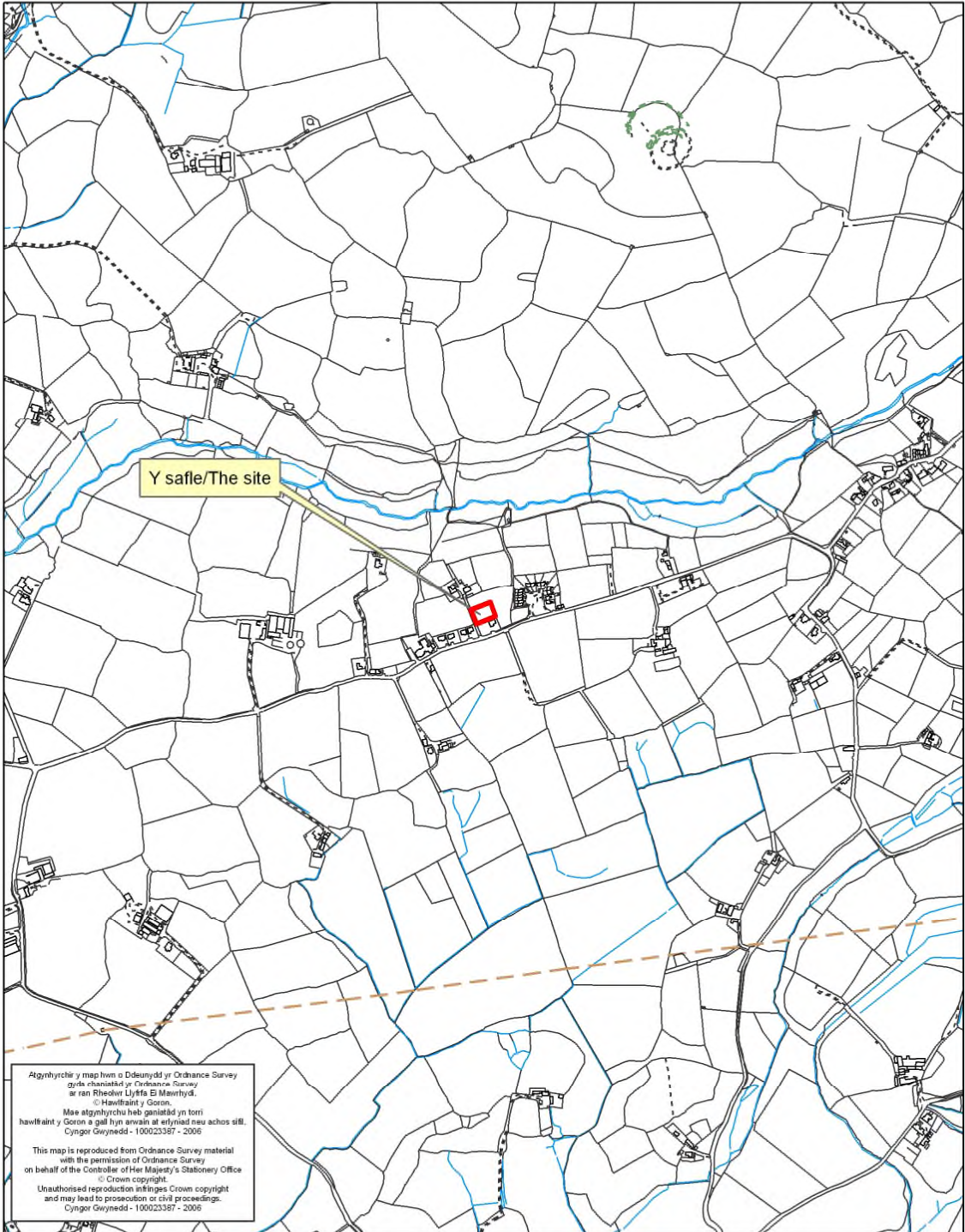


Number: 3



Rhif y Cais / Application Number : C14/0558/41/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
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C14/0558/41/LL
Date Registered: 19/08/2014
Application Type: Full - Planning
Community: Llanystumdwy
Ward: Llanystumdwy

