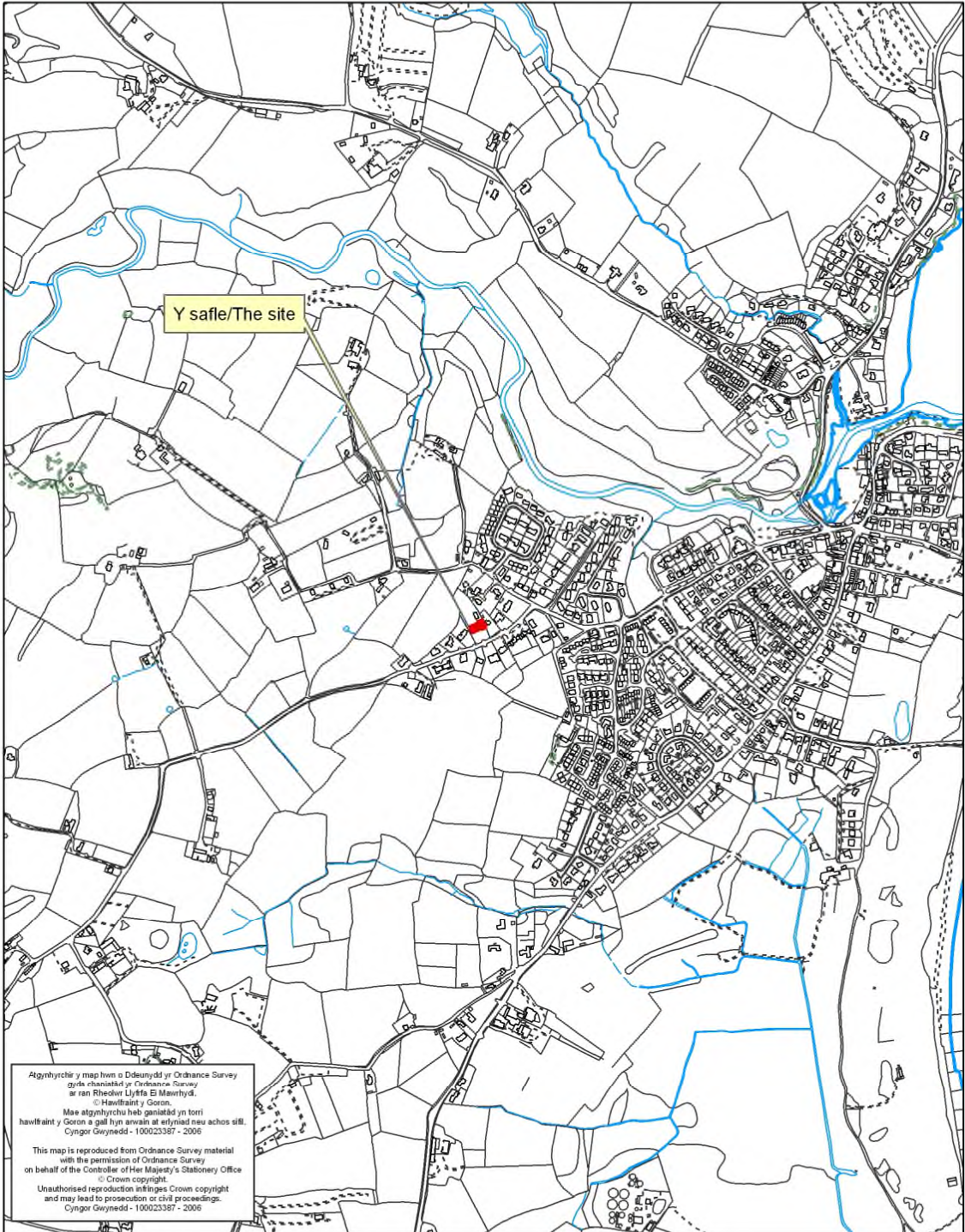


Number: 6



Rhif y Cais / Application Number : C14/0814/39/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Application Number: C14/0814/39/LL
Date Registered: 24/09/2014
Application Type: Full - Planning
Cymuned: Llanengan

Ward: Abersoch

Proposal: DEMOLISH EXISTING GARAGE AND CONSERVATORY AND CONVERT AND EXTEND EXISTING DWELLING TO FORM THREE TWO-STOREY DWELLINGS TOGETHER WITH TWO ATTACHED SELF-CONTAINED FLATS

Location: BRYN ONNEN, LÔN ENGAN, ABERSOCH, PWLLHELLI, GWYNEDD, LL537LB

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE

1. Description:

- 1.1 The proposal involves the demolition of an existing garage and conservatory and converting and extending the existing dwelling to form three two-storey dwellings together with the erection of two self-contained flats. The proposal would involve building an extension measuring approximately 15.2 metres x 5.5 metres to the rear of the existing property along with constructing an extension measuring approximately 6.3 metres x 14.6 metres to the eastern side of the existing property. These extensions would be two-storey. It is intended to finish the external walls with a mix of render and cladding boards and the roofs would be of slate. It is understood from the design and access statement that one of the units would be for the applicant. Also, since the application was submitted, the applicant has agreed to sign a 106 agreement binding one unit, namely the ground-floor flat, for affordable need.
- 1.2 The site is located within the development boundary of Abersoch. The site lies within the Llŷn AONB. The site is served by a third class road which is located towards the south of the site to the front of the existing property, known as Bryn Onnen.
- 1.3 The application is submitted to Committee as three or more observations have been received contrary to the officers' recommendation.

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 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.

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.

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POLICY B23 – AMENITIES - Safeguard 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.

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 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 CH10 – SECOND HOMES - Refuse proposals for new dwelling(s) which would lead to an increase in the number of second homes within a community where they already constitute a high percentage of the housing stock.

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, 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.

