
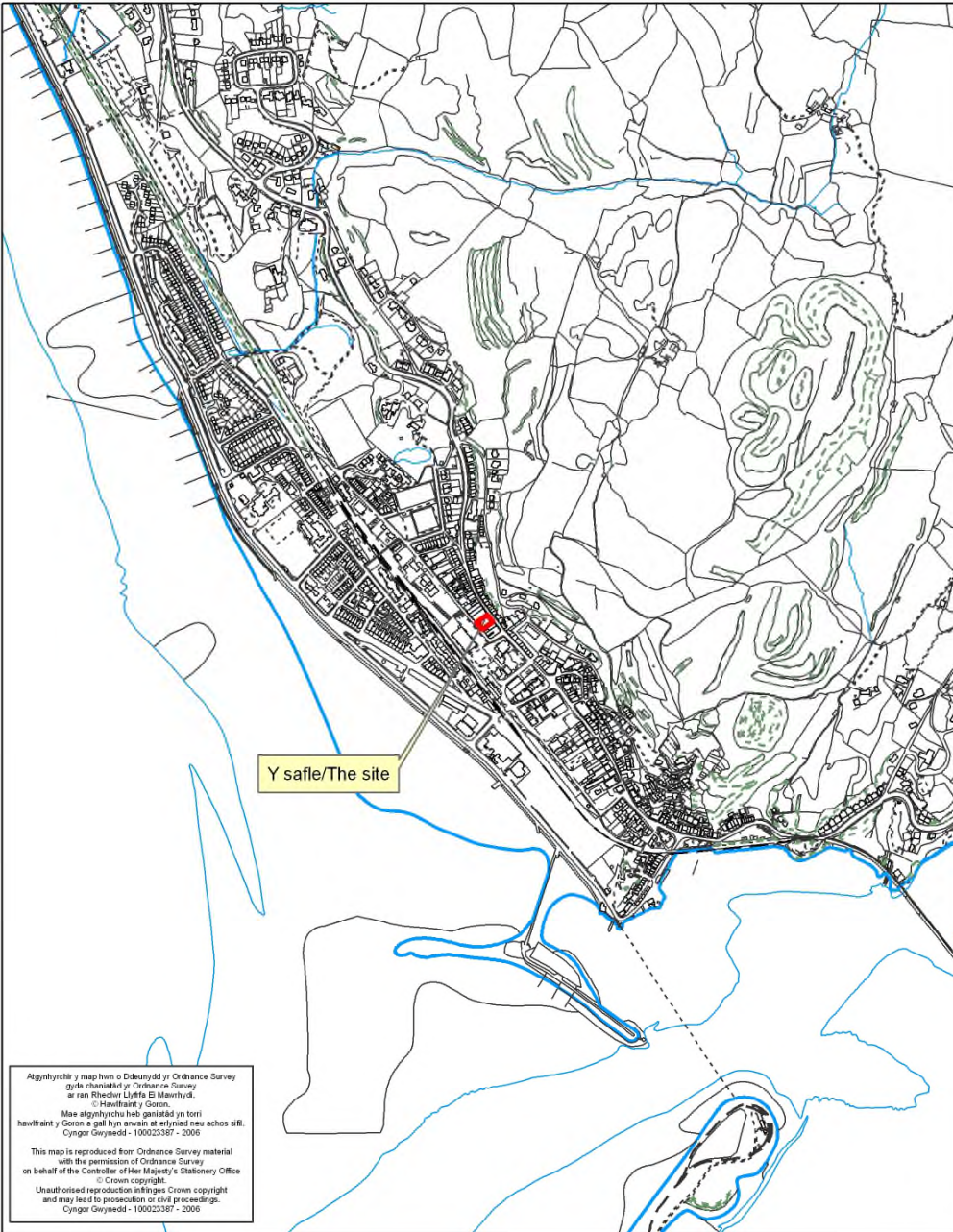


Number: 4

	Rhif y Cais / Application Number : C14/0633/00/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: 15/12/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C14/0633/00/LL
Date Registered: 07/07/2014
Application Type: Full - Planning
Community: Barmouth
Ward: Barmouth

Proposal: CHANGE OF USE OF PART OF BUILDING TO CREATE A TOTAL OF SIX SELF-CONTAINED LIVING UNITS TO INCLUDE 1 THREE BEDROOM UNIT, 3 TWO BEDROOM UNITS AND 2 ONE BEDROOM UNITS TOGETHER WITH STORAGE SPACE, EXTERNAL ALTERATIONS, PROVISION OF BIN STORAGE AND BIKE AREA AND CREATION OF SIX PARKING SPACES AND REMOVAL OF THE BOUNDARY WALL WITH THE HIGHWAY

