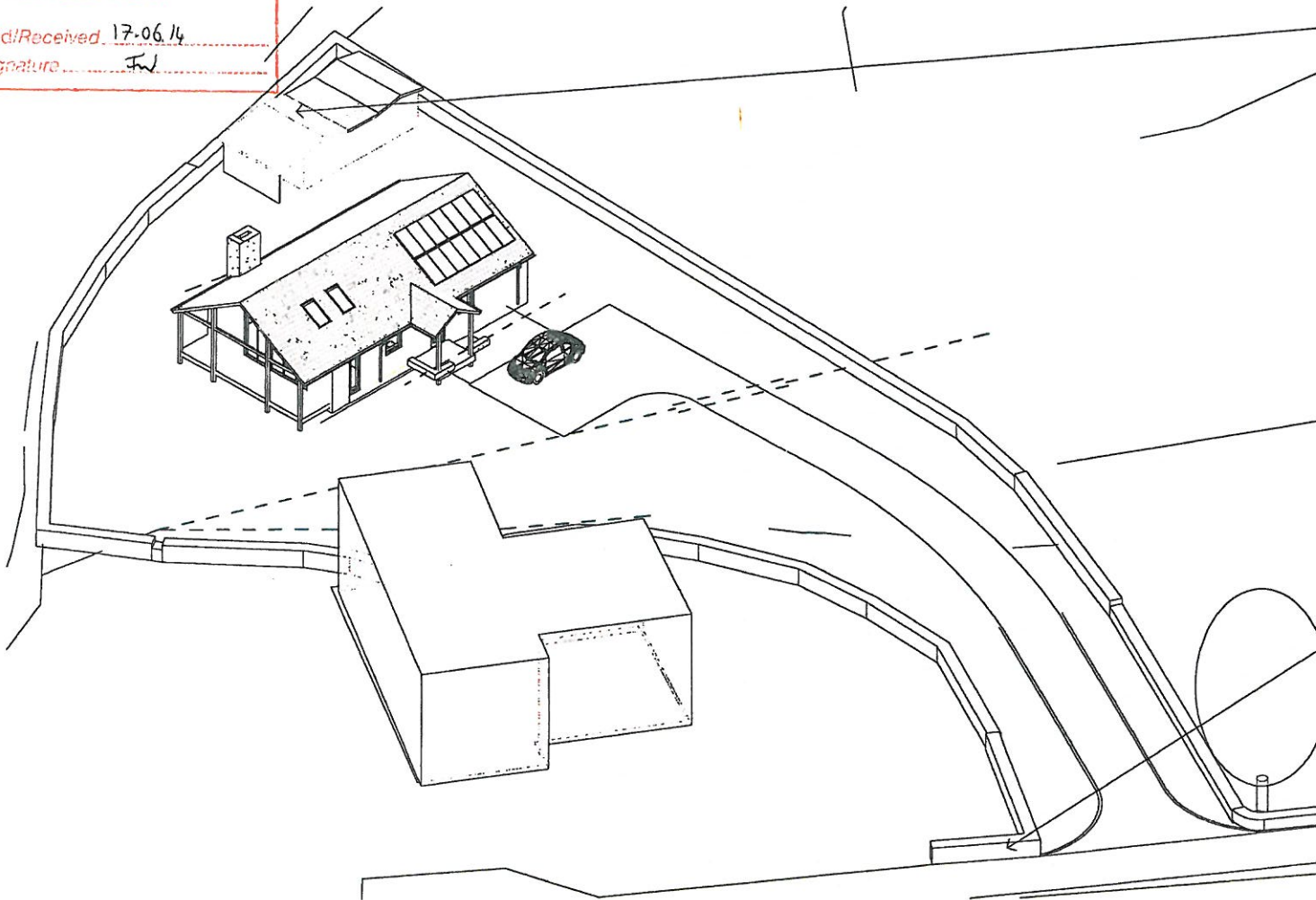
4 Dwyrain/East
1 : 100

No.	Description	Date

Project number	Project NumbAr179r	L104
Date	26/03/14	
Drawn by	Author	Scale
Checked by	Checker	

CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 17-06/14
 Llofnod/signature *JW*



2no 3.6x2.4 metre timber slatted sheds with 2400mm infill panel clad in timber with felt flat roof

Existing wall 900 to 950mm high retained, corner tidied and lump of stonework removed

wall height reduced to 600mm high for 3metres and corner re formed to curve in stonework to height of 600mm