Supplementary Planning Guidance – Affordable housing

Supplementary Planning Guidance – Planning for sustainable building

2.3 National Policies:

Planning Policy Wales (Edition 07.07.14)

Technical Advice Note 12 – Design

Technical Advice Note 18 – Transport

3. Relevant Planning History:

- 3.1 2/19/747 – Siting of mobile home - Bryn Onnen, Abersoch - Refused 5 July 1993. The unit had not been sited on the land when the application was submitted but the Enforcement Officer has a letter dated 27 April 1994 on file. A report was submitted

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to the Committee on 21 April 1994 when it was decided to authorise Enforcement steps to either remove the unit from the site or to ensure that the kitchen, bath/shower were permanently removed from the unit to ensure that the unit was not used as a self-contained unit separate from the dwelling. A memo was sent to the legal unit on 29/4/94 confirming the above but there is no further correspondence on file.

- 3.2 C14/0285/39/LL - Demolition of existing garage and residential chalet and construction of new residential block containing four residential units – Refused 22 May 2014.

4. Consultations:

Community/Town Council: Over-development on a restricted site which would increase traffic on a busy and narrow road.

Transportation Unit: No objection to the proposal. The application shows a proposal to provide 13 parking spaces within the curtilage for use by the residents of the existing dwelling and the proposed development and I confirm that this figure is adequate. Adaptations to the access have already been agreed and approved under a previous application and are, therefore, also acceptable.

AONB Unit: Bryn Onnen is located on Lôn Engan which is on the outskirts of Abersoch and within the AONB. Although not prominent on the landscape, the dwelling is visible from the road. It is a substantial L-shaped dwelling which is of its period with large windows and two chimneys. Several other similar houses are seen in Abersoch. The plans show a proposal to create a side extension (wider than the original), demolish the chimneys, install solar panels and adapt the doors and windows. In terms of the AONB, there are some concerns about over-development and affecting the character of the house which is characteristic of parts of the village.

Welsh Water: Need to include standard conditions on any permission.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting on the following grounds:

- The character of the built environment in the area is of detached houses sitting within their gardens.
- Over-intensify and over-development of the site and completely out of character with the adjacent built environment.
- The impact on the AONB.
- No justification why the dwelling is needed to replace the existing one.
- No landscaping plan.
- Impact on the amenities of the neighbouring houses.
- Loss of privacy for neighbouring houses.
- Loss of light.
- Create additional and unacceptable traffic movements along Lôn Engan.

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- The parking site is a blot on the landscape.
- Question whether 13 parking spaces are adequate for the proposal and the chalet.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The site lies within the development boundary of Abersoch and therefore the relevant policy in terms of constructing new dwellings is Policy CH4. This policy is supportive in principle to constructing new dwellings on unallocated sites and those within the development boundaries if all the relevant policies of the GUDP can be complied with along with the criteria found in policy CH4. Criterion 1 of Policy CH4 states that a percentage of the units provided on each site (which will vary from site to site) are ones that will be affordable in order to meet local general need determined for affordable housing, unless the Planning Authority can be satisfied, having considered all the relevant factors, that it would be inappropriate to provide affordable housing on the site. The proposal is for the provision of five residential units, namely four additional units and the one existing residential unit on the site. Three of the units would be two-storey houses and the other two units would be flats. The applicant has agreed to bind the ground floor flat as an affordable unit by signing a 106 agreement. This would be 25% of the additional units created by the proposal and it is considered that this is an acceptable percentage. The size of the flat would comply with the requirements in the Supplementary Planning Guidance: Affordable Housing for a two bedroom flat. Given the fact that a percentage of affordable units would be part of the development it is considered acceptable in principle in terms of Policy CH4 of the GUDP. From a community perspective, Policy CH10 of the UDP which deals with second homes is relevant to the application. However, it is essential to note that the Planning Inspectorate affords very little weight to this policy when determining appeals that are based on this policy. What comes over in the appeals is that it cannot be proven with robust evidence that the residential units would be holiday homes or second homes. Although there is a substantial percentage of second homes in Abersoch, an appeal on the site of the Power Boat Club has been approved, contrary to the decision of the Council. The appeal related to deleting a condition which restricted the occupancy of the open market housing to be developed on the site for use as permanent homes only. As a result of such appeal decisions, we cannot lend much weight to this policy when considering planning applications. Considering all the information that is relevant to this application including its location, the need for affordable housing, the percentage of second homes in the area as well as the contribution of affordable housing proposed, it is not considered that the proposal would have a significant impact on the Welsh language or on the community.

Design and visual amenities

5.2 The application site consists of the existing house and garage. The proposal would involve converting the existing property by adding two-storey extensions to the rear and eastern side. There is a comparatively linear and regular pattern to the neighbouring houses in Lôn Engan. These houses are mainly comparatively large houses with their own gardens and their front or rear elevations face Lôn Engan. There is a cluster of dwellings to the north-east of the site, located off an unclassified road which feeds into Lôn Engan. It is intended to seek access to the proposed dwellings through the existing entrance which serves Bryn Onnen with joint parking spaces provided. It is also intended to create one communal garden for the five properties (four proposed and the existing property).