Proposal: CHANGE OF USE OF LAND FROM AGRICULTURE TO DOMESTIC CURTILAGE AND ERECTION OF GARAGE/WORKSHOP
Location: LLEIFIOR, LLANGYBI, PWLLHELI, GWYNEDD, LL53 6DQ

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 This is a full application to extend the curtilage of the existing house (retrospective element) and to erect a new garage/workshop on the land. The site is 0.5ha in surface area and there is a domestic shed and a chicken fold on the site. Some tree and shrub planting has been undertaken there and the grass has been cut as a lawn. The new building would measure 11.2m long, 6.6m wide with a height of 4.5m. It would have walls with a pebble dash finish to be in keeping with the house and a roof clad with grey coloured box profile sheets.
- 1.2 Following receipt of many objections to the original plans, amended plans were submitted with a reduction in the size of the building (it was originally proposed to be 14.2m long, 7.2m wide and 5.5m high).

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.

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 by ensuring that the building materials are of a high standard and are in keeping with the character and appearance of the local area.

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

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

be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to the vehicular access, standard of the existing roads network and traffic calming measures.

2.3 National Policies:

Planning Policy Wales, Edition 7, 2014.
 Technical Advice Note: Design 12 – June (2009)

3. Relevant Planning History: No relevant history

4. Consultations:

Community/Town Council: No objection

Transportation Unit: No objection

Welsh Water Not received

Public Consultation: A notice was placed on the site and neighbours were notified. The public advertisement period has ended and several letters were received objecting to the application on the following grounds:

- The building is too high and the slope of the site highlights this.
- The design of the building is industrial and is incompatible with its domestic setting.
- The development would harm the visual amenities of the three nearest houses.
- There would be shadowing and overlooking for the nearest house.
- There is already sufficient parking space near the house.
- Concern regarding noise impacts.
- Concern regarding safety on the road especially due to the proximity of the local school.
- The development would be harmful to the local landscape.
- Concerned about the accuracy of the measurements and the contents of the DAS.

The following observations were also received, and these are not material planning matters:

- The height of the hedge near the building is not shown correctly in the plan.
- Concern that the building is being constructed for business reasons and not for domestic reasons – the owner has a machinery repairs business.
- Harmful impact on local tourism businesses

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

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy C1 of the Gwynedd UDP states that land within town and village development boundaries and the developed form of Rural Villages such as Llangybi, will be the main focus for new developments. The site lies near a cluster of houses located near the Primary School and is located on a plot of land to the north of the applicant's house, which is located to the south of two other houses, Cefn Coch and Cefn Gadlas. It is therefore considered that the site, although of a rural nature, is within the village development boundary.
- 5.2 From aerial photographs, it appears that the extension to the curtilage has happened in the last five years but as no complaints have been received in relation to the development, it is not considered unacceptable from the neighbours' perspective. Although the nature of the site has been formalised from agricultural land into a garden, it is not considered that what has taken place there to date is harmful to the amenities of the area.
- 5.3 Given the abovementioned points, it is believed that the principle of extending the domestic curtilage to this land is acceptable and therefore the application complies with Policy C1 of the UDP.

Visual amenities

- 5.4 The argument of many objectors is that the building is too large and of an industrial nature, but when looking at the amended plans that were submitted, it is not considered that 4.5m is particularly high for a single-storey pitched roof building and the height of the doors, namely 3m, is not unexpected for a double garage of this type. In acknowledging that the building is relatively large in terms of a domestic garage, its size is not unreasonable, given the needs of the modern family.
- 5.5 It is considered that the design, that would be in keeping with the house in terms of colours and wall materials, is suitable in terms of a building for domestic use and therefore the application meets with the requirements of policies B22 and B25 of the Gwynedd UDP.

