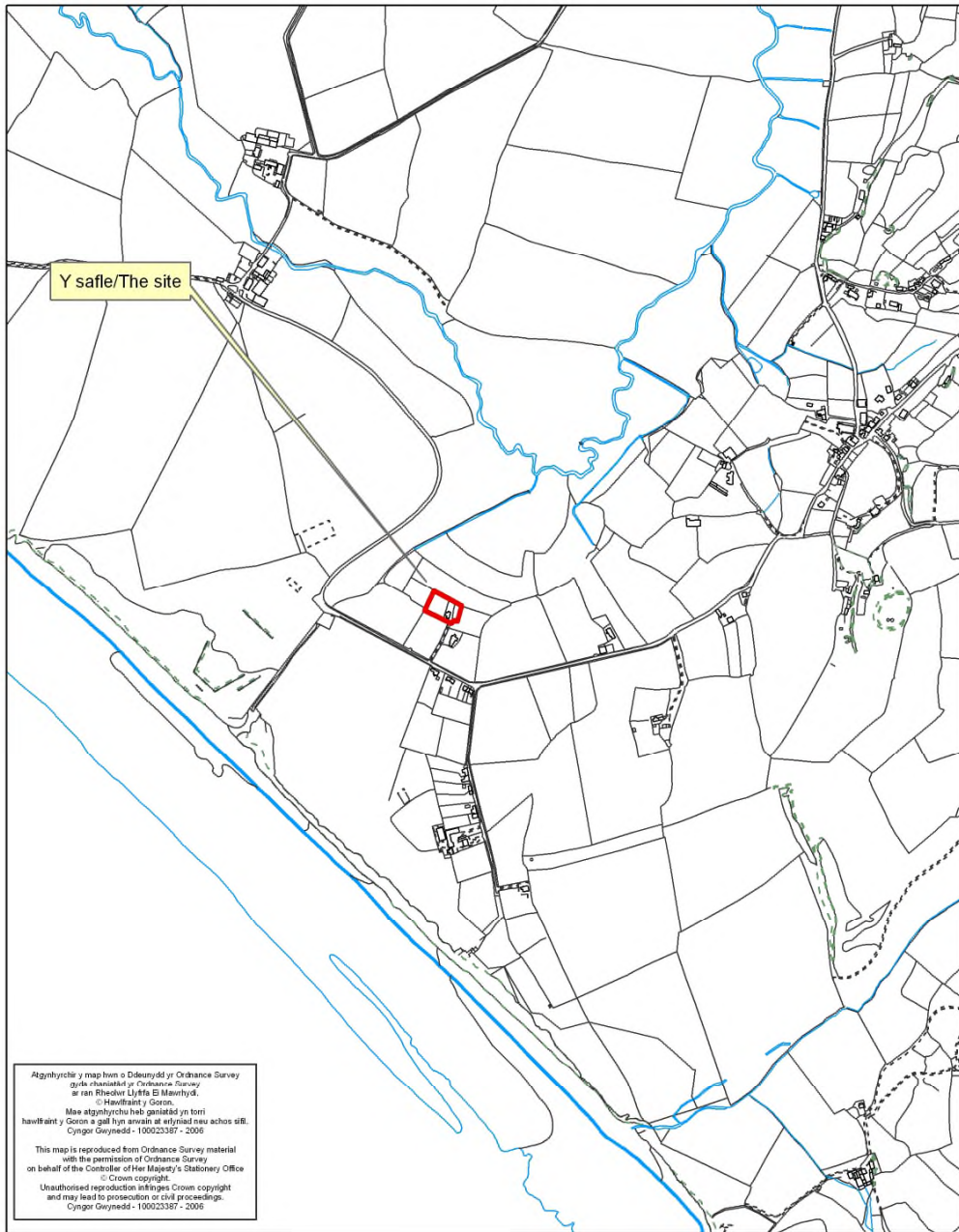


Number: 2



Rhif y Cais / Application Number : C14/0357/39/LL

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



PLANNING COMMITTEE	DATE: 24/11/2014
THE REPORT OF THE SENIOR MANAGER PLANNING SERVICE AND ENVIRONMENT	PWLLHELI

Application Number: C14/0357/39/LL  
Date Registered: 13/05/2014  
Application Type: Full - Planning  
Community: Llanengan  
Ward: Llanengan

Proposal: ALTERATIONS AND EXTENSION TO HOUSE AND CONSTRUCTION OF A SEPARATE BUILDING TO INCLUDE A GARAGE AND WORK STUDIO.  
Location: TY'N MORFA, LLANENGAN, PWLLHELI, LL53 7LG

**Summary of the Recommendation:** TO REFUSE

**1. Description:**

1.1 The Planning Committee on 22 September 2014 deferred a decision on this application in order to have further discussions with the applicant to reduce the scale of the extension and the garage/studio building. Prior to this, the application was deferred at the request of the Planning Committee Members at the Committee on 1 September in order to undertake a site visit. The inspection site visit took place on 22 September 2014.

1.2 The application seeks to make alterations to and extend the existing property, construct a separate building that would include a garage and work studio for a photographer only as the garage element had been removed from the proposal together with extending the curtilage of the property in order to extend the garden. It is also intended to install a new sewage treatment tank as part of the proposal.

1.3 The existing dwelling is a relatively traditional two-storey cottage which has already been extended with a two-storey extension to the southern gable end and a single-storey extension in the form of a lean to towards the rear of the property. The property (including the southern extension), currently measures between 12.1 metres and 12.5 metres long and between 5 metres and 5.7 metres wide. In addition, the rear extension measures approximately 5.6 metres by 3.3 metres. It is intended to demolish this extension as part of the application. The main part of the existing property measures approximately 6.7 metres to the ridge. The walls of the property are pebble-dashed and it has a slate roof. The property comprises a bathroom, sitting room, kitchen and shower on the ground floor and four bedrooms and a bathroom on the first floor.

1.4 The proposed extensions come in three parts, as follows:-

- A single-storey extension to the northern gable end with a part of the extension bound around the rear of the property. This extension would measure approximately 6.2 metres by 6 metres with the height to the ridge measuring 4.8 metres.
- A single-storey extension located towards the rear of the existing southern gable end extension. The extension would measure 2.7 metres by 4.0 metres. It is proposed to continue with the flow of the roof of the existing extension located nearby in order to incorporate this extension under the same roof.
- A two-storey lean to extension to the rear. This would extend out 7.5 metres to 7.0 metres from the rear of the existing property and it would measure approximately 5.3 metres wide. This extension would measure approximately 6.4 metres to the roof

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ridge. This extension would also include a curved balcony and if the balcony is included, this extension would come out approximately 8.8 metres from the rear of the existing property.

It is proposed to finish the property's external walls in a combination of two types of render and also partly with larch timber boards. The property, including the proposed extensions, would include a living room, reception room, sitting room, kitchen/diner, multi-purpose room and shower room on the ground floor, and then a bathroom and four bedrooms, with one bedroom having en-suite facilities, and a dressing room on the first floor. Following discussions with the applicant, confirmation was received that she did not intend to change anything on the house extensions.