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- 5.3 The proposal would retain the main part of the existing dwelling and the conservatory and garage would be demolished in order to construct two-storey extensions to the rear and side. The side extension would be further forward than the main part of the existing dwelling by approximately 1.8 metres but would be in line with the front porch of the property. It is therefore considered that the proposal would adhere to the existing building line and that the proposal would create a development of houses which would be in keeping with the surrounding houses with their access on the northern side of Lôn Engan. The rear extension would be broken up giving an elevation of three separate extensions which would be expected in terraced houses with a slate pitched roof for each element. The side extension would continue with the same form when looking from the rear of the property. One reason for refusing the previous application was its location towards the rear of Bryn Onnen, where the existing chalet is located and where it is considered to be an unacceptable fragmented site. Contrary to that proposal, it is considered that this current proposal better adheres to the development form which surrounds it. The adjacent properties are characteristic in being detached houses in their own gardens but there are examples in adjacent areas e.g. Ystâd Ynys Fawr where there is a higher density of houses on the land. Therefore, although the proposal would increase the density on the site there is a substantial amount of land available with the Bryn Onnen property and it is not considered that the proposal in its current form would be an over-development of that land and it is not considered that it would be entirely contrary to the development pattern nearby. Therefore, it is considered that the design of the proposal is acceptable in terms of the site and its surroundings and in terms of its scale, size, form, density, location and layout. Contrary to the application which was refused, it is not considered that the proposal would create an unacceptable rear fragmented development and therefore the proposal is in keeping with the form and character of the surrounding area. Therefore, it is considered that the proposal is acceptable in terms of Policy B22 and B24 of the GUDP.
- 5.4 It is intended to finish the building with a slate roof and the external walls would be a mix of render and cladding boards. There would be a glass balcony to the front and on parts of the rear. In terms of the materials, it is considered to be suitable; however, cladding boards of an acceptable type and colour would be required. It is considered that the proposal is acceptable in terms of Policy B25 of the GUDP.
- 5.5 The site lies within the Llŷn AONB. The observations of the AONB Unit have been received, noting that the site is not prominent in the landscape but is visible from the road and that there are some concerns about over-development and affecting the character of a house which is characteristic of parts of the village. The proposal would be located among other buildings and therefore it is not considered that the proposal would stand out in the designated landscape. Therefore, it is not considered that the proposal would cause significant harm to the AONB, and it is therefore acceptable in respect of Policy B8 of the GUDP.

General and residential amenities

- 5.6 The proposal would be located approximately 2.5 metres from the boundary with the property to the east, known as Croesawdy and approximately 5 metres from the boundary with the property to the west, known as Pen y Bryn. Despite the extension being constructed to the rear the property would not become any closer to the property to the west than the present situation. The proposal, due to building a side extension, would become closer to the property to the east than the present situation. This side extension would be two-storey. It is intended to place a first-floor window in the elevation which would face Croesawdy; however, the plans show that the glass will be obscured. It is considered that this would avoid any overlooking from the

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proposed first-floor flat. It would be possible to ensure that obscured glass is used by imposing a condition on the planning permission. There would also be two first-floor windows on the western side, a bathroom window and an 'en-suite'. Although likely to be obscured glass, this is not indicated on the plans. For the avoidance of doubt, it is considered that these windows should also be included within the obscured glass condition. It is also intended to have a balcony along the front of the property; however a 1.7 metre high screen would be erected either side of this balcony and therefore it is not considered that the proposal, in respect of the balcony, would have an impact on the amenities of neighbouring properties. To the rear, it is intended to erect two fairly small balconies which would protrude out approximately 0.7 metres from the rear of the property. Given their size, it is not considered that these balconies would be likely to have a detrimental impact on the amenities of neighbouring residents.

- 5.7 It is unavoidable that the proposal to create four additional residential units on the site will create an increase in traffic flow coming and going to the site. Despite this, it is not considered that the increase would be to the extent that it would cause significant harm to neighbouring residents. Therefore, it is not considered that this increased traffic or the noise associated with this increased traffic would cause significant harm to local amenities.
- 5.8 Given the above, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and it is acceptable in terms of Policy B23 of the GUDP.

Transport and access matters

- 5.9 It is intended to use the existing Bryn Onnen entrance to serve the development. It is intended to remove part of an area of grass in order to create additional parking spaces. There would be a total of 13 parking spaces for the development. The Transportation Unit submitted observations confirming that they had no objection to the proposal. It was considered that 13 parking spaces within the curtilage for use by residents of the existing house and the proposed development is acceptable. It is not considered that the proposal would have any implications in terms of road safety and that it is acceptable in terms of Policy CH33. It is considered that the parking spaces are adequate for the proposal and acceptable in terms of Policy CH36 of the GUDP.

6. Conclusions:

- 6.1 This is a proposal for the redevelopment of the site of the existing property to create a total of five units which would include the one existing house situated on the site. It is considered that the development is acceptable in principle. The applicant has confirmed that the ground-floor flat will be designated an affordable unit by signing a 106 agreement. This would be equivalent to 25% of the increase in residential units on the site and it is considered that this percentage is acceptable.
- 6.2 Having considered and assessed all the relevant matters, it is considered that the proposal is acceptable in respect of local and national policies, and that there are no other material planning matters that state otherwise, and that consequently, the application should be approved subject to signing a section 106 agreement binding one of the units as general local need affordable housing, and subject to relevant conditions.

7. Recommendation:

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7.1 To delegate the power to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 Agreement to ensure that one of the five units is an affordable house for general local need and to relevant conditions relating to:

1. Commencement within five years.
2. In accordance with plans.
3. Slates on the roof.
4. Agree details for external walls.
5. Obscured glass in the first-floor windows of the western and eastern elevations.
6. Removal of permitted development rights for extensions and curtilage buildings.
7. Highways conditions.
8. Welsh Water conditions.