No.	Description	Date

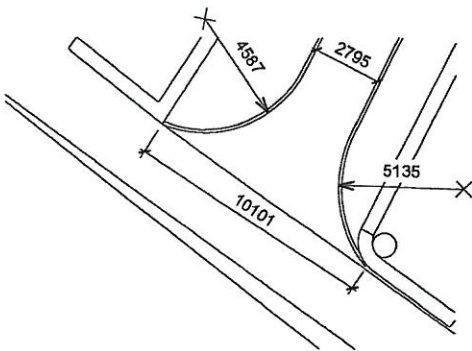
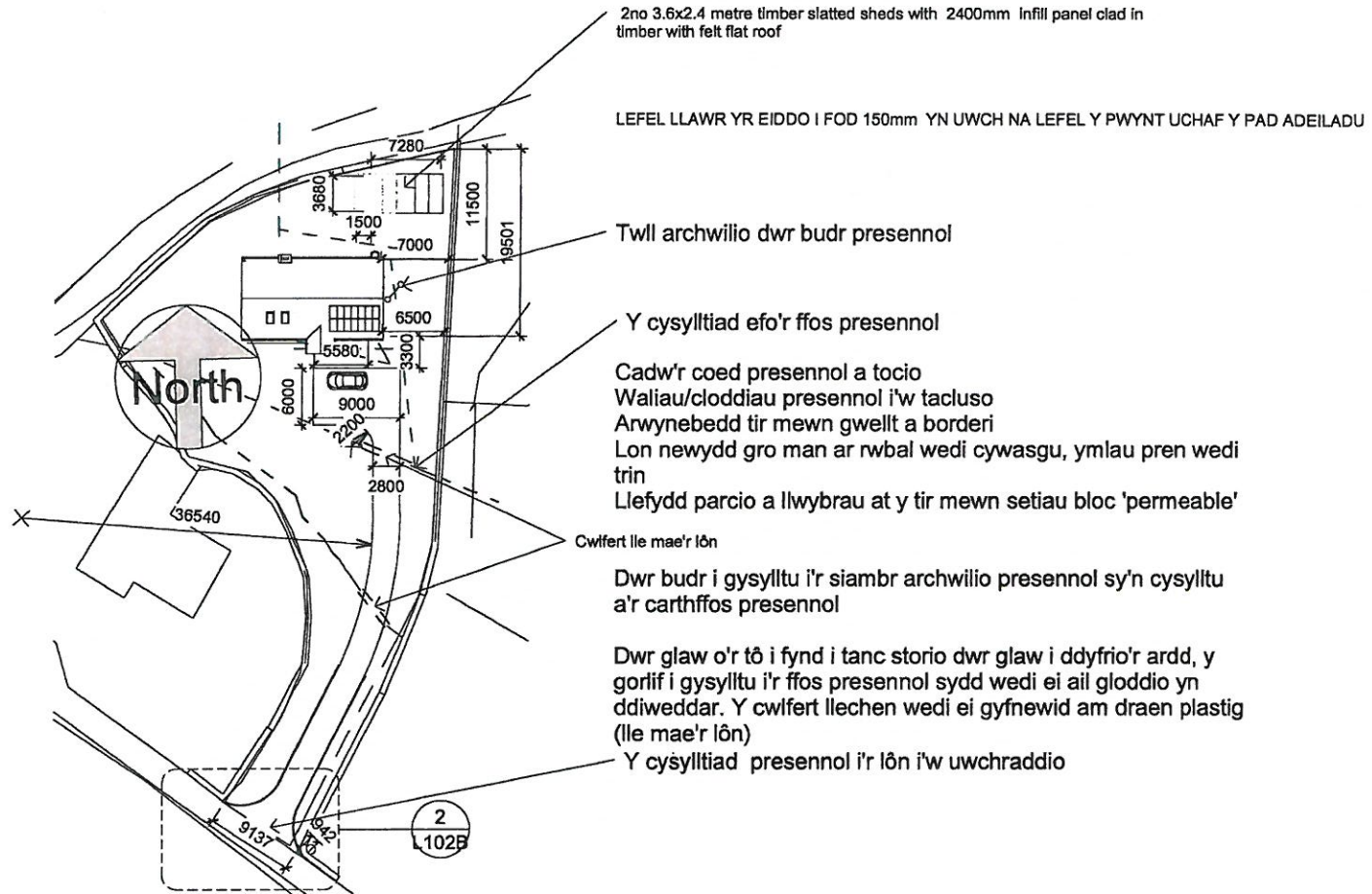
Gwil Bee
 Cartref Newydd, Ceirniog
 Belan, Rhosisaf,
 Caernarfon LL54 7ND

Safe 3D		
Project number	Project Number	L105A
Date	26/03/14	
Drawn by	Author	
Checked by	Checker	



CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 17.06.14
Llofnod/signature *FW.*



1 Safe
1 : 500

2 Callout of Safe
1 : 200



No.	Description	Date
A	CYNNWYS Y LEFEL LLAWR	14-04-14
B	Cynnwys y sied a manyllon adwy	13 06 14

Gwil Bee
Cartref Newydd, Ceirniog
Belan, Rhosisaf,
Caernarfon LL54 7ND

Safe		L102B
Project number	Project NumbAr179r	
Date	26/03/14	
Drawn by	Selwyn Jones	
Checked by	Checker	Scale
		As indicated