- 1.5 In addition, as part of the application it is proposed to build a separate building. Originally this building was to be a domestic garage and photographer's studio. The original building would measure approximately 7.7 metres by 10.5 metres with a height of 5.2 metres to the ridge. Following discussion, this part of the application has been amended and this building now comprises only the studio element. The design and size of this building has been altered and it now measures approximately 7.9 metres by 6.9 metres with a height of approximately 4.7 metres to the ridge. It is proposed to finish the external walls with render and a slate pitched roof.
- 1.6 A letter of justification for the proposal was submitted as part of the application. The applicant and her partner currently reside in Caernarfon and as a result of being offered a job; she wishes to live closer to the place of work. Her partner is a professional photographer who currently uses a spare room in their home. Being able to build a bespoke studio would allow him to extend the business to photograph produce and portraits. He is also a member of the lifeboat crew and obtaining permission to build a studio in the local area would ensure that he is able to volunteer with the lifeboat crew.
- 1.7 The property is located in open countryside and within an Area of Outstanding Natural Beauty. The property is served by a track which has access to a class 3 road to the south. The access track is used by one other property. Hell's Mouth car park is located approximately 230 metres to the west. The site is open and not much vegetation surrounds it.
- 1.8 The application is being submitted to committee following receipt of three letters of support to the proposal.

## 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:

B8 - THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

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**B15– PROTECTION OF NATURE CONSERVATION SITES OF INTERNATIONAL SIGNIFICANCE** Refuse proposals which are likely to cause significant damage to nature conservation sites of international significance unless they conform to a series of criteria aimed at managing, enhancing and safeguarding the recognised features of such sites.

**B16 – PROTECTING NATIONALLY IMPORTANT CONSERVATION SITES** Refuse proposals which are likely to cause significant harm to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing the recognised features of the sites.

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

**B23 – AMENITIES -** Safeguarding the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria which aim to safeguard the recognised features and amenities of the local area.

**B24 – ALTERING AND EXTENDING BUILDINGS 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.

**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.

**CH33 – SAFETY ON ROADS AND STREETS –** Development proposals will be approved if they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

**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. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where off-street parking is needed and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the necessary parking spaces on another nearby site.

**D7 – RURAL WORKSHOPS OR SMALL-SCALE INDUSTRIAL UNITS/BUSINESSES OUTSIDE DEVELOPMENT BOUNDARIES –** Proposals will be approved if it can be shown that the development site is the most suitable location to meet the need and comply with criteria relating to using existing buildings or in exceptions, using a site which is physically linked to a development boundary or near a group of existing buildings or a previously used site, scale, type and design of the development, reducing the visual impact of the development, and no need for a new dwelling to serve the development.

**D11 – BUSINESSES LOCATED IN THE HOME -** Proposals to use part of a dwelling or curtilage, or ancillary building, for small-scale business purposes in the

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home will be approved subject to compliance with specific criteria relating to the residential character and appearance of the building and its curtilage, and the impact on the character of the area or on residential amenities.

Gwynedd Design Guidance Chapter 12: Adaptations and extensions.

### 2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)

TAN 12: Design

### 3. Relevant Planning History:

3.1 2/19/455 – Improvements to existing dwelling – Approved 3 December 1981.

3.2 2/19/455A - Extension to a house – Approved 2 October 1990.

### 4. Consultations:

Community/Town Council: Support.

Transportation Unit: No recommendation as it is not anticipated that the proposed development would have a detrimental effect on any road or proposed road.

Natural Resources Wales: Natural Resources Wales does not object to the proposal. The proposal lies within 150 metres to the following sites:-

- Porth Ceiriad Site of Special Scientific Interest (SSSI)
- Lleyl Seacliffs Special Area of Conservation (SAC)
- Mynydd Cilan Special Protection Area (SPA).

Natural Resources Wales is of the opinion that it is unlikely that the proposal will have a detrimental impact on the abovementioned sites. Suggest contacting an in-house ecologist regarding the need for a bat survey.

Welsh Water: Not received.

AONB Unit: Ty'n Morfa is located in the Llanengan area in close proximity to Hell's Mouth. It is an area of open countryside with farms dispersed in the area. The house and its surroundings are located within the AONB which is a national designation relating to landscape and coastline conservation. It is a traditional two-storey house with a slate roof with a two-storey extension on one side. Due to the open location, the house is visible from many directions. In a protected landscape such as the AONB, there is a need to aim to ensure that adaptations are in keeping with the original building and the surrounding area. The changes to the front of the property maintain the character of the original building and are of a suitable scale. However, there is concern about the adaptations to the rear of the property which are visible from the west. The roof is wide and extends low, a lot of glass is used here and the lean to extension is substantial and dominates the original building. There is no objection to the principle of erecting a garage and studio and the choice of

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materials is supported. Nevertheless, it is believed that the building would be better in keeping with the environment if it was a smaller single-storey building.

Public Consultation: A notice was posted on the site and nearby residents were informed. The advertising period ended on 3 June 2014 and correspondence was received supporting the application on the following grounds:

- Responds to many of the Council's problems and meets the requirements and need in the Strategic and Corporate Plan, e.g. jobs for the people of Gwynedd being protected and created, Health and Care of the people of Gwynedd in their language of choice, promoting the Welsh language in our communities, Llwyddo'n Lleol and keeping the benefit local and attracting young people back to Gwynedd.
- A crisis in Pen Llŷn in terms of obtaining doctors who are able to speak Welsh.
- Kitchens in this day and age are larger and are places where families come together to eat and socialise.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 Generally, policies B22 and B24 of the Unitary Development Plan approve proposals to extend existing houses as long as they comply with the associated criteria and the above-mentioned policies, including:

- The proposal will respect the site and the neighbourhood in terms of scale, size, form, density, location, layout, symmetry, the quality and suitability of materials, aspect, microclimate and density of land use/buildings and spaces around and between buildings.
- The proposal will not have an unacceptable adverse effect on the form and character of the surrounding landscape or townscape or the local natural or historic environment.
- The proposal will not have an unacceptable detrimental impact on prominent views that the public have into, out of, or across the centre, village, rural village or open countryside.
- The design and its scale are in keeping with the main building and the local area surrounding the development.
- No extension will lead to an unacceptable reduction in amenity space within the curtilage of the house

5.2 In this case, the proposal is for the erection of a number of extensions to the property, both single-storey and two-storey, and for the construction of a separate building. The proposed extensions would more or less double the size of the existing house, and the rear lean to two-storey extension extends out substantially from the rear of the property. It is considered that the single-storey extension to the northern gable end, along with the single-storey extension to the rear, are acceptable. The extension to the northern gable end would also form a part of the property and it is considered that this extension, in terms of its design, maintains the traditional appearance of the

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property. Although this gable end extension and the single-storey rear extension are acceptable, there is concern about the rear lean to two-storey extension. This extension is comparatively modern in terms of its design and has a lot of glass along its gable end and a curved balcony, and although there is no direct objection to having a modern design for the extension, its size, and its length in particular, dominates and is not in keeping with the existing property and highlights the differences between the traditional cottage and the extension. Since the application was registered, the applicant was contacted and these concerns were highlighted and it was recommended that the length of this rear lean to extension should be reduced by approximately 2 metres so that it was less dominant of the existing building. In addition, since the application was deferred at the Committee on 22 September 2014, discussions have taken place with the applicant and confirmation has been received that they do not wish to alter the extension and it meets their requirements as it has been submitted.