Rhif y Cais / Application Number : C14/0814/39/LL

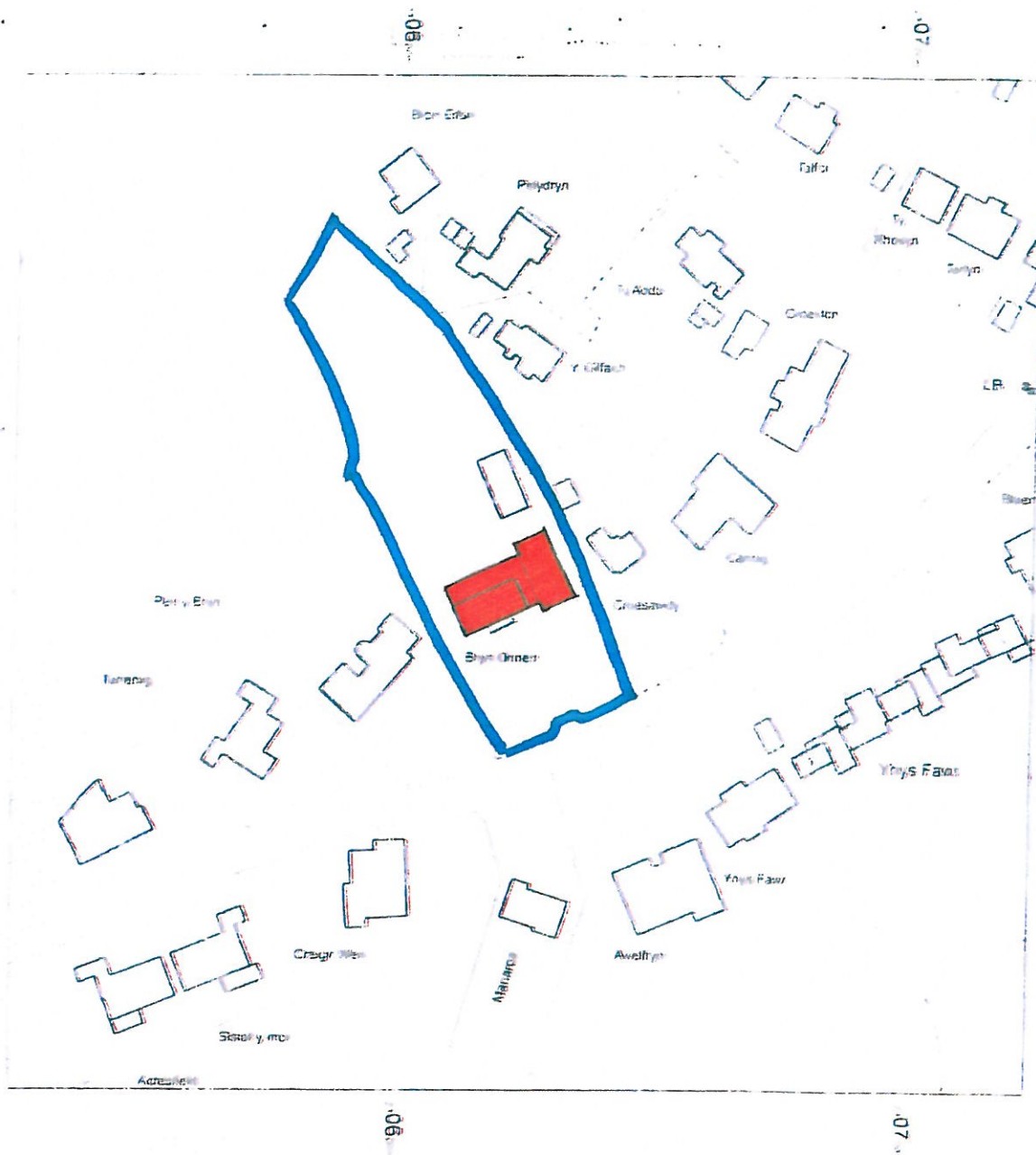
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Bryn Onnen
Llan Engan
Abersoch
LL55 7LE

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18 JUN 2014

EXTENSION & CONVERSION: Bryn Onnen, Abersoch
FOR: Mr D W Pilling

EXISTING BLOCK PLAN

Date: AUGUST 2014
Scale: 1:500
Drawing No: BOA 00

Alywn Griffiths Cof. Cae Cymro, Llanfrynnon, Pwllheli, LL53 6NH. Ffôn/Fax: 01758 750378

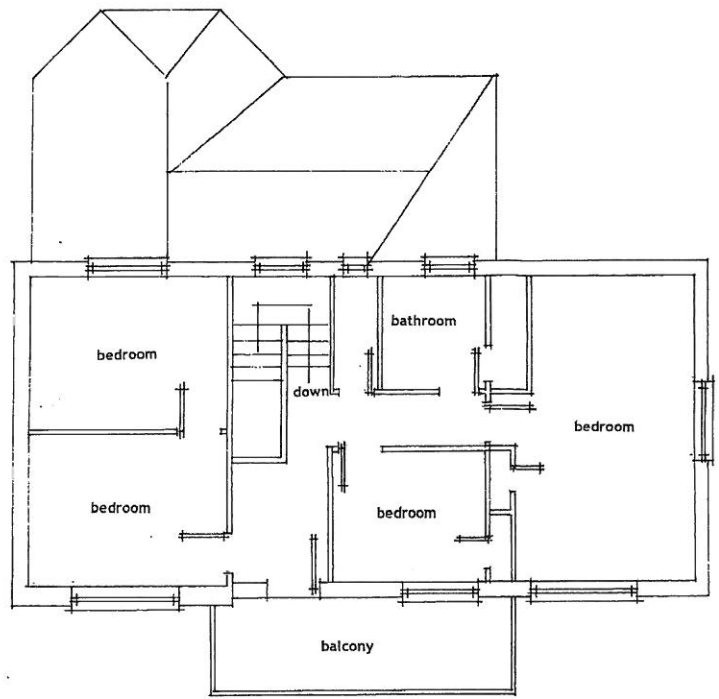
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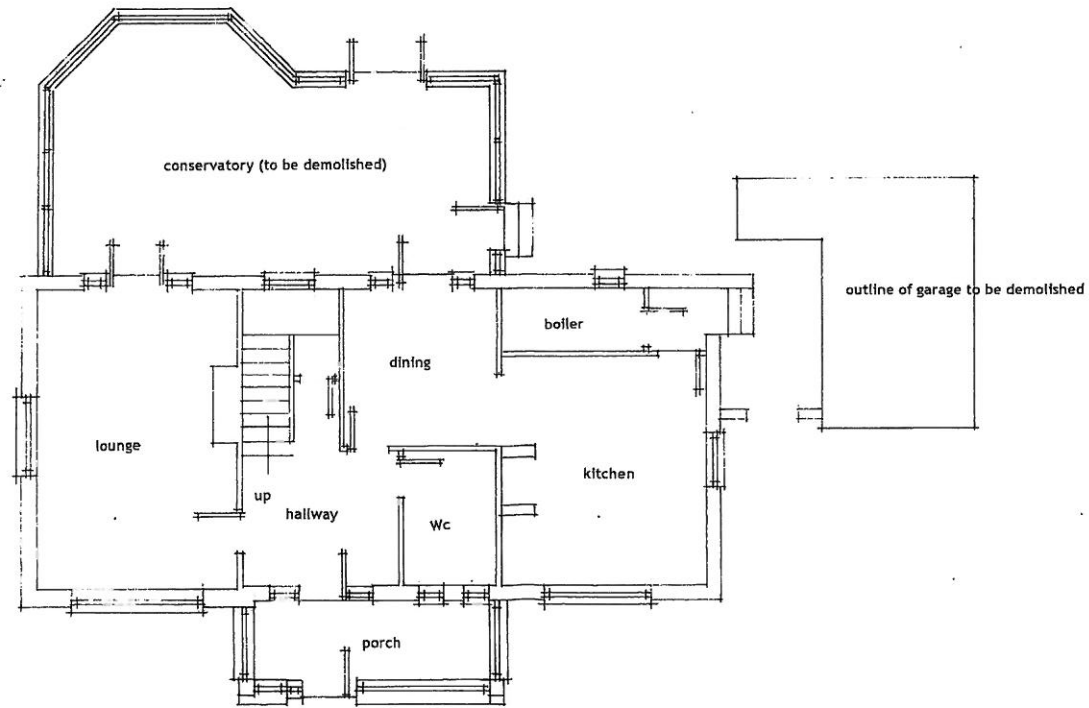
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20 AUGUST 2014