Location: POST OFFICE BUILDING, KING EDWARD STREET, BARMOUTH. GWYNEDD, LL42 1AD

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The application seeks permission to change use of part of a building to create a total of six self-contained living units to include 1 three bedroom unit, 3 two bedroom units and 2 one bedroom units along with storage space, external alterations, provision of bin and bike storage areas and creation of six parking spaces and removal of the boundary wall with the highway
- 1.2 The existing building is quite substantial and is located on Barmouth's main street with a variety of building attached to it and surrounding it. The building appears as a three-storey building from the front and has an additional lower ground floor from the rear elevation as the ground levels to the rear are much lower. There is pedestrian access between this property and the next property that leads downstairs to the rear curtilage of this building. It is also possible for vehicles to access the rear curtilage from the highway. The front of the building leads out immediately onto the pavement. The building is of a stone construction, with a slate multi-pitched roof. Mixed use has been made of the building including offices and a mailing office.
- 1.3 The proposal involves converting the first floor and the roof space into self-contained flats, along with converting part of the lower ground floor into a self-contained flat and another part of it into a storage area, it is also intended to convert the ground floor into self-contained flats and retain the use of the front section of this floor (which faces the street) as offices.
- 1.4 The proposal also includes making external changes to the building which include installing doors, changing a door to a window and changing a window to a door, closing a window opening, dividing an existing window into two and installing new rooflights. It is also intended to reduce the width of the external steps which run alongside the building. The proposal also includes bin provision in two spots within the curtilage along with space to store bikes. The proposal also provides six parking spaces including a disabled space within the curtilage at the rear of the building, by removing the current wall which forms the boundary between the property and the highway.
- 1.5 The original plan included providing seven living units, but one of these units has been removed from the scheme and a storage area has been provided in its place as this unit would not have been suitable in terms of receiving sufficient daylight.

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1.6 A Design and Access Statement has been submitted as part of the application, together with a Language and Community Statement and an open market valuation for the proposed units.

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 A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

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 B24 – ALTERATIONS AND BUILDING EXTENSIONS 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.

POLICY 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.

POLICY C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages 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 C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY CH11 – CONVERSION OF BUILDINGS WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES FOR RESIDENTIAL USE

Proposals to convert buildings for residential use within the development boundaries of villages and local centres will be approved provided they can conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

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POLICY CH15 – CONVERTING FLOORS ABOVE SHOPS AND RETAIL UNITS INTO FLATS OR RESIDENTIAL UNITS

Approve proposals to convert and use floors above shops and other retail units for residential use (where planning permission is needed).

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

POLICY 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, 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 (Edition 7)
TAN 12: Design

3. Relevant Planning History - None

4. Consultations:

Community/Town Council:	No objection, however express concern about the number of parking spaces for the units and the offices.
Transportation Unit:	No objection. Propose conditions.
Welsh Water:	Standard conditions.
Biodiversity:	No observations to submit.
Natural Resources Wales:	The Council’s ecologist should be consulted on the application. No objection and propose standard advice.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received supporting the application and noting the following: <ul style="list-style-type: none"> • It is an excellent scheme of high standard that will be of benefit to Barmouth.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy C1 of the Unitary Development Plan refers to the location of new developments, and states that land within town and village development boundaries

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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. In this case, the proposal entails the conversion of an existing building situated within the development boundary of Barmouth local centre and therefore the proposal conforms to this specific policy.