- 5.3 Gwynedd Design Guidance notes that extensions should not dominate the original building and in general, extensions should be less in size with a lower ridge line and set slightly back. In addition, the Guidance states that the form of an extension should be in keeping with the original building and in general it should be similar in terms of its proportion, slant of the roof and height of the ridge. It is also noted that the character of the original building should be worked with and not against and possibly it must be accepted that some adaptations could be harmful to the property and that unsympathetic adaptations, fussy detailing and modernisation by removing the character of the property or all of its features could all reduce the value of a property. In this case, it is considered that the size and height of the lean to extension dominates the original cottage and, therefore, it is considered that the extension in terms of its design and scale is not in keeping with the main building or the local surrounding area. It is therefore considered that the proposal is contrary to the requirements of Policy B22 and B24 of the Gwynedd Unitary Development Plan and the Gwynedd Design Guidance.
- 5.4 Consideration must also be given to the studio building under Policies B22 and B24. This was originally a building of substantial size and its design appears domestic and is similar to the appearance of a bungalow. It is considered that the scale and size of this building is excessive. Following discussions the design and size of this building have been amended with approximately 3.6 metres taken off the width of the building and its height has been reduced by approximately 0.5 metres. The design of the building is now simpler in character and the size is more reasonable. As a result of the amendments made to the studio building, it is considered that in terms of its design and size it is more acceptable and suitable for this location in open countryside, and in its revised form it is acceptable in terms of the requirements of Policies B22 and B24 GUDP.
- 5.5 Consideration must also be given to the principle of this studio building in terms of Policy D11 which relates to businesses located in the home. The policy states that proposals to use a part of a dwelling or curtilage, or ancillary building for small-scale business purposes in the home will be approved provided that a number of criteria are met:-
- That the proposed development will not cause a substantial change to the residential character and appearance of the building and its curtilage.
  - That there would be no detrimental impact on the character of the area or on residential amenities due to its scale, nature, implantation, noise or traffic.

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Therefore, it can be seen that this policy supports using a part of an existing house, or a part of its curtilage or an existing building for small business purposes. The proposal in question involves the construction of a new building to accommodate the photography business. It is accepted that the photography business in question would be acceptable to be run from the property, in terms of the second criterion and as a result of the amendments to the design it is considered that the building subject to the existing application would suit the existing property and its surroundings in terms of its scale, size and form. It is therefore considered that the business element conforms to Policy D11.

### Visual amenities

- 5.6 The site lies in open countryside and is within the LIŷn AONB. The site is very open and fields surround it and there is not much vegetation in the area in terms of trees and hedges. A class 3 road runs towards the south from the site and the property is very visible from that road. The property is visible from the road as one travels towards the east and west. Hell's Mouth public car park is located approximately 230 metres to the west.
- 5.7 The observations of the AONB Unit on the application were received. These observations state that the property is visible from many directions and as a result of its open location in a protected landscape such as the AONB; there is a need to aim to ensure that adaptations are in keeping with the original building and with the surrounding area. Whilst acknowledging that elements of the proposal are acceptable, the observations of the AONB Unit also raise concerns regarding the adaptations to the rear of the property which are visible from the west and note that the roof is wide and extends low, that much use is made of glass and that the lean to extension is substantial and dominates the original building. It is also stated that the garage/studio building would be more in keeping with the environment if it was a smaller single-storey building.
- 5.8 The proposal would be located on open countryside within the AONB and would be visible from public spaces. It is considered that the proposal in its current form and specifically the two-storey rear lean to extension does not respect the site or its surroundings in terms of scale, size or form. It is considered that the proposal has an unacceptable detrimental impact on the form and character of the surrounding landscape, in particular considering that it is an open rural area within the AONB. It would also affect the views from the AONB across open countryside. Therefore, it is considered that it would have an unacceptable impact on the character of the AONB and would be contrary to Policy B8 of the GUDP.
- 5.9 Policy B22 also refers to assessing the impact of developments on public vistas. As explained in this case, the site is located in a rural area that is of an open nature and is visible from the public road to the south of the site. The location of the rear lean to two-storey extension and the studio building would be clearly visible from this road. Despite the revised design and the reduction in the size of the studio it is considered that the location, scale, size and form of the rear lean to two-storey extension would be likely to cause a visual impact that would be out of character in this area. Therefore, it is considered that the proposal is unacceptable because of its detrimental impact on views from the public road. It is considered that the proposal is contrary to the requirements of policy B22 of the GUDP.



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- 5.10 Policy B25 of the Gwynedd Unitary Development Plan involves the finishing materials of the proposal. It is proposed to finish the extension with a mixture of two types of render and timber. Although it is considered that these materials alone are suitable, it is considered that the combination of two types of render and timber is unsuitable. However, it would be possible to impose a condition on the external finishes so that these finishes would have to be agreed before the development would be commenced, to ensure that they are suitable for the site and in the surrounding area. Using slate on the roof is acceptable. It is considered that the materials are suitable when assessing them individually. Therefore, it is considered that the proposal complies with this policy in terms of materials only; however, a condition would be required to reach agreement on the exact finish of the external walls.

#### **General and residential amenities**

- 5.11 Policy B23 aims to safeguard the amenities of the local neighbourhood. The existing curtilage, in particular to the rear of the property, is quite restricted but there is more curtilage to the side and front of the property. As part of the application, it is intended to extend the curtilage / garden of the property in order to include a part of the adjacent field to the rear. Originally, there was also a proposal to extend the curtilage / garden to the front of the property but this part has now been removed from the plan. The proportion of the field to the rear that was to be included as part of the curtilage / garden was also reduced. It is considered that the curtilage / garden extension which is now included in the application is reasonable. Due to this extension to the curtilage / garden, it is not considered that the extensions would be an overdevelopment of the site.
- 5.12 It is not considered that the proposal is likely to cause any unacceptable overlooking as the houses in the vicinity are of a sufficient distance from the property. It is not considered that the proposal is likely to increase traffic or offer additional opportunities for individuals to behave antisocially. It is therefore considered that the proposal is acceptable in relation to Policy B23 of the GUDP.

#### **Transport and access matters**

- 5.13 Access can be gained to the site off the class 3 road to the south. This track also serves one other property. From the information submitted as part of the application, it is noted that the main use of the photography studio would be as an office and taking photographs on the site would be a secondary use. Members of the public would occasionally visit the site, however, it is understood that this would be by appointment only and that no more than two vehicles at one time would be expected. Sufficient parking spaces would be available within the site to accommodate this. The Transportation Unit has no concerns regarding the proposal. It is considered that the proposal is acceptable in respect of Policies CH33 and CH36 of the GUDP.