General and residential amenities

- 5.6 The new shed would be approximately 20m from the nearest house, and given its height and the fact that there would be no windows in the western facing wall, it is not considered that there would be any harmful impact in terms of shadowing or overlooking.
- 5.7 Additionally, in recognising that there would be noise and disturbance concerns for nearby properties should a business use be made of the site, it is considered that this is a matter that can be controlled with a condition to restrict the use to domestic use only. It is not considered that general domestic use is likely to interfere with the area's amenities, and therefore it is considered, with appropriate conditions, that the development would be acceptable under policy B23 of the Gwynedd UDP.

Transport and access matters

- 5.8 The development would meet the parking needs of a single dwelling and therefore no increase is expected in the use of the site access or the nearby road. The

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

Transportation Unit does not believe that there would be any detrimental impact on any road and therefore it is considered that the development complies with Policy CH33 of the UDP.

Response to the public consultation

- 5.9 Concerns have been raised regarding the accuracy of the submitted plan. It is a matter for the applicant to ensure that the submitted plans are correct and decisions should be made in accordance with the submitted plans. It is considered that the plans in question now clearly demonstrate the size and location of the proposed building and therefore that the information to hand is sufficient to make a decision.
- 5.10 Whilst it is acknowledged that the Design and Access Statement was not updated to coincide with the amended plans, the DAS relates to a similar building that is slightly larger and it is therefore considered sufficient as a background consideration for the application.
- 5.11 Full consideration has been given to the objections received in the assessment of this application and it is considered that no other matters outweigh the relevant policy considerations and that the application is acceptable and complies with the requirements of the local and national policies and guidelines, subject to including relevant conditions.

6. Conclusions:

- 6.1 It is considered that the proposed location, use, and materials are acceptable and will not harm the character or appearance of the area. Additionally, it is not considered that there will be significant harm to the amenities of the local residents. All material considerations have been addressed when determining this application; however, this has not changed the recommendation.

7. Recommendation:

- 7.1 To approve – conditions
- (1) 5 years
 - (2) Materials to match the existing dwelling.
 - (3) Grey coloured roof
 - (4) Domestic use only/supplementary to the residential use of the property known as Lleifior, Llangybi
 - (5) Comply with the plans
 - (6) Withdrawal of permitted development rights
 - (7) No caravans to be sited on the land