- 5.2 Policy C4 of the Unitary Development Plan involves adapting buildings for re-use, and states that policies to adapt buildings for re-use will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages. It is considered that the existing building is suitable for the proposed use that would be a mixture of offices and residential use and that the design, including the required changes/alterations will respect the structure, form and character of the original building (mailing office with stores and staff facilities) and is in keeping with the surrounding area.
- 5.3 The proposed external changes, which include changes to door and window openings, providing new roof lights, reducing the width of the external steps on the side of the building and removing the boundary wall between the highway and the curtilage to the rear, can be expected for this type of proposal and are suitable in this case. It is not considered that these changes are likely to cause significant harm to the visual quality and character of the surrounding area. Therefore, it is considered that the proposal complies with all the requirements of policy C4 above.
- 5.4 Policy CH15 of the Unitary Development Plan deals with the conversion of floors above shops and commercial units into flats or residential units and approves proposals to convert and use the upper floors above shops and other commercial units for residential use (where planning permission is required) and stresses that empty floors such as these are an opportunity to provide homes for some groups within the community, in this case groups of different numbers of individuals, couples and possibly families with children who wish to live in an accessible location in the centre. The building that is subject to this application is situated on the main street in Barmouth and is surrounded by varied commercial and residential buildings, and it is therefore considered that the proposed use is in keeping with this area. Therefore, it is considered that the proposal complies with the requirements of policy CH15 above.
- 5.5 Policy CH11 of the Unitary Development Plan relates to the conversion of buildings for residential use within the development boundaries of villages and local centres, and proposals will be approved if they can conform to criteria relating to local need, the impact on serviced holiday accommodation businesses, loss of community resources or services and where affordable homes can be justified, restricting the occupancy of the house/unit to those who are in general local need of an affordable home.
- 5.6 The Strategic Housing Unit have confirmed there is general need for affordable homes in Barmouth, and the proposal should offer two affordable units at a 30% discount based on the average price of a two bedroom unit being £122,000. The agent has provided prices for the units which vary above and below this average. Two of the two bedroom units already fall within an affordable price in accordance with the above (unit A1 is approximately £80,000 and unit A2 approximately £90,000), and although the information demonstrates a general need for affordable housing, it appears that they are already affordable without the need to restrict the price any further by imposing a discount through a 106 Agreement.

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- 5.7 Additionally, it must be noted that there are already a number of flats of varying sizes available above commercial units in this part of Barmouth, and therefore it is considered that there is plenty of this type of accommodation already available. In addition to the size of the floor area and the open market price of units A1 and A2 noted above, it is reasonable to consider that the size and location of the entire site and the fact that the site is not in a popular location near the sea (which could be of interest to those looking for holiday homes or second homes) will naturally limit the value of the units.
- 5.8 In terms of the first criterion of policy CH11, it can be argued that not all residential developments in local centres must provide affordable units. In this case due to the size, nature and location of the units, a number of the units are affordable in any case, and it is possible that the prices will have to be reduced further in order to secure a sale. Having considered all the relevant factors, it is considered that it would not be appropriate to provide affordable housing through a formal 106 agreement on this specific site as there is no need for this obligation to make the development acceptable in planning terms as it is considered that the proposal is already affordable. However, the proposal continues to comply with the requirements of criterion 1 of policy CH11 above.
- 5.9 Barmouth has been included in the list of main holiday centres in the context of this policy, however, the proposal does not involve the loss of serviced holiday accommodation and it therefore complies with the requirements of criterion 2 of the above policy. The building has been in recent use as an office and a mailing office, and this use is not considered to be a community resource or service. The office use will continue on the ground floor in the front of the building. It is therefore considered that the proposal complies with criterion 3 of Policy CH11. The proposal is therefore acceptable in principle.

Visual amenities

- 5.10 Policies B22 and B24 of the Gwynedd Unitary Development Plan involve alterations to buildings. These policies 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. It is necessary to ensure that proposals for adaptations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area and that the approved proposals respect the scale, size, materials and the architectural style of the building and the local area.
- 5.11 Policy B25 of the Gwynedd Unitary Development Plan relates to safeguarding the visual character by ensuring that building materials must be of a high standard that complements the character and appearance of the local area.
- 5.12 The proposal involves a number of minimal external changes, which include changes to door and window openings, providing new roof lights, reducing the width of the external steps on the side of the building and removing the boundary wall between the highway and the curtilage to the rear, and they can be expected for this type of building. It is considered that the design of the external alterations are suitable and are in keeping with the original building. It is intended to retain the finishes of the original building and this is to be welcomed in order to maintain the character.
- 5.13 It is therefore considered that the proposal complies with the requirements of policies B22, B24 and B26 above.

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General and residential amenities

- 5.14 Policy B23 of the Unitary Development Plan deals with safeguarding the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.
- 5.15 The original proposal involved providing seven living units within the building, including an unit on the lower ground floor with one door and one window only facing the external stairs and the external wall. Following discussions regarding the number, size and setting of the living units, it was resolved to remove the living unit located at the rear of the lower ground floor and to use this space for storage. The proposal involves external changes which involve creating and closing door and window openings and installing roof lights. The front of the building is on the main street of Barmouth, and it backs onto another highway and a supermarket. There are various commercial and residential buildings around it, and it is not considered that the external changes are likely to cause any unreasonable over-looking over land that currently enjoys a high level of privacy. It is not considered that the proposal will overdevelop the site, it provides a reasonable number of a specific type of accommodation. Six parking spaces have been provided within the building's curtilage, public parking is available around the site, and it is not considered that the proposal is likely to add to traffic or the associated traffic noise in a way that will cause significant harm to local amenities. Bin storage provision has been submitted as part of the application and it is considered that there is sufficient space within the property's curtilage to keep bins away from the road.
- 5.16 As a result of the above, it is considered that the proposal complies with the requirements of policy B23 above.