#### **Biodiversity matters**

- 5.14 Porth Ceiriad Site of Special Scientific Interest (SSSI), Llyn Seacliffs Special Area of Conservation (SAC) and the Mynydd Cilan Special Protection Area (SPA) are located approximately 150 metres away from the site. Natural Resources Wales did not object to the proposal and it is considered unlikely that the proposal would have a detrimental impact on the abovementioned sites. Therefore, it is considered that the proposal is acceptable in terms of Policies B15 and B16 of the GUDP.

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**6. Conclusions:**

- 6.1 It is considered that this proposal does not comply with the requirements of policies B8, B22, B24 of the Unitary Development Plan due to its size, location, form, scale, and design of the rear lean to two-storey extension and the unacceptable impact of this on views and on the character of the landscape, which is an AONB protected landscape, as described above.

**7. Recommendation:**

- 7.1 To refuse – reasons -

1. The rear lean to two-storey extension, due to its scale, size, form and design, would appear as a dominant, overbearing and alien feature on the existing property and it would have a harmful impact on the character of the property, along with the form and character of the surrounding landscape which is AONB protected landscape. Therefore, the proposal is contrary to the requirements of policies B8, B22 and B24 of the Gwynedd Unitary Development Plan, Gwynedd Design Guidance and Technical Advice Note 12: Design.



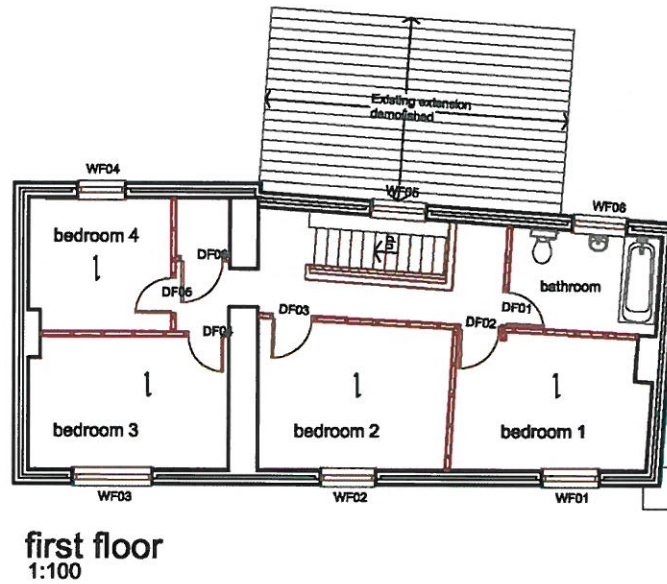
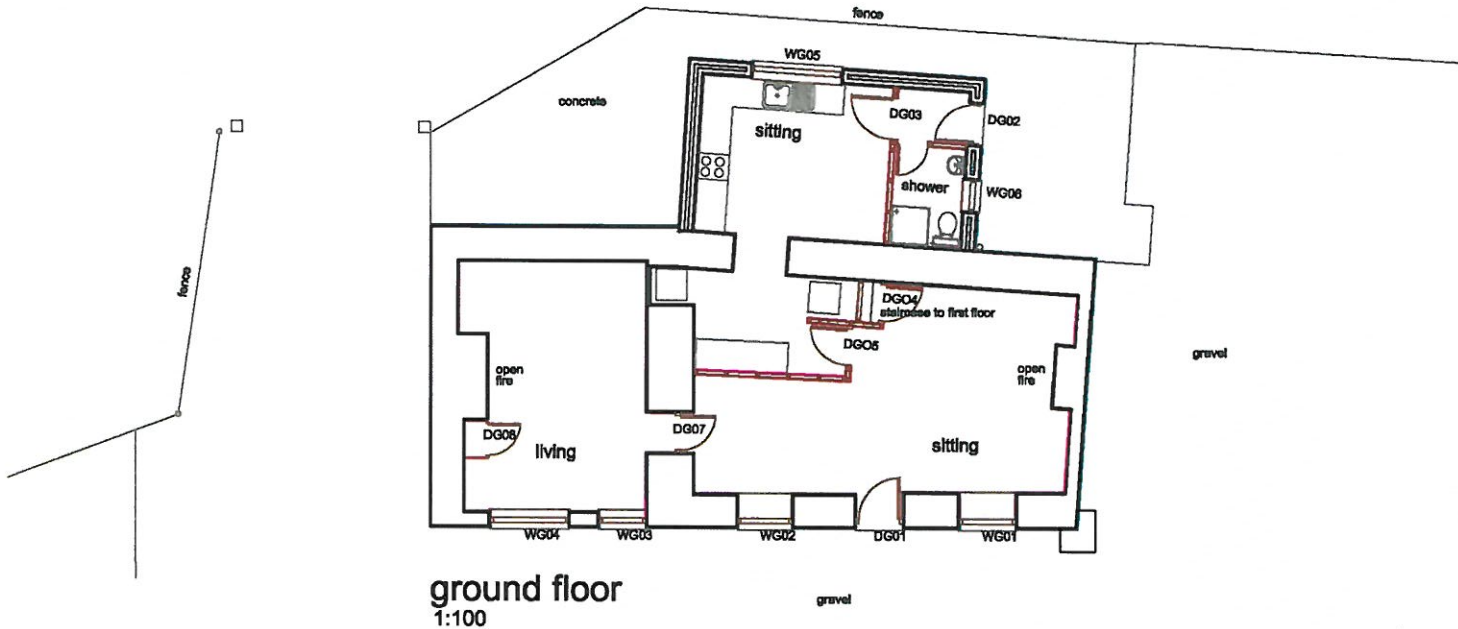
Rhif y Cais / Application Number : C14/0357/39/LL

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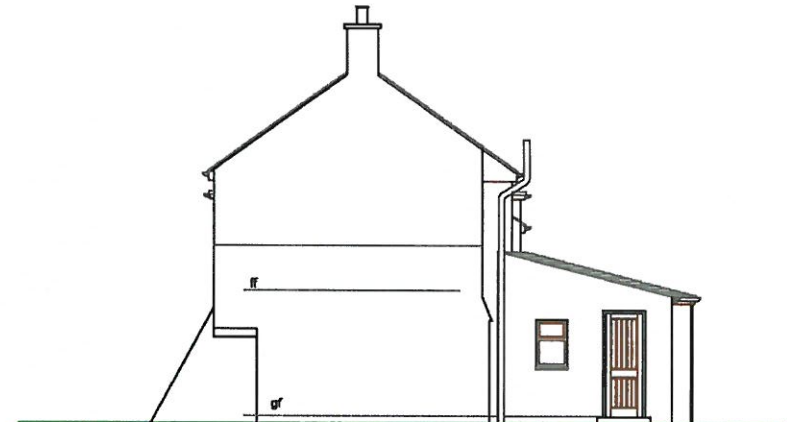


Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	March 2014
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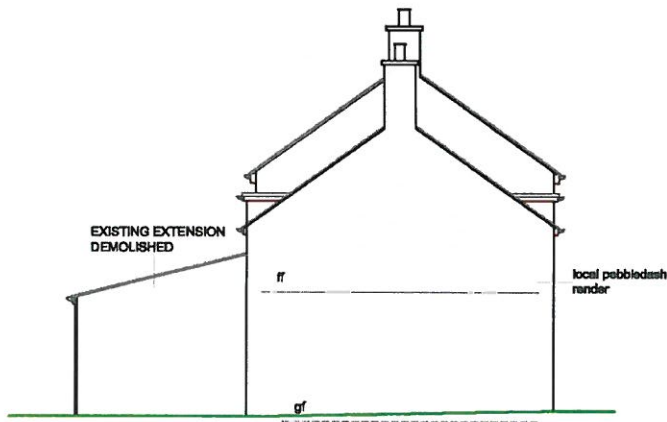
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front elevation / east



side elevation / north



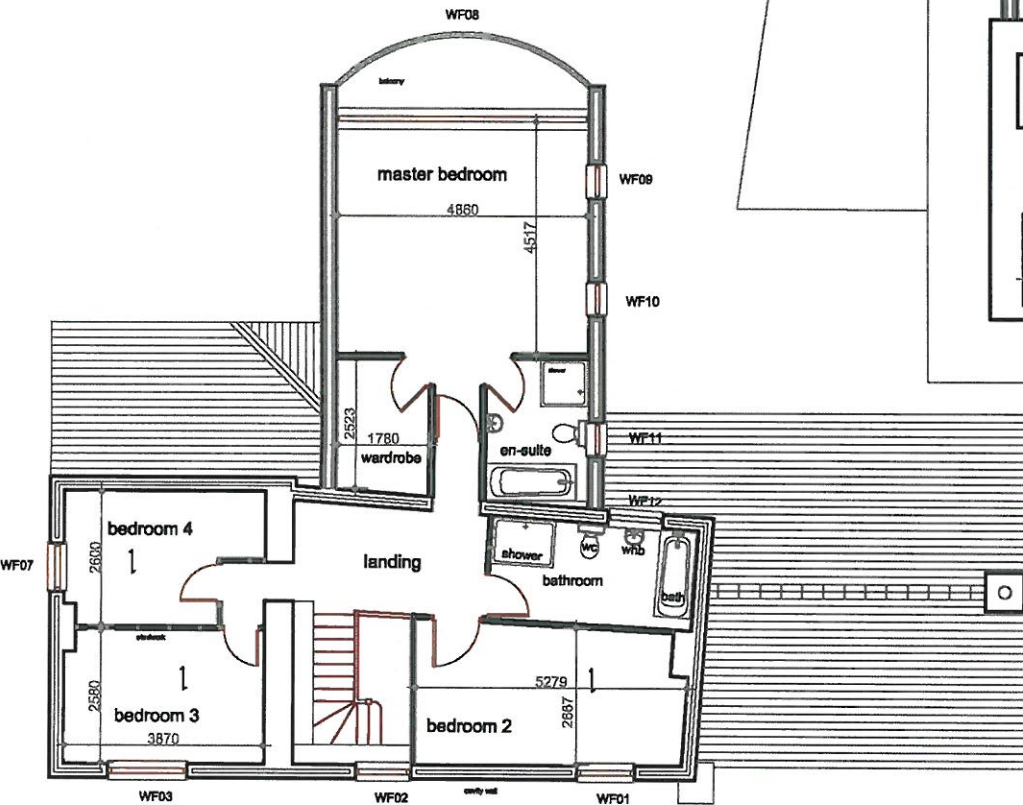
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rear elevation / west

