

Number: 7



Rhif y Cais / Application Number : C14/0689/39/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: C14/0689/39/LL  
Date Registered: 01/08/2014  
Application Type: Full - Planning  
Community: Llanengan  
Ward: Abersoch

Proposal: EXCHANGE AN EXISTING CHALET FOR A DWELLING HOUSE  
Location: GLYNDŴR, ABERSOCH, PWLLHELI, LL53 7AG

**Summary of the Recommendation:**

TO APPROVE SUBJECT TO CONDITIONS

**1. Description:**

- 1.1 This is an application to exchange an existing residential chalet within the curtilage of Glyndŵr for a new dwelling house. It is a three bedroom dwelling house of a modern design, split over two levels because of the slope of the land. There will be a garage on the upper level, which is slightly lower in terms of ground level than the county road, with internal and external stairs leading down to the main house on the lower level. The house would be located over the footprint of the current chalet, but on a larger scale. It is intended to finish the house with an angled slate roof and walls of a mixture of suspended slates, render and glass. The plans have been amended since they were submitted originally with minor changes to the design, including simplifying the roof and providing a parking space for one car within the curtilage.
- 1.2 The site is located within the development boundary of the village of Abersoch and within an Area of Outstanding Natural Beauty (AONB) designation. The site forms part of the existing large garden of Glyndŵr. A public footpath runs beyond the northern boundary of the site, and there is a coastal cliff to the east. The Glyndŵr property itself is to the south and to the west is the county road of Lôn Pont Morgan, which is slightly higher than the ground level of the plot. The existing access will serve both sites.
- 1.3 A Design and Access Statement was submitted as part of the application.
- 1.4 The application is submitted to the committee because more than three objections have been received.

**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 number 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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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 building materials are of 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 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 CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can 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 (2014)  
 Technical Advice Note 12: Design (2014)  
 Technical Advice Note 18: Transport (2007)

### 3. Relevant Planning History:

- 3.1 C05D/0483/39/LL Demolish an existing chalet and build a new garage (length 9.4m, width 6m, height 4.4m): Approved September 2005 but this permission was not implemented.
- 3.2 C02D/0160/39/LL Construct a single-storey dwelling to replace a mobile home: Withdrawn.
- 3.3 Y14/001055 – an enquiry regarding erecting a new house on the site of the chalet. There is no official planning history to the caravan but it is understood that it has been on the site since the 1990s.

### 4. Consultations:

Community/Town                      Object because there is already a house on the site and it would

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Council: set a precedent. A similar application by a neighbour was refused on appeal recently.

Transportation Unit: I confirm that the revised plans, which show a proposal to provide an additional parking space by the gable-end of Glyndŵr, are adequate and acceptable to the Transportation Unit.

AONB Unit: A simple chalet in the garden of Glyndŵr house, Abersoch is what is in question here. The site is near the road that leads to the village and is elevated from the beach. There are some trees and bushes around the site at present. The site of the proposed development is also within the AONB, which is a statutory designation made in 1957 based on the outstanding natural beauty of the landscape and coast of the Llŷn Peninsula.

In terms of the AONB, there is no objection to the principle of constructing a new house on this site, provided it can comply with current planning policies.

In this case there is concern about the design and appearance of the development – it is angular, modern and different to other buildings around it. It is not believed that the development would be in keeping with its background and the AONB environment, and it does not appear to comply with the conservation and design policies in the Development Plan and the AONB Management Plan.

Natural Resources Wales: No objection.

Welsh Water: Awaiting a response.

Public Consultation: A notice was placed on the site and neighbouring residents were informed. The advertising period ended on 5 September 2014 and correspondence was received objecting on the following grounds:

- A modern design, does not suit its surroundings, set closer to the cliff.
- An overdevelopment of the site.
- Effect on the AONB – contrary to policy B8.
- Effect on the view of Cardigan Bay and the coastal path.
- A reference to a recent refusal on appeal for a new house on the adjacent plot and the need to take this into consideration.
- Sets a precedent.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 The proposal involves building a new house on a site that is within the development boundary of the village of Abersoch, in a residential area that has houses on three sides. The site in question has not been designated for any particular use or as protected open land. From the perspective of housing policies, the site in question is

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an infill site and policies C1 and CH4 of the Gwynedd Unitary Development Plan are relevant for considering the application.