Transport and access matters

- 5.17 Policy CH30 of the Unitary Development Plan deals with ensuring access for all, and refuses proposals for residential, business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals. The current building is old and was not originally designed to provide access for the disabled. It is possible to provide access to the lower floor for the disabled, however, it is not proposed to install a lift in this building due to the nature of its existing structure and therefore it is not possible to provide access for all within a building of this type. Nevertheless, full consideration has been given to providing access to all and there is one flat available that has lower ground floor access and therefore it is considered that the proposal complies with the requirements of policy CH30 above.
- 5.18 Policy CH33 of the Unitary Development Plan is involved with ensuring safety on roads and streets, and it permits development proposals 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 of the Gwynedd Unitary Development Plan ensures private parking facilities and refuses proposals for new developments, extension of existing developments or change of use 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 distance from the site to a public car park. The site is accessible with pedestrian links, bus and train transport nearby. The proposal also provides six parking spaces within the curtilage of the new building and there is public parking available around the site. The transportation unit is of the

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opinion that this is sufficient to meet the parking needs of the residents and the staff in the building, and that the proposal is not likely to cause a detrimental impact on road safety. There is also a bike storage provision to the rear of the building. Given the history of the site as a mailing office, it is possible that the proposed use requires fewer parking spaces than its historical use and therefore it is an improvement to the area in general. The Transportation Unit has no objection to the proposal and therefore it is considered that the proposal conforms to all the requirements of policies CH33 and CH36 of the Unitary Development Plan.

Language and Culture Matters

- 5.19 Policy A2 of the Unitary Development Plan protects the social, linguistic and cultural fabric of communities by safeguarding social, linguistic or cultural cohesion within communities against significant harm due to the size, scale or location of proposals.
- 5.20 A Linguistic and Community Statement has been submitted with the application and states that the proposal would satisfy the need for accommodation for individuals within the Local Centre. It is considered that that there is potential, provided that the units have been competitively priced, for the units to help to retain the current population in their communities and to encourage Welsh speaking people to return to the area. It is therefore considered that the development is not likely to cause a detrimental effect on the social, linguistic or social cohesion of the area and that the proposal therefore complies with the requirements of policy A2 above.

6. Conclusions:

- 6.1 Following the above assessment, it is considered that the proposal is a scheme that would secure the future of a substantial and prominent building on a main street in Barmouth and it conforms to all the relevant policies in the Unitary Development Plan and national advice. It is not considered that there are any other relevant planning issue to state to the contrary.

7. Recommendation:

- 7.1 To approve – conditions
1. Time
 2. Plans
 3. The car parking area must be completed in total accordance as shown on the submitted plan
 4. Welsh Water conditions

Welsh Water Note.
Highways Note – bullnosed kerbs
Highways Note - streetworks



Rhif y Cais / Application Number : C14/0633/00/LL

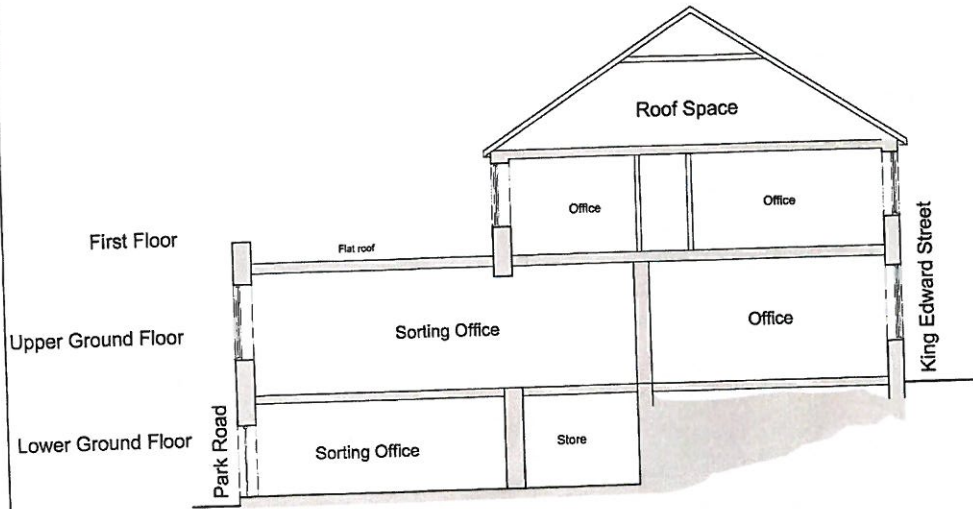
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Location Plan for identification purposes only. Not to scale.