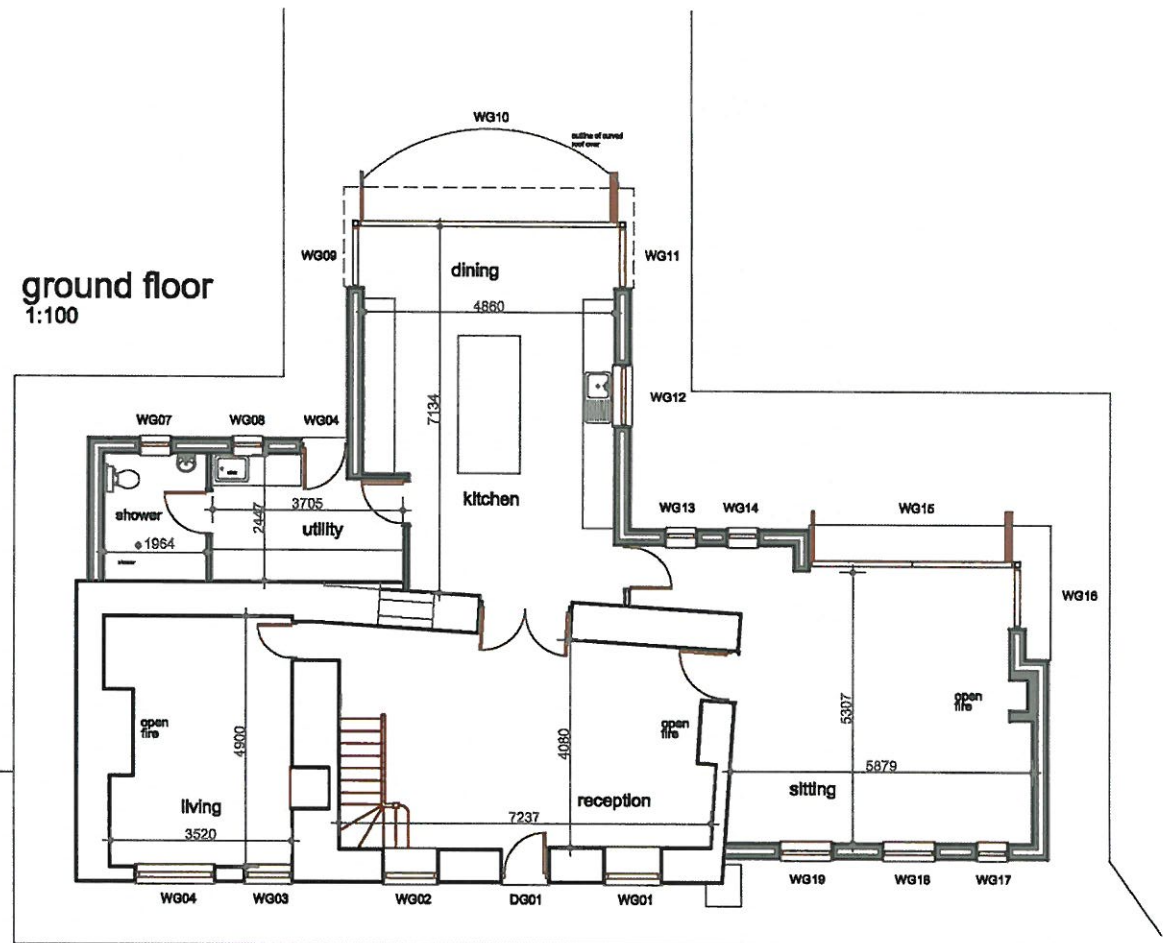
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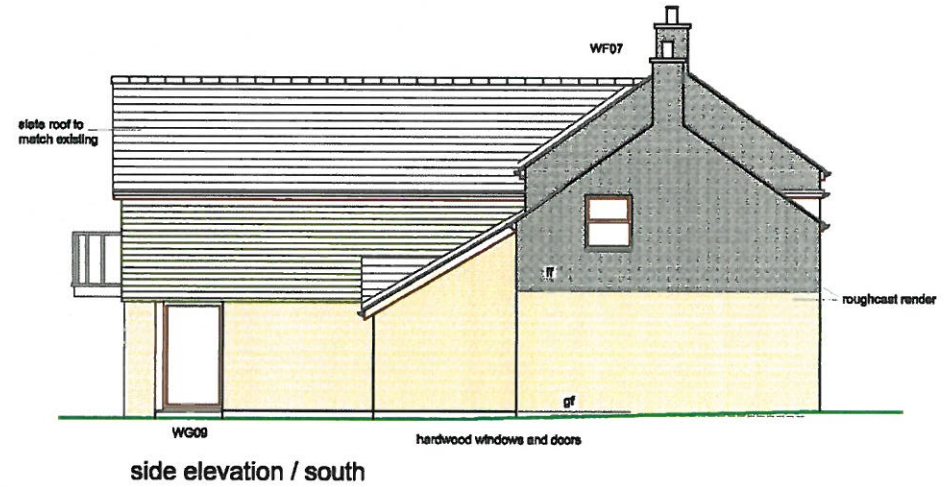
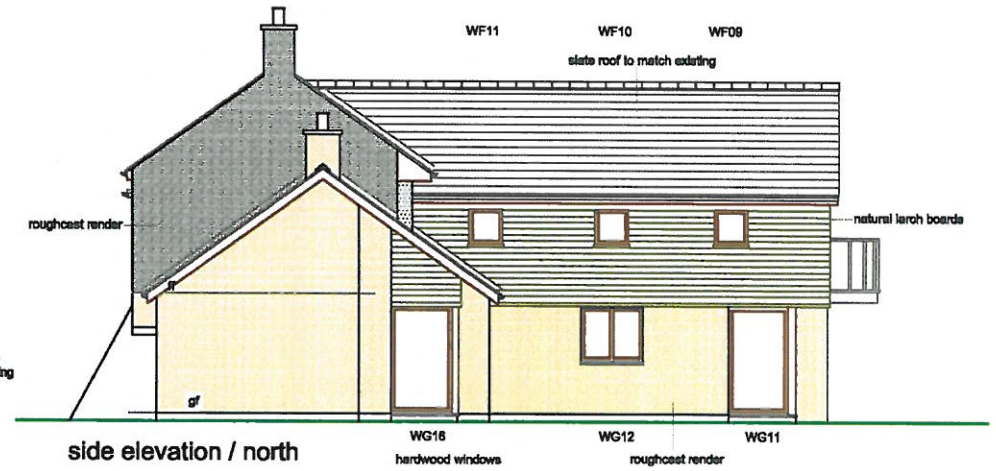
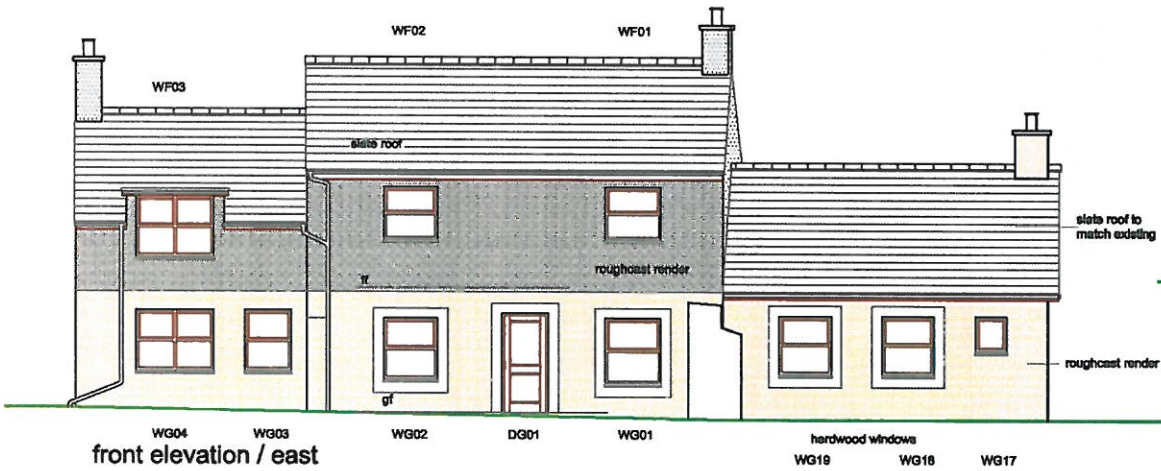
first floor  
1:100