- 5.2 Policy C1, 'Locating new development' states that land within town and village development boundaries will be the main focus for new developments and in this respect the development complies with the policy.
- 5.3 Policy CH4 states that proposals to construct new dwellings on unallocated sites within the development boundaries of villages will be approved provided they can conform to all the relevant policies of the Plan and to the three criteria noted. The first criterion relates to having a proportion of all units on the site as affordable units, unless it would be inappropriate to provide affordable housing on the site. In terms of this policy, it is not considered that it would be reasonable to request an application for one property to be affordable as the criterion talks about 'a proportion of the units' therefore referring to more than one house. The second and third criteria relate to the arrangements of providing affordable housing (if the application contains more than one house) and for the reasons already noted it is not believed that these are relevant. Therefore, based on the above, it is considered that an application for one house complies with the principle of policy CH4 of the GUDP.

#### **Design and visual amenities**

- 5.4 Policies B22 and B25 are relevant to this application and relate to the design, location, finish, appearance and visual amenities. The proposed house has a modern design, with a roof of varying heights and angles. The house would be split over two levels, with a garage of a mono-pitch roof style, which would be visible from the level of the road, and the main house set on a much lower ground level, with only the roof visible. It is noted in the Design and Access Statement that the house would appear to be a single-storey dwelling from the streetscape. The house would follow the same front development line as the Glyndŵr property, but would extend further back into the plot towards the cliff. It is believed that the size of the plot is acceptable for the development, and it has a reasonable amenity area that does not excessively compromise the amenity area of Glyndŵr. There is a gap of 14m between the gable-end of the proposed house and Glyndŵr, which is an acceptable distance, and ensures that the proposal will not seem confined or appear to be an overdevelopment, contrary to what is suggested by the objectors. The house would measure 10.6m at its widest point by 18.5m in length and 5.8m in height at its highest point.
- 5.5 The eastern side of Lôn Pont Morgan contains a variety of individual houses of different designs, sizes and scale, with large gardens landscaped with trees here and there. There is no definite pattern or common theme to these houses. The houses to the west of the road are large and on elevated land, and again they vary in terms of design and the size of the plots. Taking into account the range of designs and sizes of the houses near the application site, it is not considered that the modern design in question would look out of place in this case.
- 5.6 It is acknowledged that difference of opinion on a modern design is an objective matter and it can be seen that differing opinions have been conveyed in relation to the design of the plan in question. There is a reference to design in paragraph 9.3.1 of Planning Policy Wales which states that "new housing developments should be well integrated and connected to the existing pattern of settlements". The proposal offers a house of a size and scale which would on the whole correspond with the context of the site, and the layout and design of the house responds positively to the shape and slope of the site. It is realised that the design is not traditional, neither is the shape of

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the roof conventional, but this is true for the Cilgeraint property to the south-west of the Glyndŵr property, where it is considered that a modern and contemporary design has taken its place well on the slope and in the streetscape.

- 5.7 The objectors refer to the refusal of application C13/0561/39/LL, and a recent refusal on appeal for a house on the plot of Anhywel to the north-east of this plot, beyond the public footpath. Although the inspector had considered that the principle of developing the site for residential purposes was acceptable in respect of the urban character, it was noted that the size of the property constituted an overdevelopment of the confined site, and that it would therefore fail to maintain the character of the Area of Outstanding Natural Beauty. The plot in question is larger in size and width, with an empty space around the site, therefore it is unlikely to appear as though it has been squeezed in to the plot. Every application must be considered on its own merits. In this case it is considered that the scale of the proposal is acceptable to its location.
- 5.8 The house would have a slate roof, with a mixture of glass, render and suspended slates on the walls. A condition may be set that the finish of the house is agreed in advance. It is not considered that the proposed development would appear as an incompatible feature, nor that it would have a detrimental impact on the character or appearance of the area and although it is a modern design, it is believed that it would suit the plot and the village. Consequently it is considered that the proposal conforms to policies B22 and B25 of the GUDP.

### **Impact on the AONB**

- 5.9 Although the site is situated within the AONB, it is also an infill site within the development boundary of Abersoch village and the plot is surrounded by other residential developments. There is currently a residential chalet on the site, therefore the proposed building would replace an existing structure. The AONB Officer has expressed concern regarding the modern design of the house, and he does not consider that it suits its background. As already mentioned, there is no one typical building pattern in the vicinity, but a variety of different designs. Although modern, it is not considered that the design is unsuitable for the site in terms of scale, character or materials. Some of the trees and bushes will be lost within the plot, but the hedges will be retained at the end of the path. It is possible to ensure that more trees and bushes are planted, by insisting on having a landscaping scheme before work commences on the site.
- 5.10 Views of the property are generally restricted to close viewpoints from the pavement and the county road, and across the bay from the Pen y Cei area. The front boundary wall greatly restricts views into the plot, especially the lowest part, but the garage section will give the impression of a fairly low single-storey building. The development will not lead to losing extensive views of the coast, and will not affect the open feel of the streetscape, because the building is low and is split over two levels, therefore breaking up the bulk. From the direction of Pen y Cei it is not considered that the new building would be intrusive in the landscape nor would it appear significantly different to the current chalet, as it would be positioned amongst a background of vegetation, trees and buildings. It is not considered that the proposal would compromise the setting and character of the AONB, or that it is contrary to policy B8 of the GUDP.