Rhif y Cais / Application Number : C14/0558/41/LL

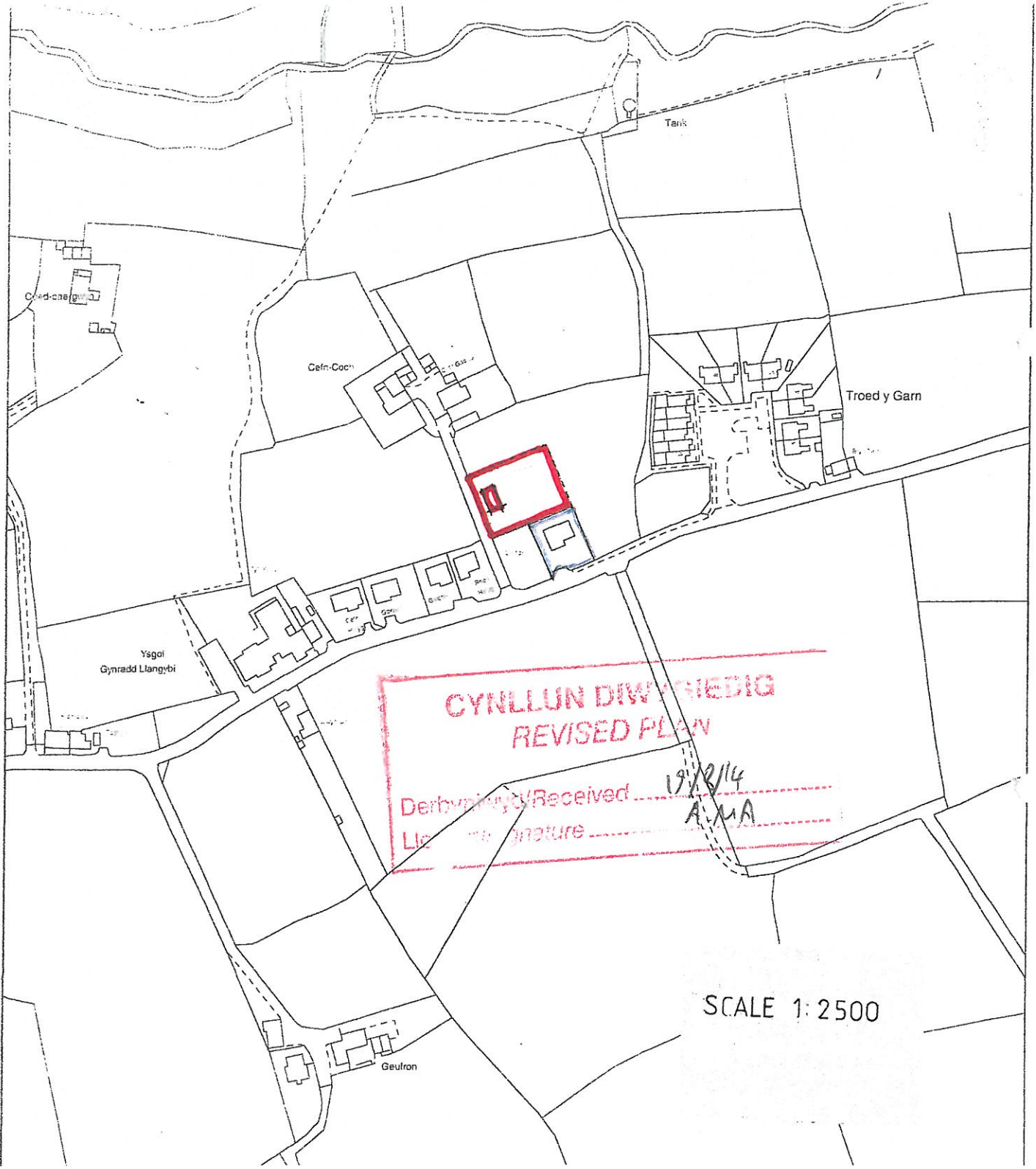
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



Algythrychir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi.
© Hawffraint y Goron.
Mae algythrychur hwb ganiatâd yn torri hawffraint y Goron a gall hyn anwain at erlyniad neu achos sifil.
Cyngor Gwynedd - 100023387 - 2006

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office
© Crown copyright
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Cyngor Gwynedd - 100023387 - 2006

19 ANST 2014



CYLLUN DIWYSIEDIG
REVISED PLAN
 Derbynnydd/Received
 Llosgwrth Signature
 19/8/14
 A.M.A.