FIRST FLOOR

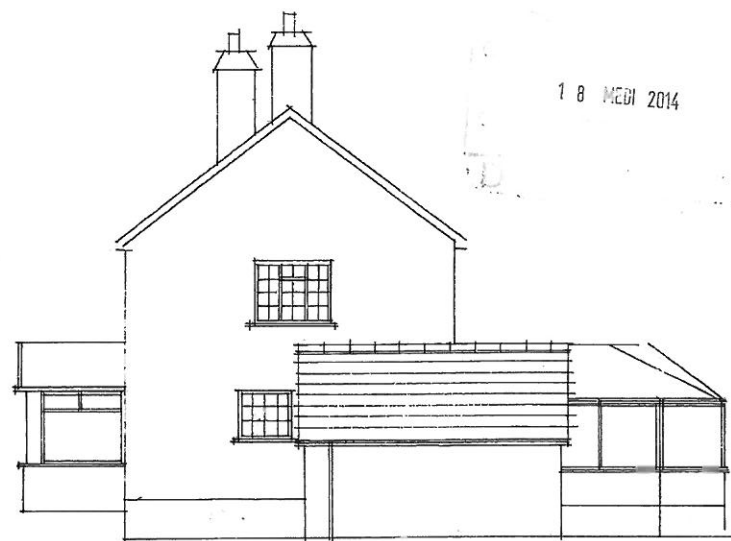
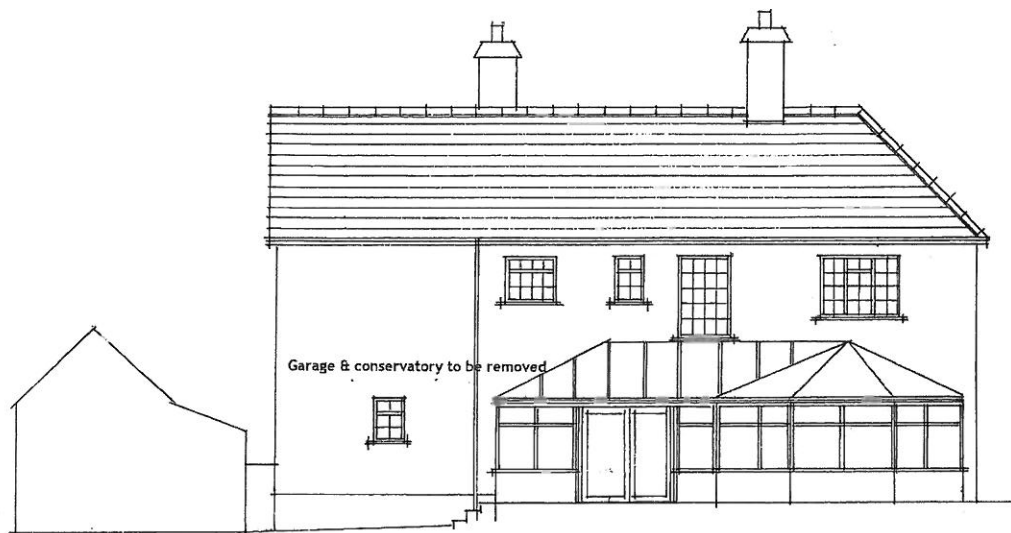


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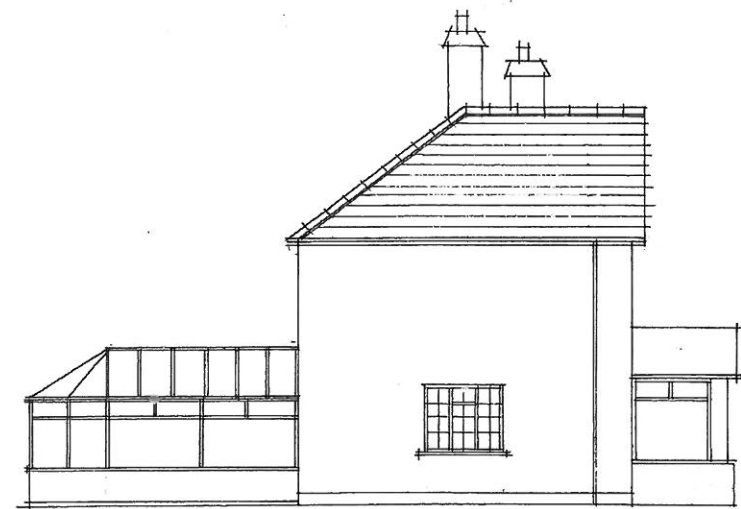