ground floor  
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Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	March 2014
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Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Dats	Merch 2014
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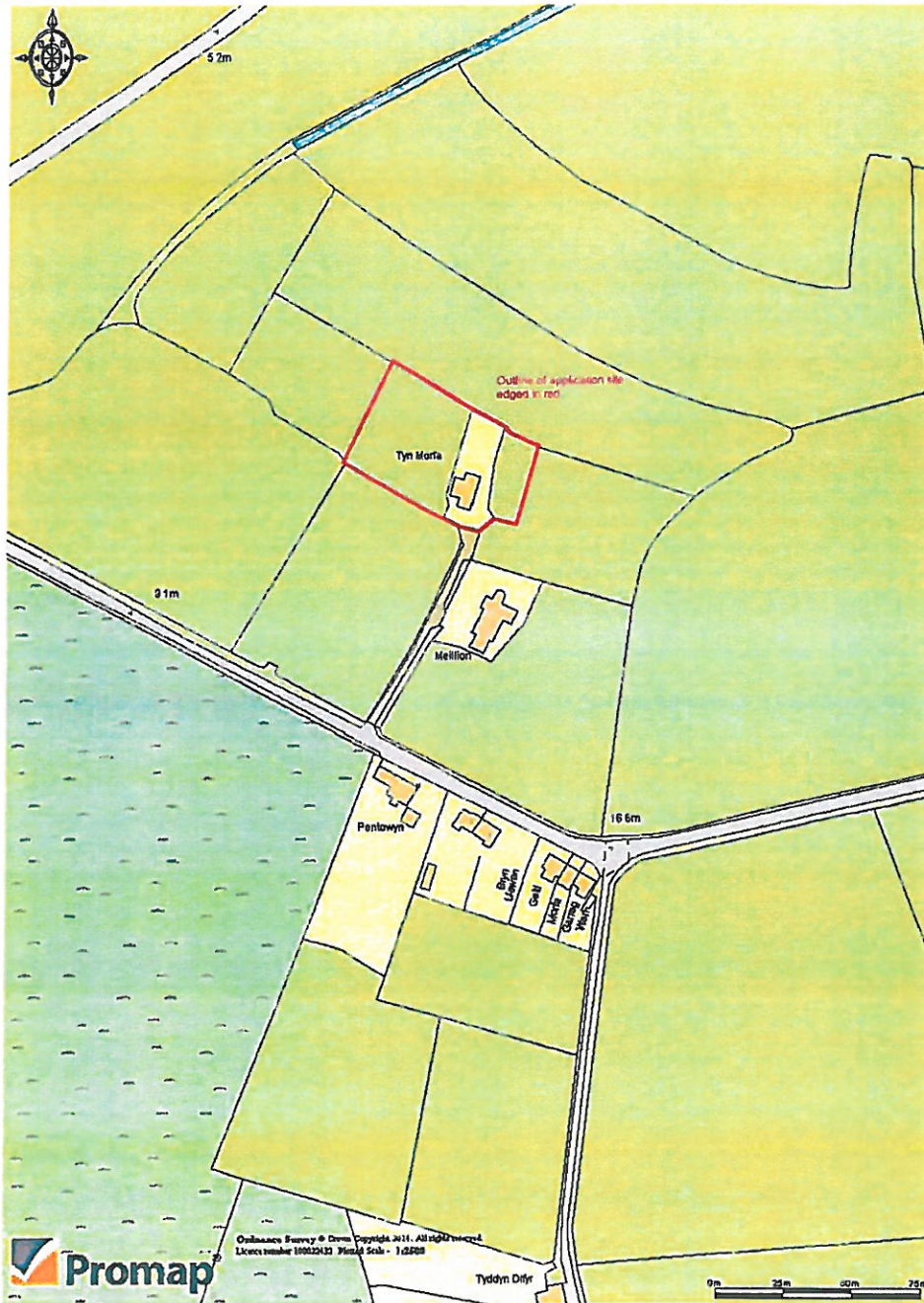


**CYNLLUN DIWYGIEDIG**  
**REVISED PLAN**

C - MEH 2014



Derbynwyd/Received 6/6/14  
 Llofnod/signature GJ



Project :	Proposed alterations and Improvements at: Tyn Morfa Llanengan For Dr Elin Angharad Thomas and Mr Alan Dop	Dyddiad / Date June 2014
Title	<b>Location plan</b>	Graddfa / Scale 1:2500
<b>clive moore</b> gwasanaethau pensaernïol / architectural services Helyg, Yr Ala, Pwllheli, Gwynedd, LL53 5BL Tel : 01758 701711 (O) 01758 614621(H) 07909561842 (M) clive@moore1065.fsnet.co.uk		Cynllyn / Drawing <b>1306/01A</b>
hawifrain / copyright		



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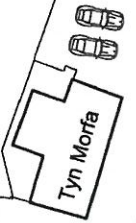
6 - JUNE 2014



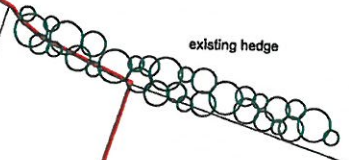
location of trial holes for percolation tests  
TP3  
TP2  
TP1