### **General and residential amenities**

- 5.11 Policy B23 requests that consideration is given to the effect of the proposal on nearby residential amenities. Most of the development's windows are located on an angle so

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that they will face the sea and the cliff, and are set back so that they will not directly compromise the privacy of Glyndŵr property. There are hedges, a public footpath and a patch of vegetation separating the site from the Carrog property which is approximately 25m away, therefore there is no concern about the effect on the amenities of that property. The owners of the property have expressed concern that the building is set closer to the cliff, however, considering the distance it is not believed that this will have harmful implications on their amenities. It is not considered that the proposal would cause unacceptable harm to the amenities of the residents of nearby houses or to the local neighbourhood, therefore the proposal is considered acceptable in respect of Policy B23 of the GUDP.

### **Transport and access matters**

- 5.12 It is intended to share the existing vehicular access between the property of Glyndŵr and the proposed new house. As there is currently a residential chalet on the site, it is not considered that there will be significant changes in the traffic movements compared to the current situation. In terms of the parking provision, a revised plan dated 20 October 2014 shows that one parking space has been added within the curtilage of the house, in addition to the garage, with separate parking for the Glyndŵr property. The Transportation Officer is satisfied with the revised plans and considers that the parking, turning and roads provision complies with the objectives of policies CH33 and CH36 of the GUDP which relate to road safety and parking.

### **6. Conclusions:**

- 6.1 It is considered that the principle of erecting a new house on this site is acceptable in respect of the relevant policies noted above. Whilst the objectors' concerns regarding the modern design are noted, it is not considered that the building would stand out as an incompatible feature, considering the variety of house designs and sizes in the vicinity. It is not considered either to be excessively intrusive in the streetscape, as the different heights break up the form of the building. The building would replace a current structure that has been on the site since the 1990s but for which there is no formal planning history. Because views of the property are restricted to nearby locations and from a distance across the bay, it is not believed that the development would be substantially intrusive in the AONB landscape, and would not affect the open feel and views of the sea. The design and setting of the development ensure that the neighbours' amenities will not be affected substantially. Having given full consideration to all the relevant planning matters and all the objections received, the development is considered suitable and acceptable for the site and complies with the local and national policies and guidelines noted.

### **7. Recommendation:**

- 7.1 To approve – conditions
1. 5 years
  2. Work in accordance with the amended plans
  3. Slate
  4. Agree on the finish
  5. Landscaping
  6. Removal of permitted development rights
  7. Parking
  8. Water



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Location Plan for identification purposes only. Not to scale.