SCALE 1:2500

NORTH

23 MARCH 2014

to Y FFOR

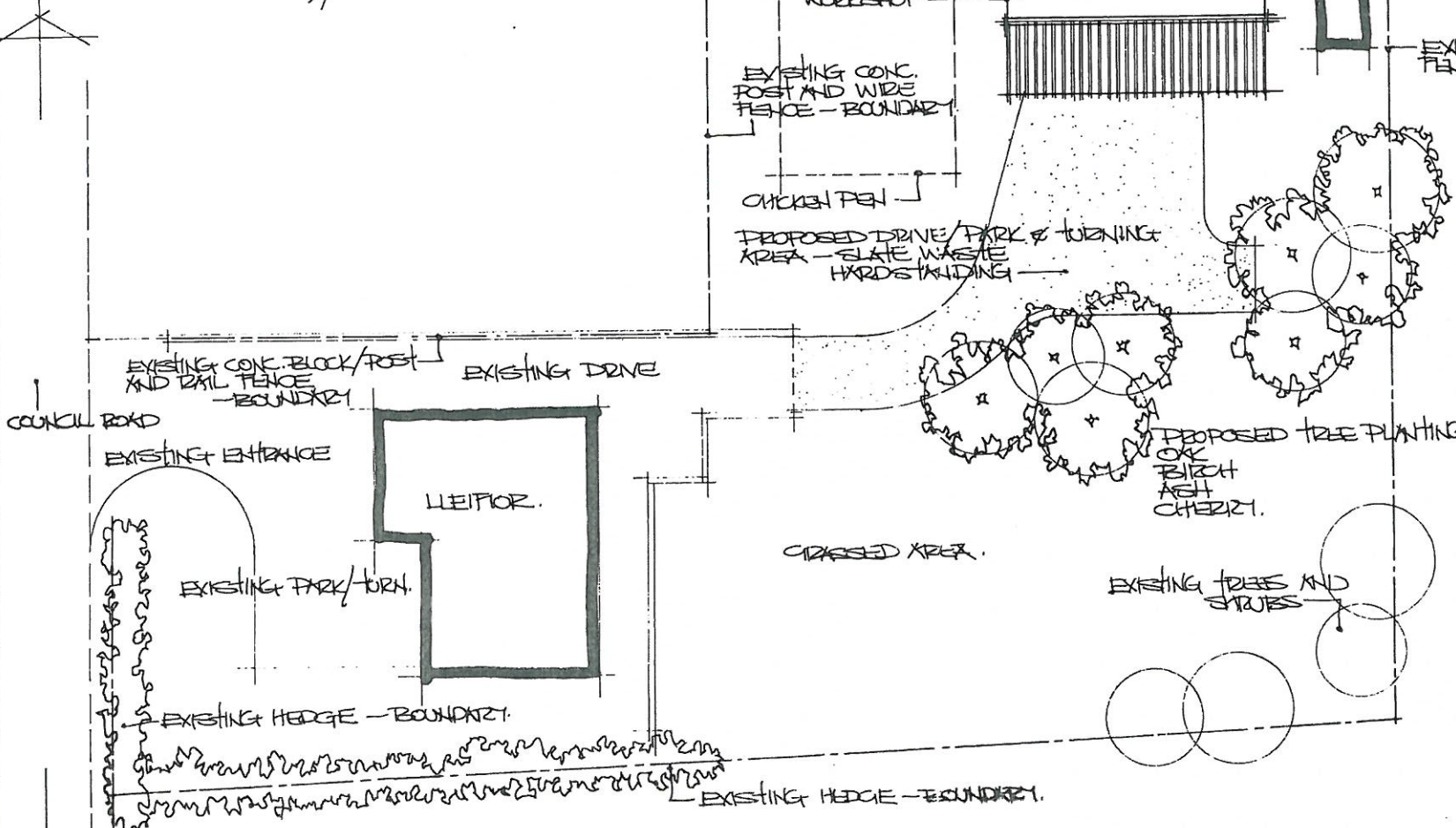
COUNCIL ROAD

to LLANGYBI

ACCESS ROAD TO CEFN COCH / CEFN GRADLAS
 EXISTING HEDGE - BOUNDARY

NOTES
 * THE PLAN AMENDED AUGUST 2014.
 * AMENDED SEPT 2014.

**CYNLLUN DIWYGIEDIG
 REVISED PLAN**
 Derbyniwyd/Received 24/9/14
 Existing Credentials A.M.A.



EXISTING POST AND WIRE FENCE - BOUNDARY.

PROPOSED DRIVE/PARK & TURNING AREA - SLATE WASTE HARDSTANDING

PROPOSED TREE PLANTING:
 OAK
 BIRCH
 ASH
 CHERRY.

Don Westley
 Architectural Services
 Gwasanaethau Pensaernïol
 Tel: 01766 830 287
 Mob: 07970 368 237
 don.westley@yahoo.co.uk

CLIENT
 MR & MRS G. JAMES,
 LLEIFOR,
 LLANGYBI,
 PWLLHELI,
 GWYNEDD.