access to field

gravel

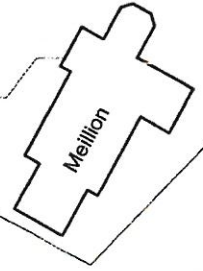


existing hedge



application site edged in red

access road



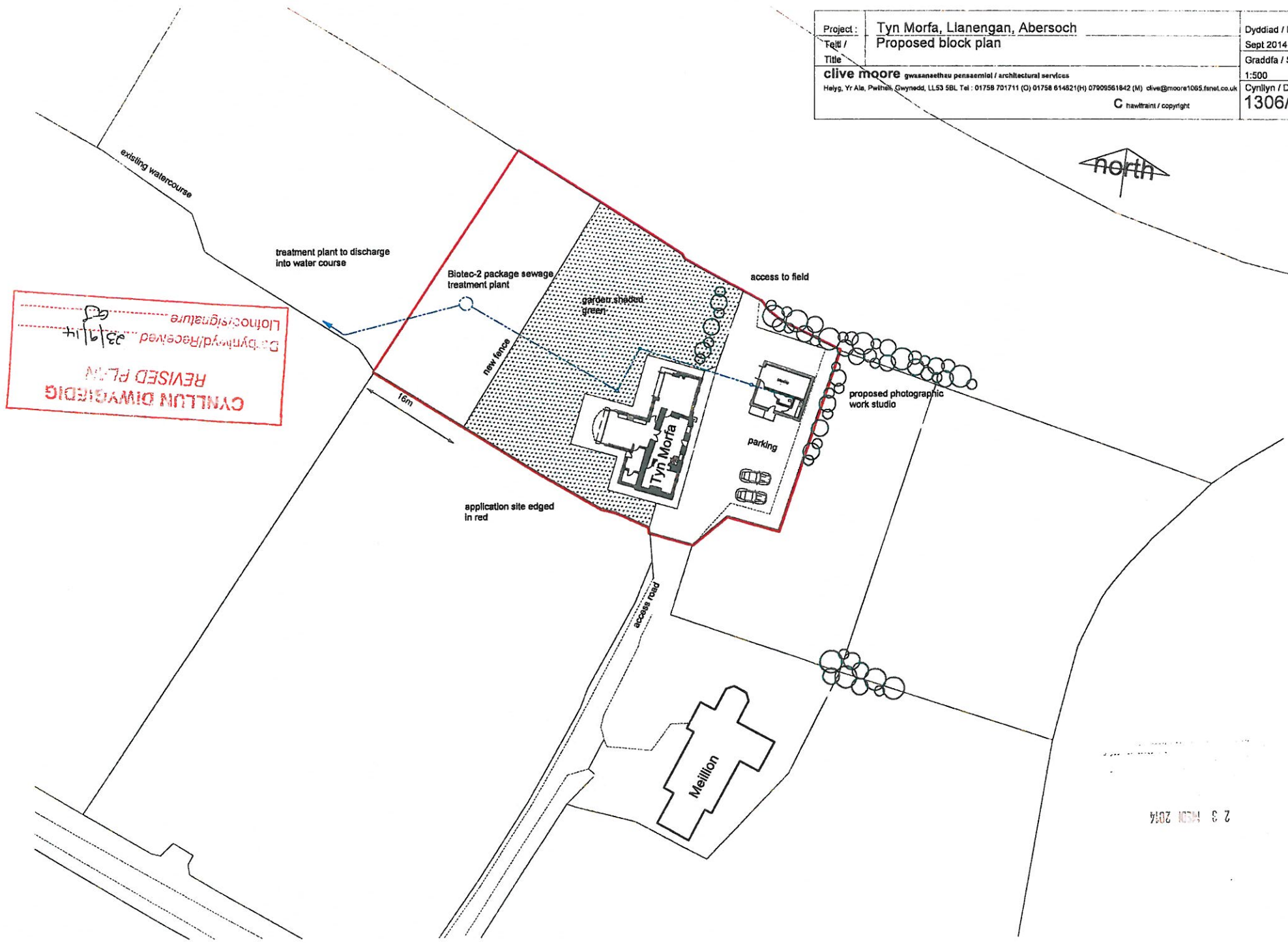
existing hedge



**CYNLLUN DIWYGIEDIG**  
**REVISED PLAN**  
Derbynlywyd/Received 6/6/14  
Llofnod/signature GJ

Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	June 2014
Title /	Existing block plan	Graddfa / Scale	1:50
<b>clive moore</b> gwasanaethau pensaernïol / architectural services Helyg, Yr Ala, Pwllheli, Gwynedd, LL53 5BL Tel: 01758 701711 (O) 01758 614621(H) 07909561842 (M) clive@moore1065.fsnet.co.uk		Cynllun / Drawing	1306/02A
© hawlfraidi / copyright			

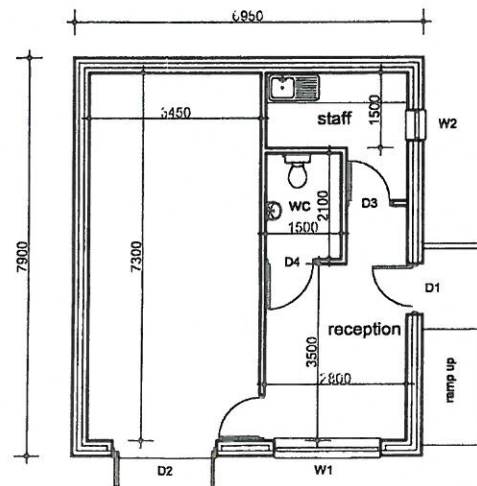
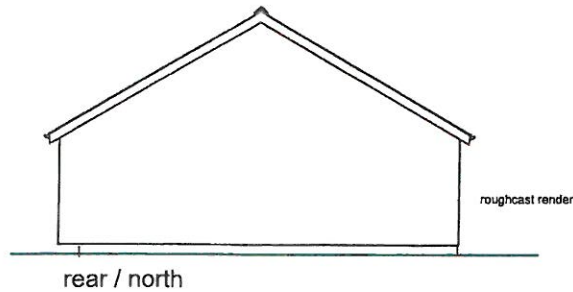
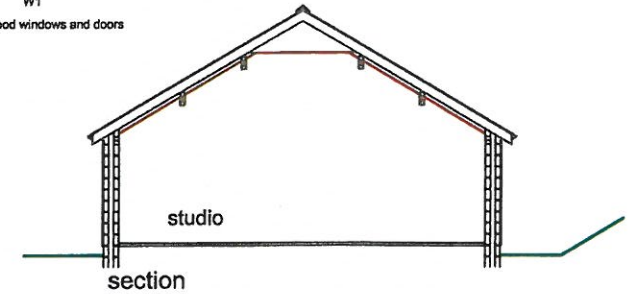
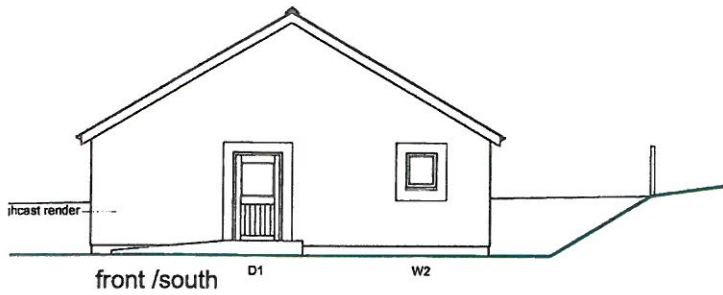
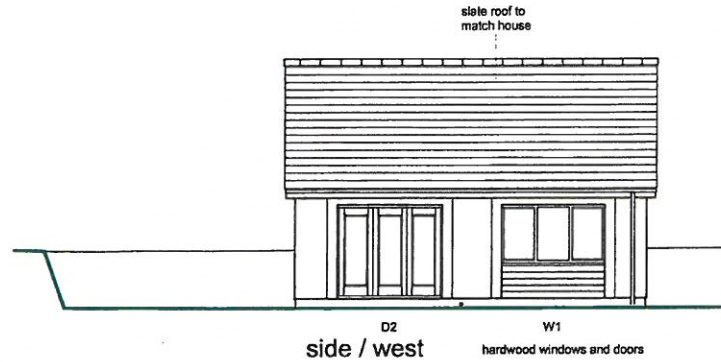
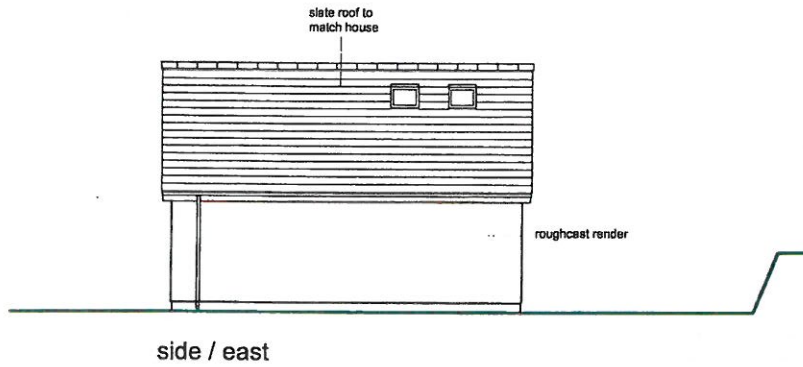
Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	Sept 2014
Teitl / Title	Proposed block plan	Graddfa / Scale	1:500
<b>clive moore</b> gwasanaethau pensaernïol / architectural services Helyg, Yr Ala, Pwllheli, Gwynedd, LL53 5BL Tel : 01758 701711 (O) 01758 614821(H) 07909561842 (M) clive@moore1065.fsnet.co.uk		Cynlllyn / Drawing	1306/05C
C hawtrafnid / copyright			



CYNLLUN DIWYBIEDIG  
 REVISED PLAN  
 Datymwyd/Received 23/9/14  
 Llofnod/signature

23 MCHN 2014

2



ground floor

**CYNLLUN DIWYBODIG**  
**REVISED PLAN**

Derbynwyd/Received.. 26/9/14  
Llofnod/signature..... *GM*

Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	Sept 2014
Teitl / Title	Proposed garage and studio	Graddfa / Scale	1:100
clive moore gwasanaethau pensaernïol / architectural services Helyg, Yr Ala, Pwllheli, Gwynedd, LL53 5BL Tel : 01758 701711 (O) 01758 614621(H) 07909561842 (M) clive@moore1065.tnet.co.uk		Cynllyn / Drawing	1306/10E
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