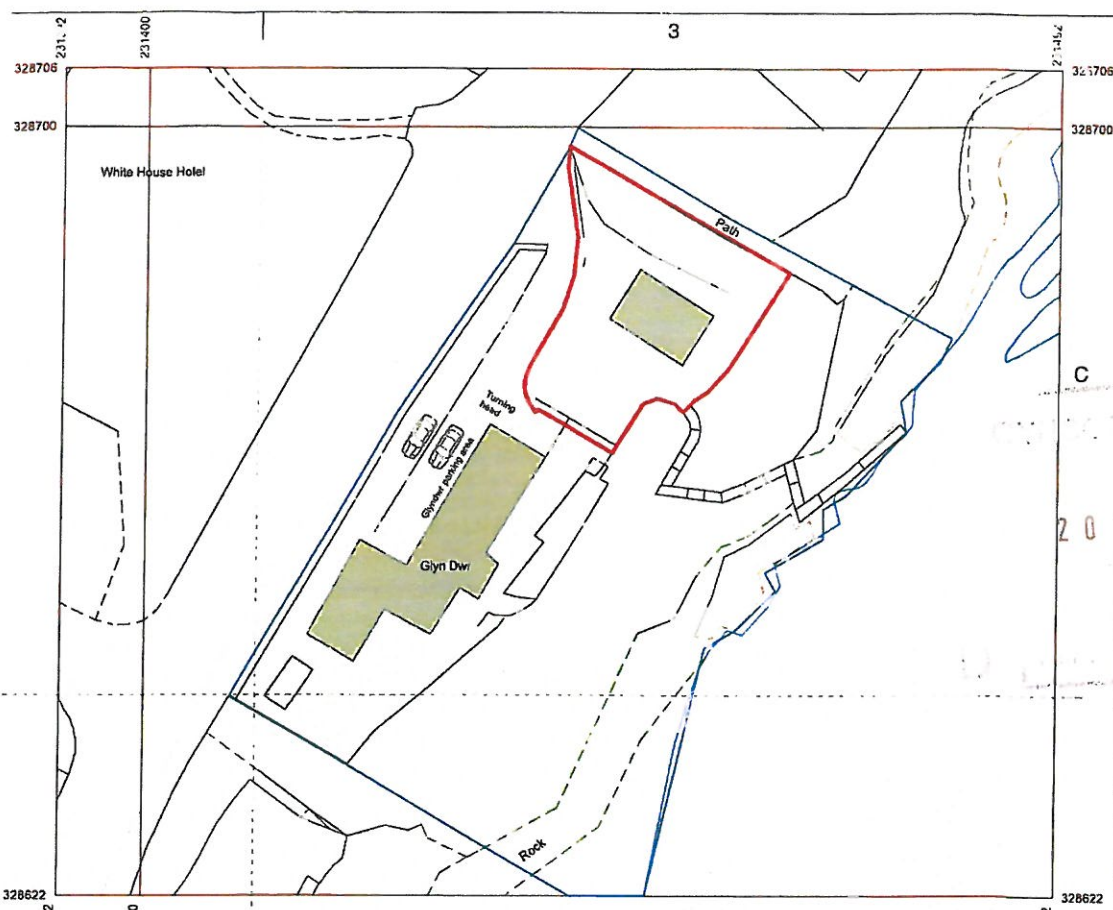
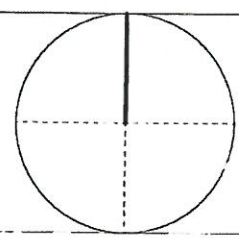
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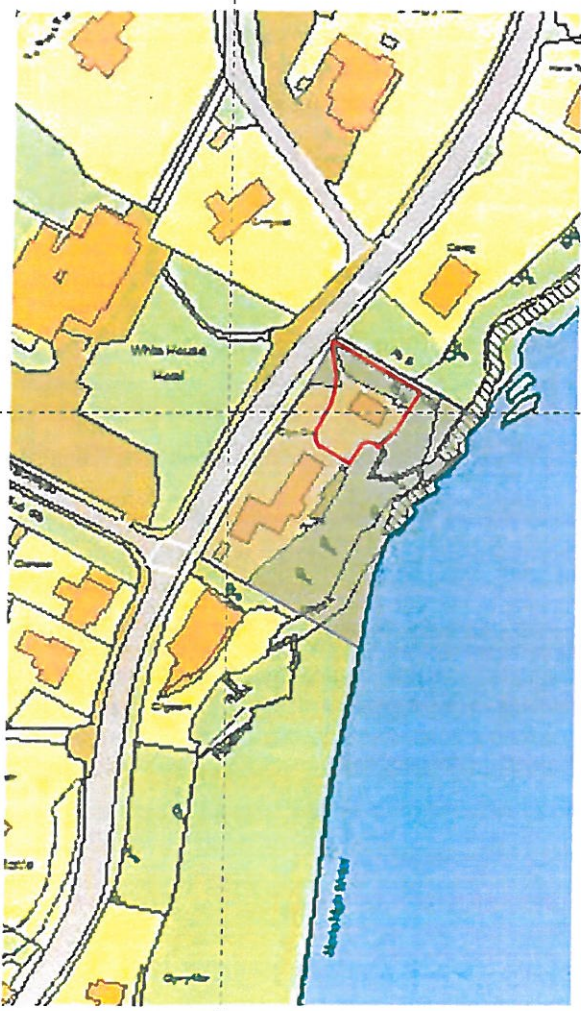


SIMON WILDE  
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2014



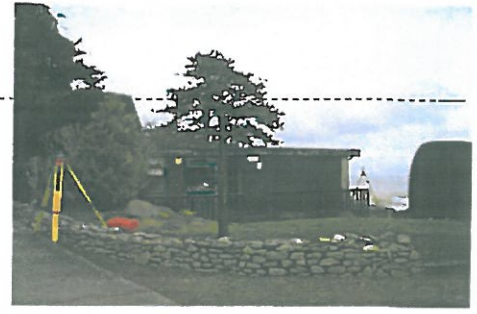
EXISTING SITE (1:500)