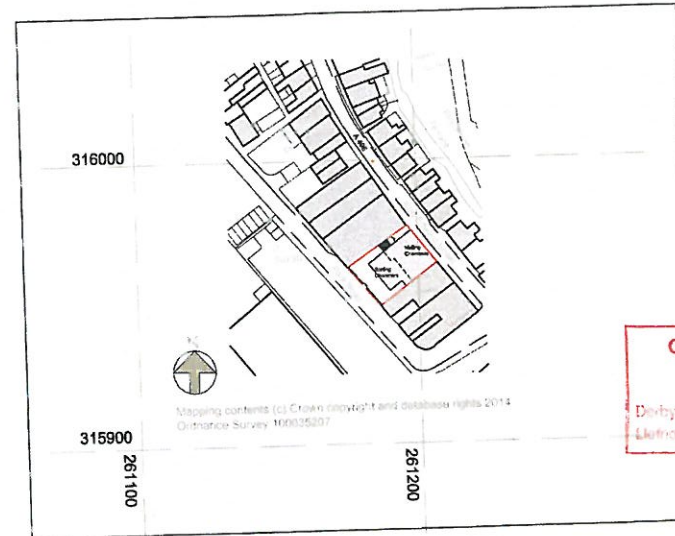


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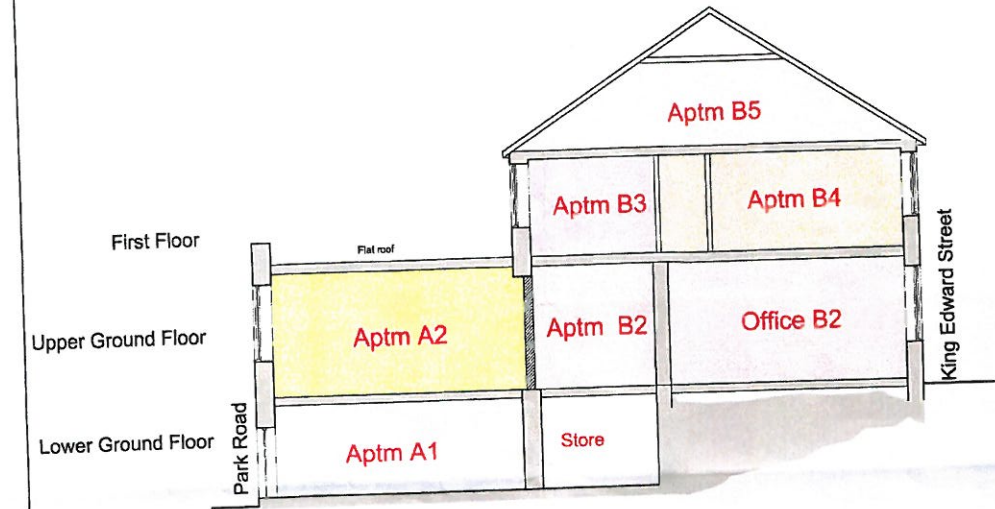


Section - Existing

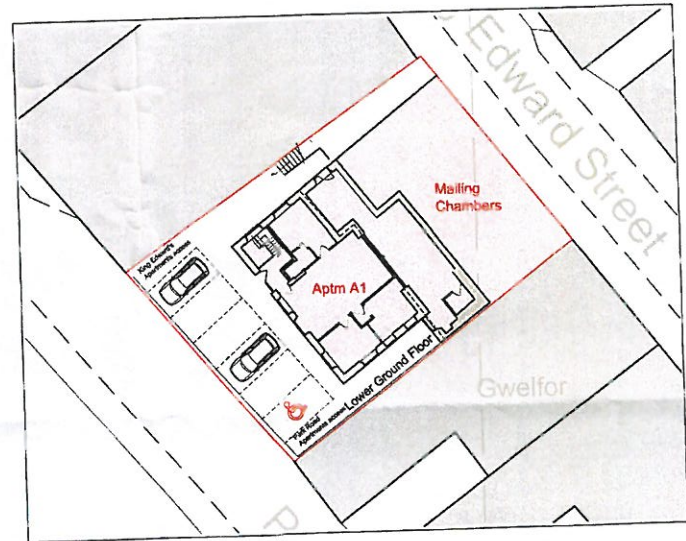


Location Plan
Scale 1 : 1250

CYNLLUN DIWYBIEDIG
REVISED PLAN
Deddfynwyd/Received: 31/11/14
Lleoliad/Location: 4TH