EXTENSION & CONVERSION: Bryn Onnen, Abersoch
FOR: Mr D W Pilling
EXISTING FLOOR PLANS
 Date: JULY 2014
 Scale: 1:100
 Drawing No: BOA 02
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6



18 JUL 2014



EXTENSION & CONVERSION: Bryn Onnen, Abersoch
FOR: Mr D W Pilling

EXISTING ELEVATIONS
 Date: JULY 2014
 Scale: 1:100
 Drawing No: BOA 03

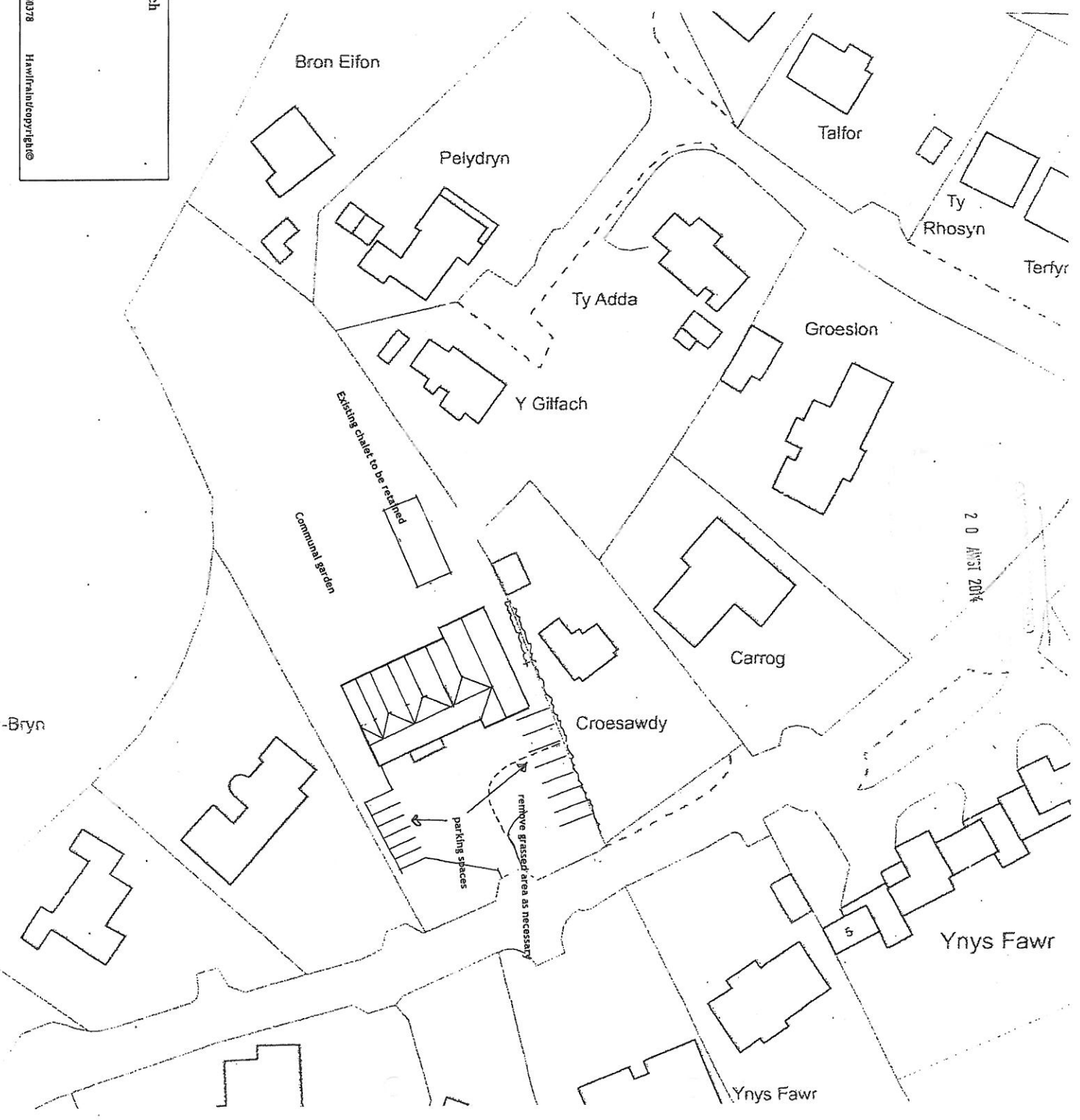
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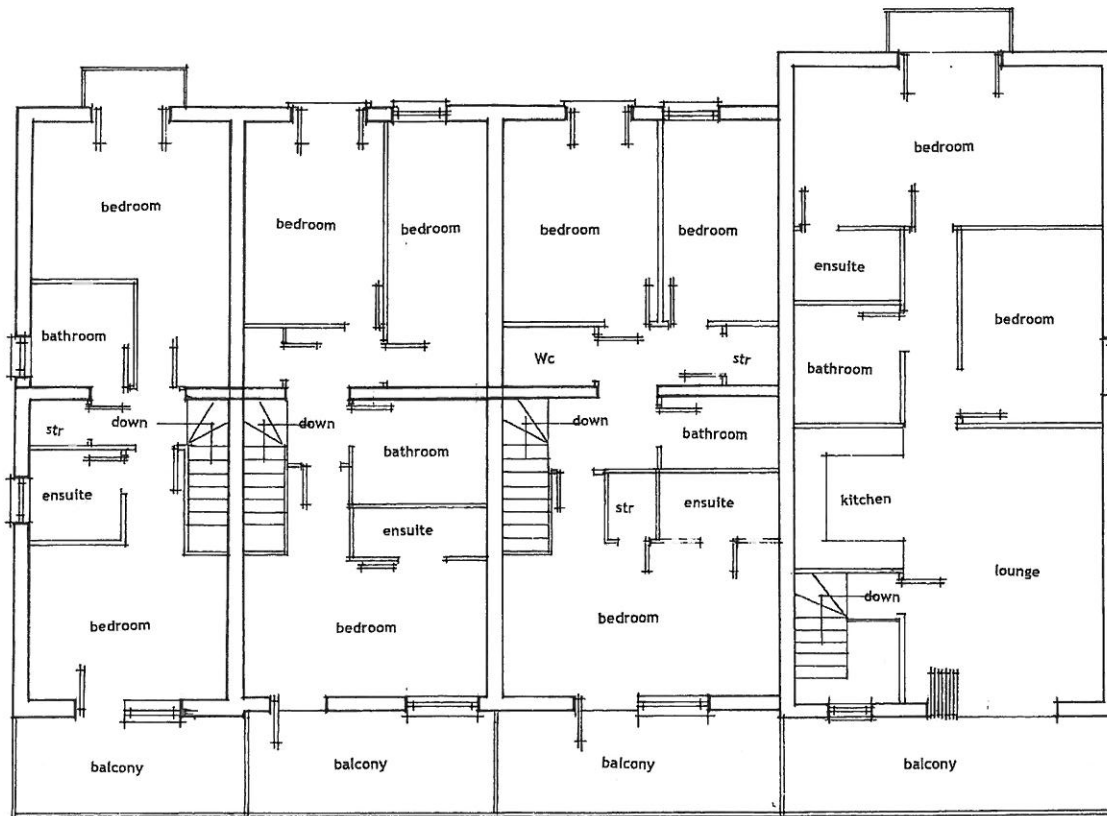
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FOR: Mr D W Pilling