LOCATION PLAN (1/1250)



VIEW OF EXISTING CHALET FROM MAIN HOUSE



VIEW OF BAY PAST EXISTING CHALET



VIEW OF SITE FROM ABERSOCH - SHIELDED BY DENSE PLANTING

PROJECT - PROJECT  
 GLYNDWR, ABERSOCH

2013-025

1:500 / 1:1250  
 06/2014

ISSUED FOR: PLANNING

- 01.10.2014 Site car parking.
- 20.10.2014 Car park area repositioned

Date	Description
02	02
2013-025	2013-025
A3	A3
EA	EA
GD	GD

TITLE - TITLE  
**SITE - EXISTING**

RHE CYNLLUN - DR. WYNGO

**S1 01**

SMITH WILDE  
NOODADAU - NOTES

PROJECT - PROJECT  
SYNOPSIS REFERENCE

2013-025



1:500 / 1:100

03/2014

ISSUED FOR: PLANNING

20.08.2014 Four drainage connection to mains  
01.10.2014 Site car parking. Floor plan and roof changes.  
13.10.2014 Roof change  
20.10.2014 Car parking repositioned

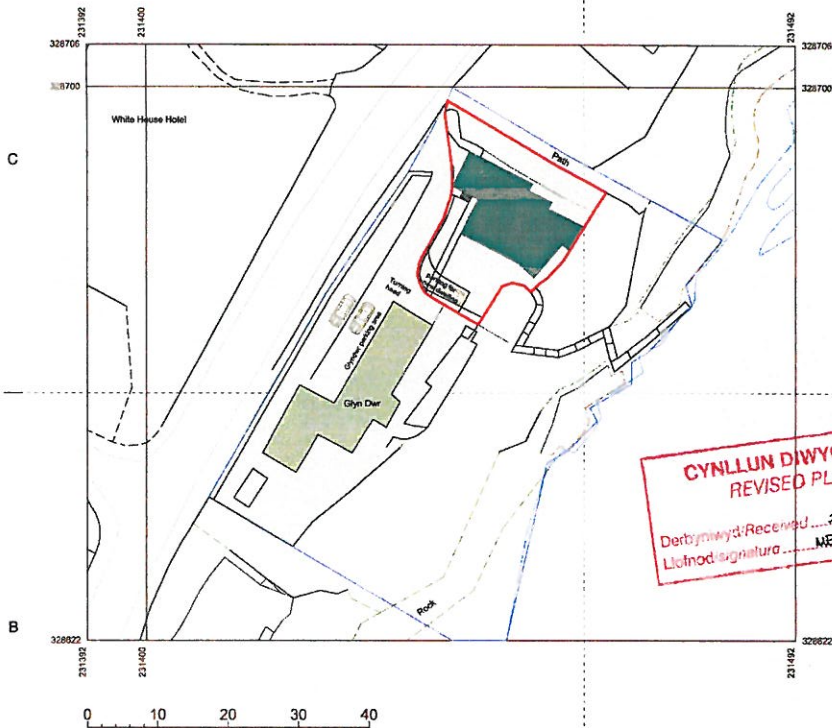
Date	Description
20.08.2014	Four drainage connection to mains
01.10.2014	Site car parking. Floor plan and roof changes.
13.10.2014	Roof change
20.10.2014	Car parking repositioned