Section - Proposed



Block Plan - As proposed
Scale 1 : 250

Do Not Scale

Building Surveyors & Architectural Consultants
T H F Building Surveyors Ltd

The Old Bend Hall
Y Llach
Harlech
Gwynedd LL46 2YF
Tel 01766 780514 - tom.tourtel@thfbuildingurveyors.co.uk

Project
Proposed Change of Use and Refurbishment
Siambrau'r Post/Mailing Chambers
Fford y Brenin/King Edward Street
Abermaw, Barmouth/ Gwynedd LL42 1AD
Siambrau Didoli/Sorting Chambers
Fford y Park/Park Road,
Abermaw/Barmouth/ Gwynedd LL42 1PH

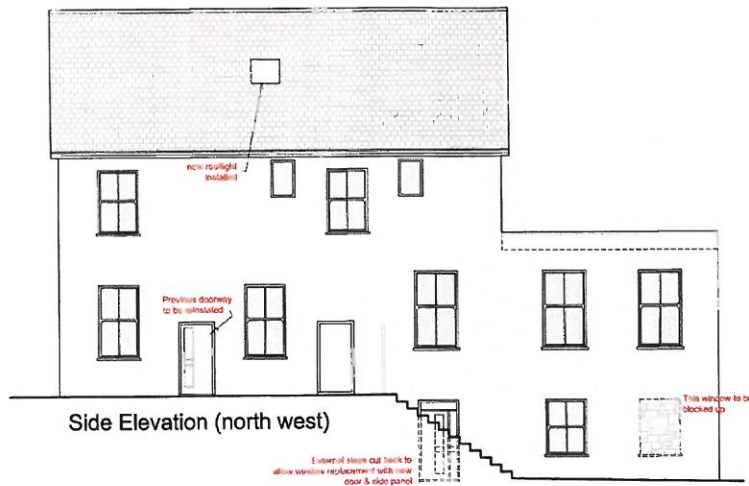
Client
Mr N Hare

Drawing
Plans as Proposed with Location & Block Plans

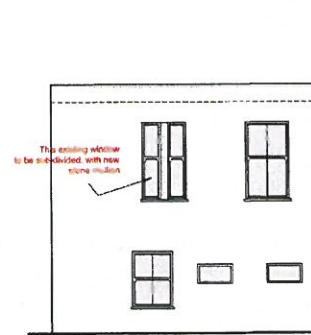
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Checked _____ Date June 2014

Drawing No.
PL03A



Side Elevation (north west)



Part Side Elevation (south east)



Rear Elevation (south west)



Front Elevation (north-east)

Unchanged, other than for re-glazing of ground floor obscured windows to offices

Do Not Scale

Building Surveyors & Architectural Consultants
TH F Building Surveyors Ltd
 The Old Band Hall
 Y Llech
 Harlech
 Gwynedd LL46 2YL
 Tel 01766 780514 tom.fountain@thbuildingurveyors.co.uk

Project
 Proposed Change of Use and Refurbishment

Slambrau's Post/Mailing Chambers
 Ford y Brenau/King Edward Street,
 Abermaw/Barmouth/ Gwynedd LL42 1AD

Slambrau Ddolli/Sorting Chambers
 Ford y Park/Park Road,
 Abermaw/Barmouth/ Gwynedd LL42 1PH

Client

Mr N Hare

Drawing

Elevations - Proposed

Scale 1:100 @ A2 Drawn THF

Checked Date Oct 2014

Drawing No.

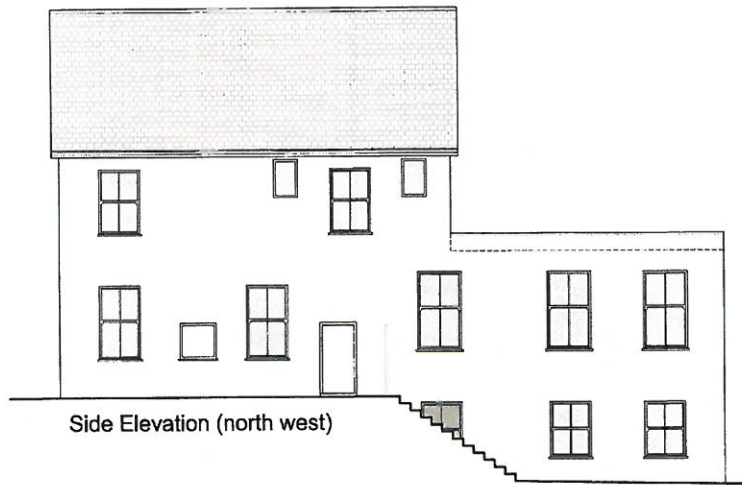
PL05C

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REVISIWN
 Datbwynted (Date) 4/11/14
 Llofnodwr (Signature) [Signature]