JOB
 PROPOSED GARAGE AND WORKSHOP AT
 LLEIFOR,
 LLANGYBI,
 PWLLHELI,

C.2 PROPOSED

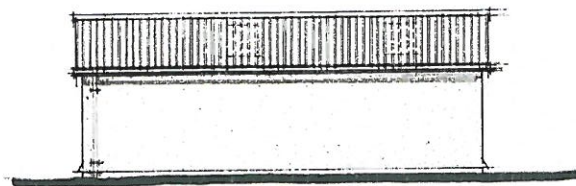
SCALE 1:200
 DATE MAY 2014.
 DRWG. NO. 02/GJ14

SITE PLAN

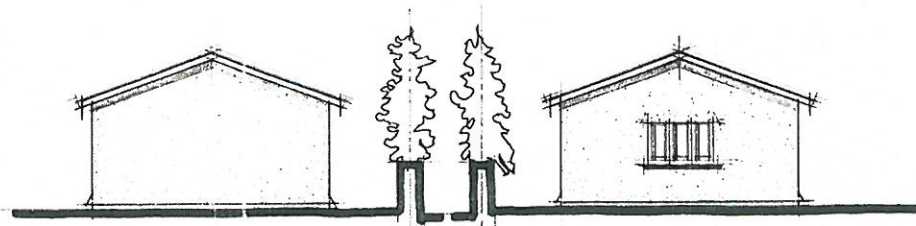
3

23 MAY 2014

NOTES
* AMENDED 13/07/2014

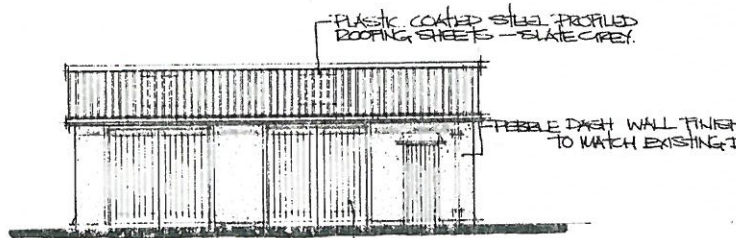


WEST



NORTH

SOUTH

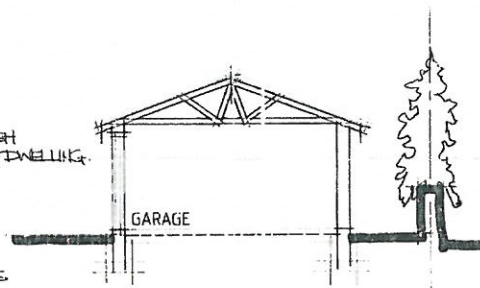


EAST

PLASTIC COATED STEEL PROFILED ROOFING SHEETS - SLATE GREY.

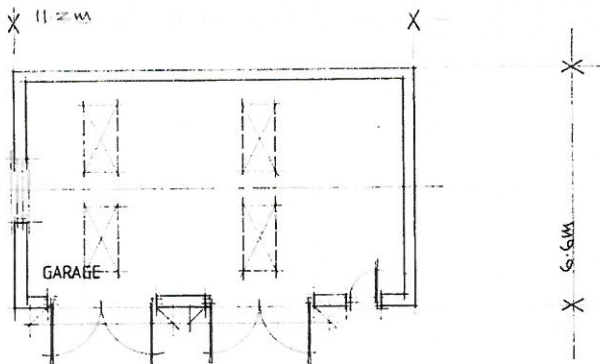
PEBBLE DASH WALL FINISH TO MATCH EXISTING DWELLING.

TIMBER WINDOWS AND DOORS WITH A BROWN GRAY FINISH.



SECTION

GARAGE



FLOOR PLAN

11.2m

6.5m

CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbynir/d/Received: 21/05/14
Llofnod/Signature: A.M.A.

Don Westley
Architectural Services
Gwasanaethau Penasaerïol

Tel: 01766 830 287
Mob: 07970 368 237
don.westley@yahoo.co.uk

CLIENT
MR & MRS G. JAMES,
LLEIFOR,
LLANGYBI,
PWLLELI,
GWYNEDD.

JOB
PROPOSED GARAGE
AND WORKSHOP AT
LLEIFOR,
LLANGYBI,
PWLLELI,

0.1 PROPOSED

SCALE 1:100 DATE MAY 2014

DRWG. NO. 01/GJ 14

(3)