PROPOSED PLANS

B1 01  
1 OF 1



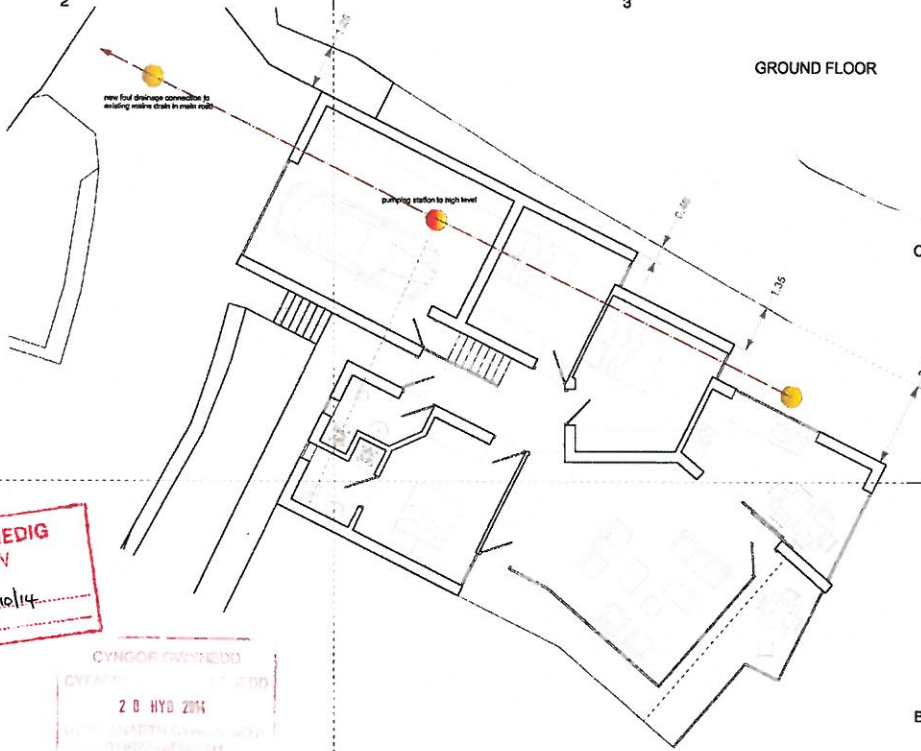
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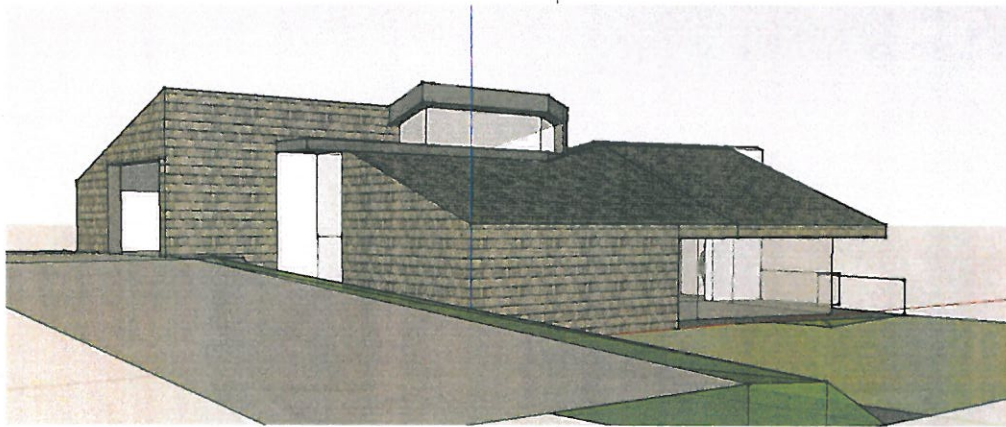
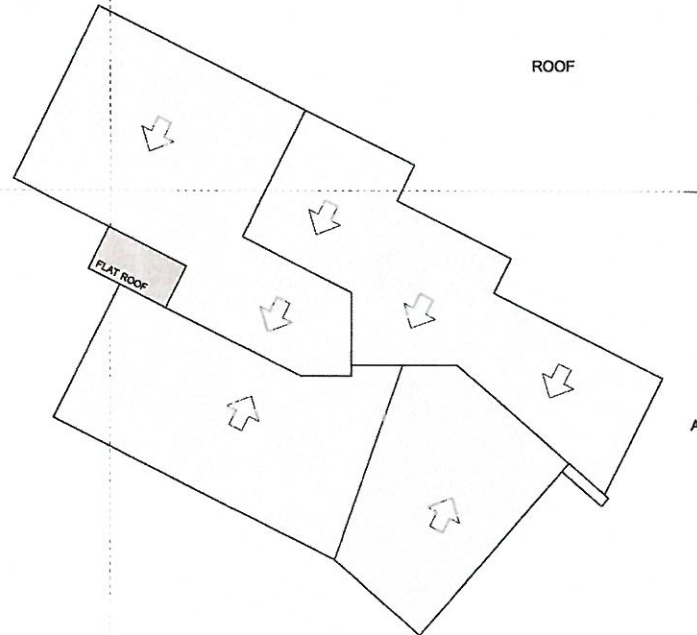
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REVISED PLAN**  
Derbynwyd/Received... 21/10/14  
Llofnod/signature... NBO