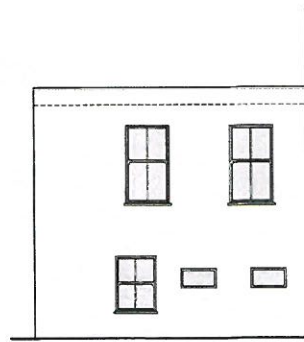
CYNGOR GWYNEDD
 CYFRANBORTHOL
 14 TACH 2014
 GWYBODAETHU CYN BENDIG
 THROFODS (14)

Revision C - Rooflights renewed and amended - Nov 2014
 Revision B - Doors/windows to Apartment B1 amended - Oct 2014
 Revision A - Lower window now to be blocked up - Oct 2014

7



Side Elevation (north west)



Part Side Elevation (south east)



Rear Elevation (south west)



Front Elevation (north-east)

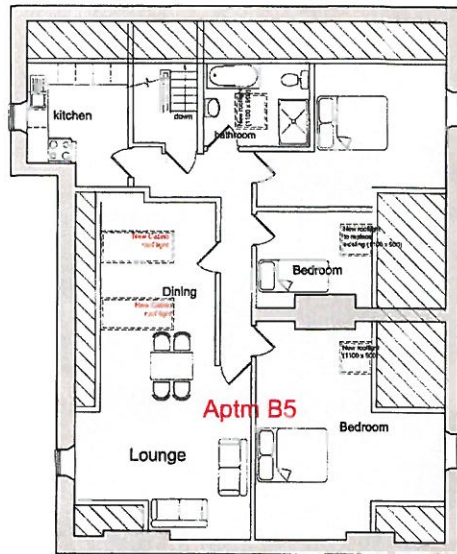
CYNLLUN DIWYBODIG
REVISED PLAN
 Derbyniysd/Received: 31/10/14
 Llofnod/signature: *GM*

CYMRU
 CYFAL
 - 3 TACH 2014
 SWANSEA
 THERMATEC
 THERMATEC

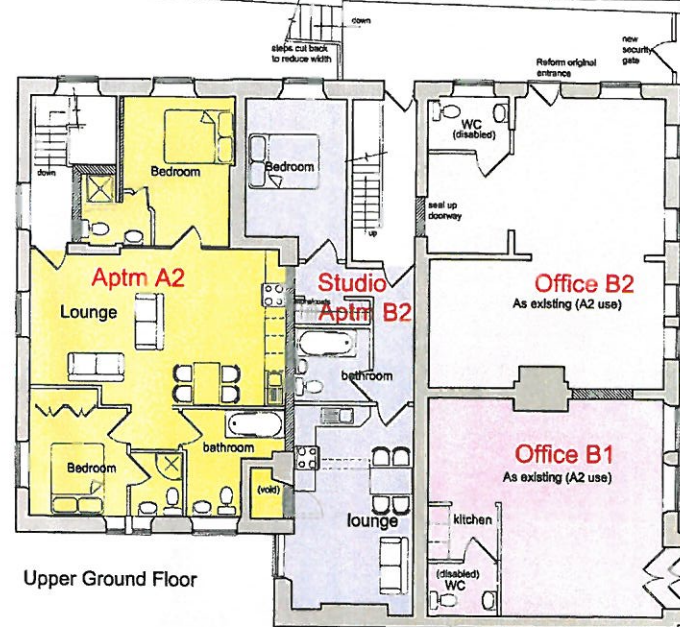
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Building Surveys & Architectural Consultants THF Building Surveyors Ltd	
The Old Band Hall Y Llan Harlech Gwynedd LL48 2YL Tel 01768 785914 tom.kuntain@thfbuildingsurveyors.co.uk	
Project	_____
Proposed Change of Use and Refurbishment	_____
Siambrau'r Post/Mailing Chambers Fford y Brenin/King Edward Street, Abermaw/Sarnouth/ Gwynedd LL42 1AD	_____
Siambrau Cwllo/Sorting Chambers Fford y Park/Park Road, Abermaw/Sarnouth/ Gwynedd LL42 1PH	_____
Client	_____
Mr N Hare	_____
Drawing	_____
Elevations - Existing	_____
Scale 1:100 @ A2 Drawn THF	_____
Checked _____	Date Oct 2014
Drawing No.	_____
PL04	_____