BLOCK PLAN

Date: JULY 2014
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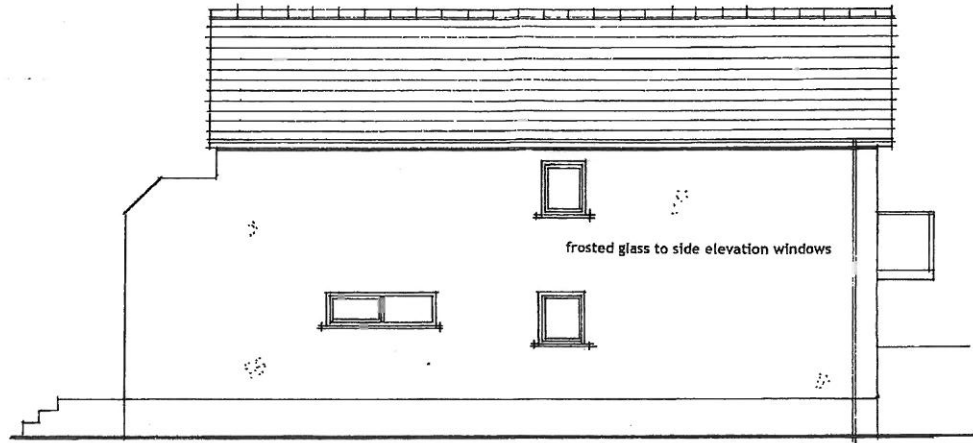
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 FOR: Mr D W Pilling

PROPOSED FIRST FLOOR PLAN

Date: JULY 2014
 Scale: 1:100
 Drawing No: BOA 05

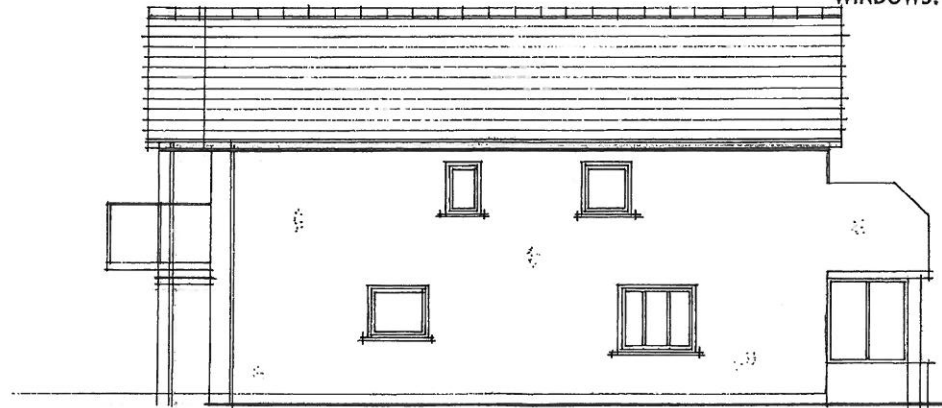


18 JULY 2014



SIDE

ROOF: SLATE
WALLS: COLOURED RENDER/MARLEY ETERNIT BOARD
DOORS/
WINDOWS: ALUMINIUM/TIMBER COMPOSITE



SIDE (WESTERN)