CYNGOR GWYBIEDD  
CYMRU  
20 HYD 2014

GROUND FLOOR



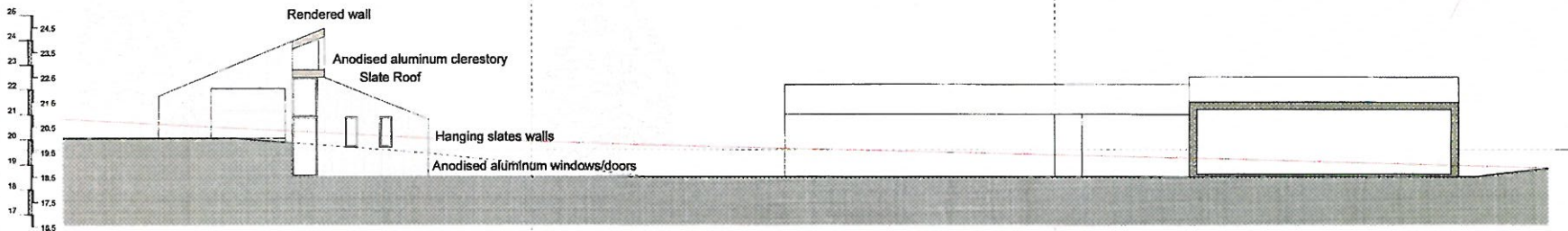
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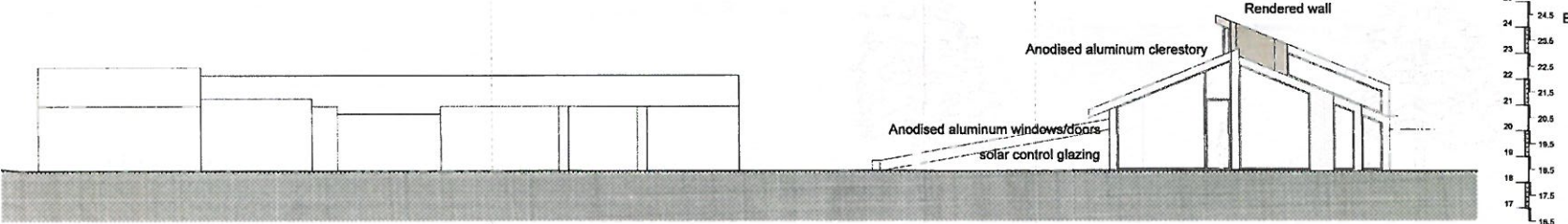
MASSING MODEL

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13 HYD 2014  
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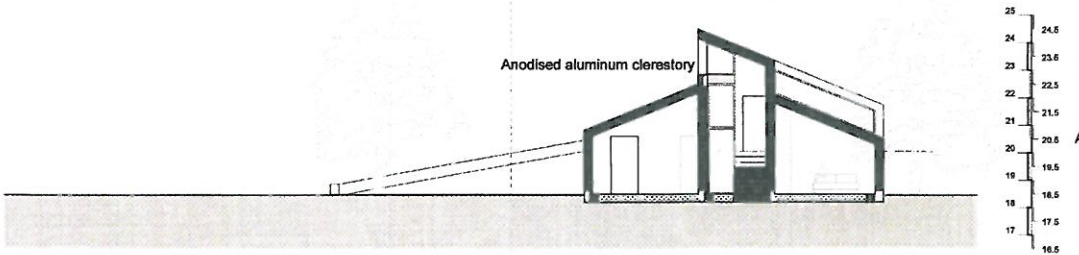
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D ELEVATION - NW



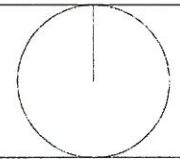
E ELEVATION - SE



F SECTION

PROSENI ARCHITECTS  
**DOBSON:OWEN**  
PENSIRI + ARCHITECTS  
3 Thomas Road, Penarth LL65 6RH  
T: 01 752 614181 • F: 01 752 614208  
e: 2008@dobsonowen.com

SIMON WILDE  
NODIADAU - NOTES



PROJECT - PROJEK  
GLYNDAWR, ABERGOCH

2013-025

1:125  
06.2014

ISSUED FOR : PLANNING  
01.10.2014 Site car parking, floor plan and roof changes.  
13.10.2014 Roof changes