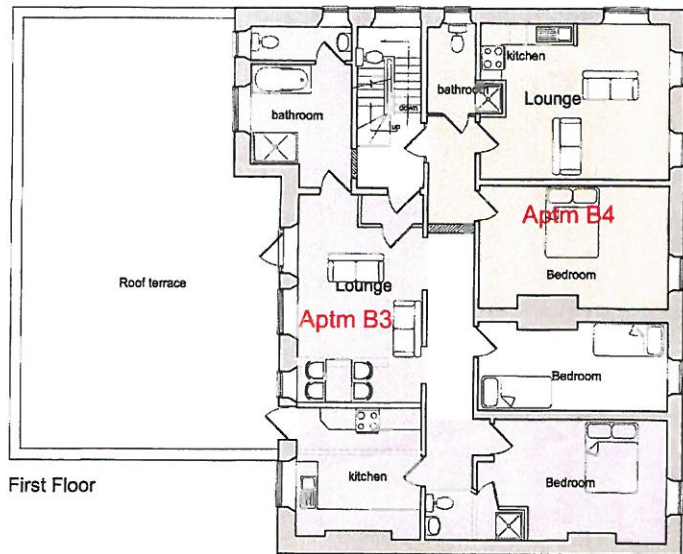
Roof Space



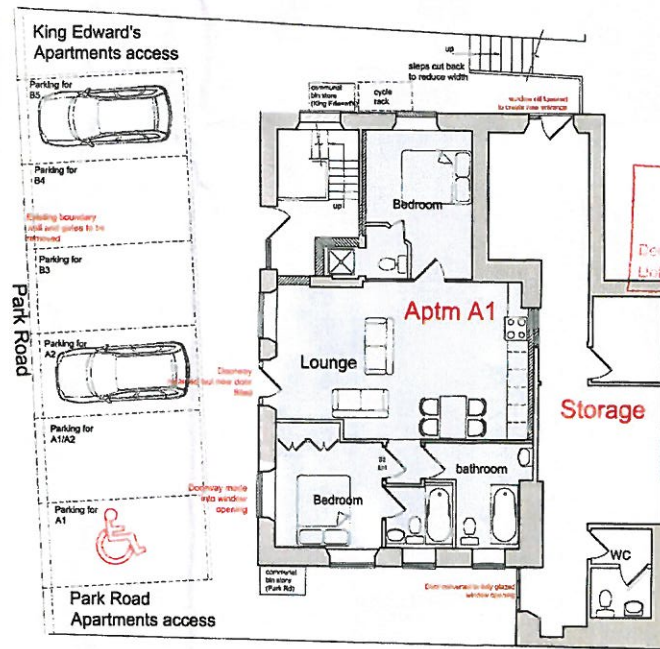
Upper Ground Floor

Gross Floor Areas

Apt A1	2 Bed apartment	69m ²
Apt B1	(Now to be storage)	
Apt A2	2 Bed apartment	69m ²
Apt B2	1 Bed apartment	45m ²
Apt B3	2 Bed apartment	63m ²
Apt B4	1 Bed apartment	41m ²
Apt B5	3 Bed apartment	120m ²
Office B1		42m ²
Office B2		54m ²



First Floor



Lower Ground Floor

CYNOR GWYBODAETH
CYFADDEU
14 TAFEL 204
GWYBODAETH
THRE
D

CYNLLUN ENWYBODIG
REVISED PLAN
Deddfymysu/Rwydwyd 14.11.14
Llyfrchwyddwr

Do Not Scale

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Tel 01766 780514 tom.bourne@thfbuildingsurveyors.co.uk

Project
Proposed Change of Use and Refurbishment

Siambrau Post/Mailing Chambers
Fford y Brenin King Edward Street,
Abermaw/Barmouth/ Gwynedd LL42 1AD

Siambrau Diddoll/Sorting Chambers
Fford y Park/Park Road,
Abermaw/Barmouth/ Gwynedd LL42 1PH

Client
Mr N Hare

Drawing
Plans as Proposed

Scale 1:100 @ A2 Drawn THF

Checked Date June 2014

Drawing No.
PL02E

Revision E - Rooflights reviewed and amended - Nov 2014
Revision D - Apartment B1 now to be retained as storage - Oct 2014
Revision C - Layout to Apartments B1,B2 further amended - Oct 2014
Revision B - Layout further amended - Sept 2014
Revision A - Layout amended following discussions with Building Control - July 2014

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