EXTENSION & CONVERSION: Bryn Onnen, Abersoch
FOR: Mr D W Pilling

PROPOSED SIDE ELEVATIONS

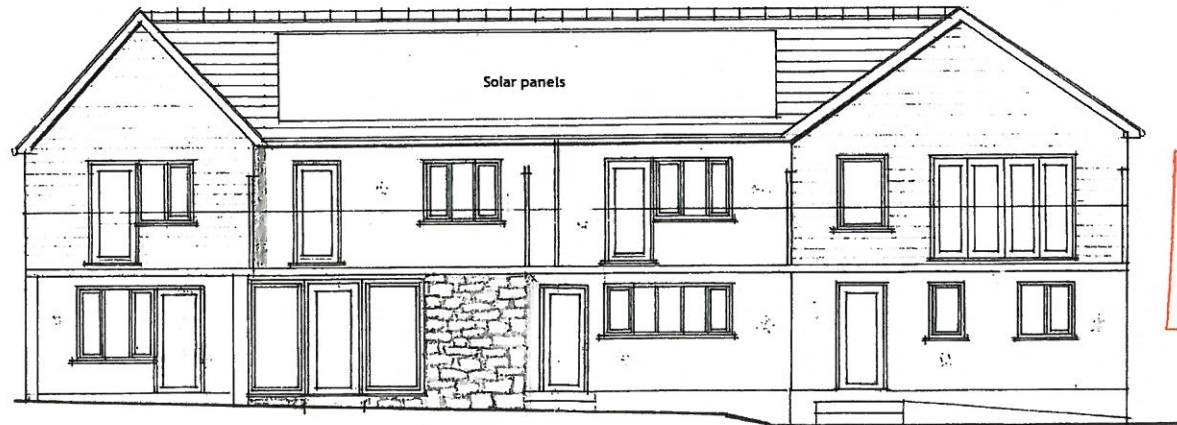
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Drawing No: BOA 07

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ROOF: SLATE
 WALLS: COLOURED RENDER/MARLEY ETERNIT BOARD
 DOORS/
 WINDOWS: ALUMINIUM/TIMBER COMPOSITE

REAR



FRONT

CYNLLUN DIWYGIEDIG
REVISED PLAN
 Derbyniwyd/Received 11/11/14
 Llofnod/signature GS

EXTENSION & CONVERSION: Bryn Onnen, Abersoch
FOR: Mr D W Pilling

PROPOSED FRONT & REAR ELEVATIONS

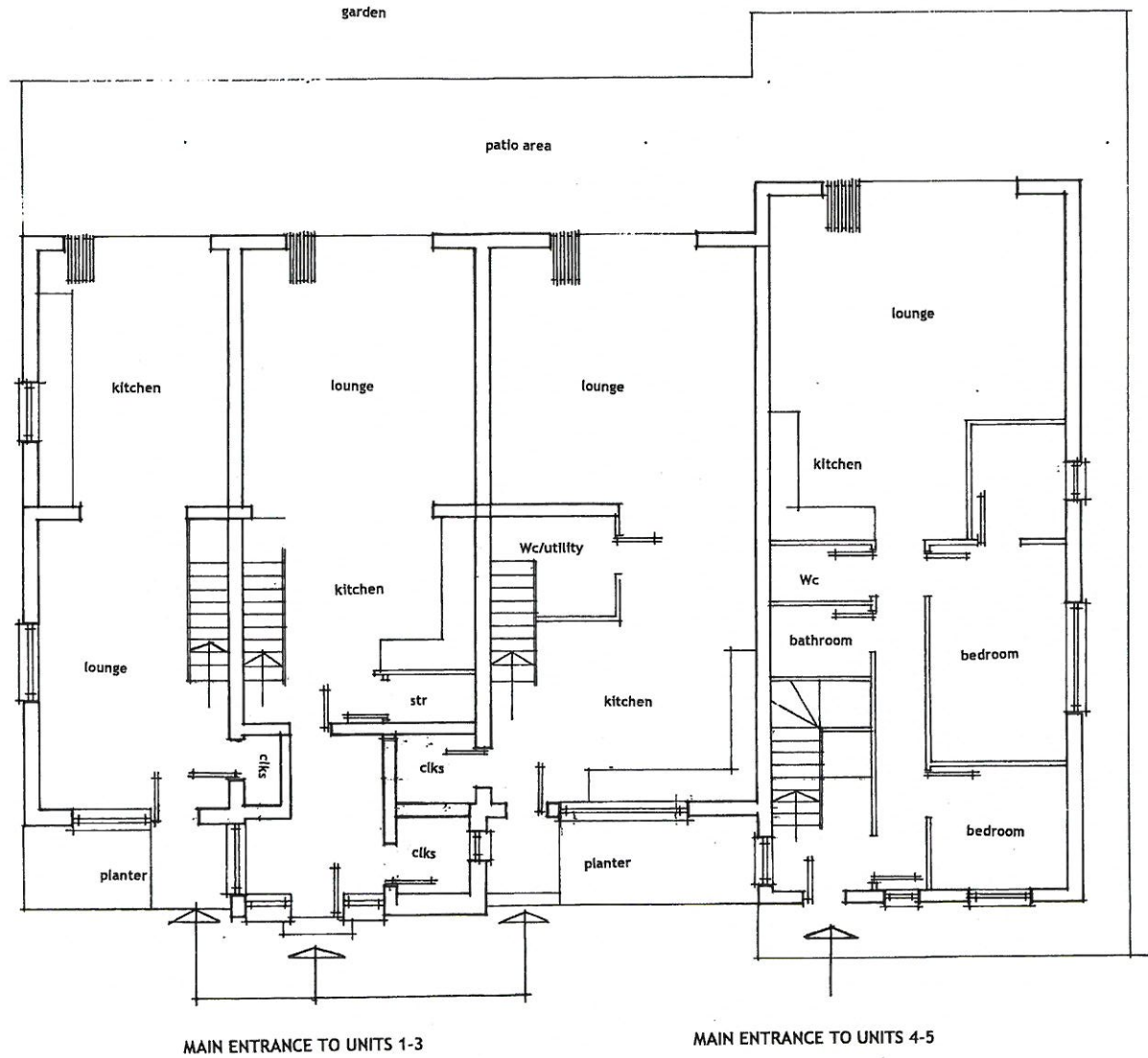
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REVISION A - provision of independent entrance for houses (11/14)





11 JULY 2014

EXTENSION & CONVERSION: Bryn Onnen, Abersoch
 FOR: Mr D W Pilling

PROPOSED GROUND FLOOR PLAN

Date: JULY 2014
 Scale: 1:100
 Drawing No: BOA 04

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REVISION A - provision of independent entrance for houses (11/14)

**CYNLLUN DIWYGIEDIG
 REVISED PLAN**

Derbyniwyd/Received 11/11/14

Llofnod/signature [Signature]