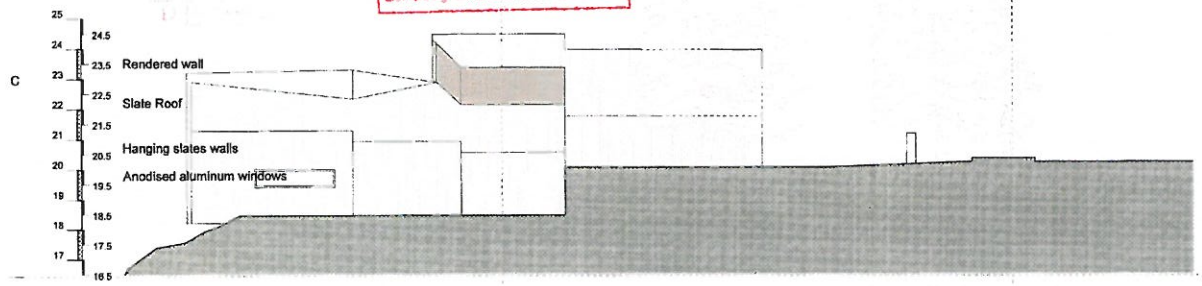
Date	Description
02	Approved
2013-025	Full project
A2	Final plan
EA	Approved plan
GD	Drawings plan

TITL - TITLE  
**PROPOSED ELEVATIONS**

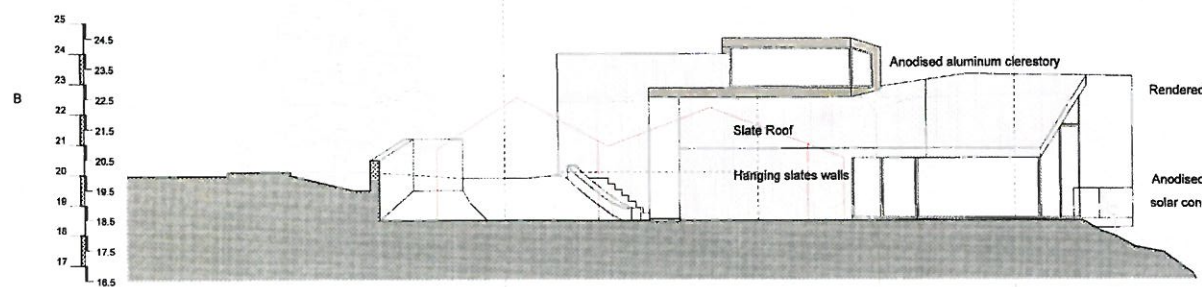
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**TB1 02**  
2 OF 2



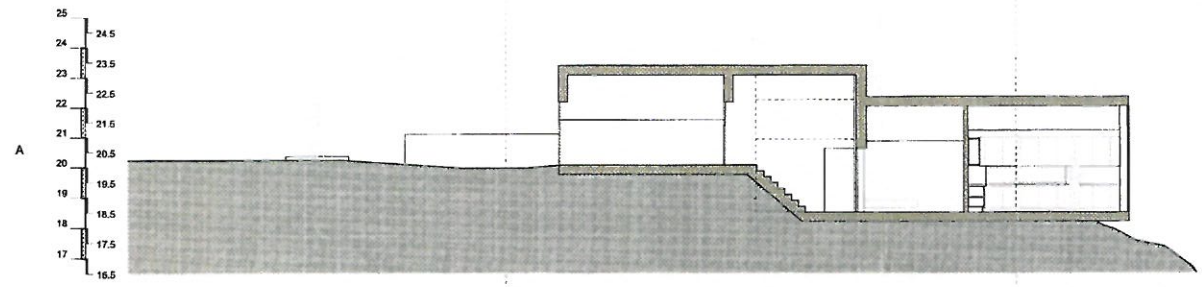
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 Derbyniad Rheolwr: 13/10/14  
 Llofnod Signature: MEO



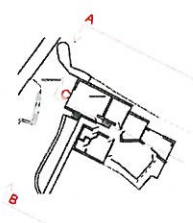
A ELEVATION - NE



B ELEVATION - SW

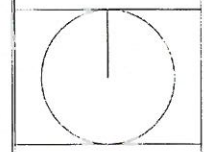


C SECTION



**DOBSON:OWEN**  
 PENSYIENI ARCHITECTS  
 3 Thomas Building, Penarth, LL23 6AB  
 T: 01792 434441 F: 01792 614388  
 e: penarth@dobsonowen.com

SIMON WILDE  
 NOODIADAU - NOTES



PROJECT / PROYECT  
 OR MODUR / ASYRBUCH  
**2013-025**

1:100  
 10/10/14  
**ISSUED FOR: PLANNING**  
 01.10.2014 Site prep, floor plan and roof changes.  
 13.10.2014 Roof changes

Date	Description
02	02
02/13/2015	02/13/2015
A2	A2
EA	EA
GD	GD

TITLE / TITL  
**PROPOSED ELEVATIONS**

PRIF CYNLLUN / DRAWING NO.  
**TB1 01**  
 1 OF 2

