

Number: 1



Rhif y Cais / Application Number : C14/0638/39/LL

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Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C14/0638/39/LL
Date Registered: 13/11/2014
Application Type: Full - Planning
Community: Llanengan
Ward: Abersoch

Proposal: EXTEND PROPERTY CURTILAGE, CONSTRUCT TWO-STOREY SIDE EXTENSION AND EXTEND PATIO AREA

Location: 132, CAE DU, ABERSOCH, PWLLHELI, LL537DE

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 The application seeks to extend the property's curtilage and construct a two-storey side extension along with extending the patio area. This extension would measure 3.5 metres by 5.5 metres with the height to the ridge measuring 7.4 metres. There would be a 0.9 metre space under the property as the land where the extension is to be located is on a small slope. It is proposed to set the extension back by about 2.3 metres from the front of the existing house. The extension would provide a kitchen and toilet on the ground floor and an *en-suite* bedroom on the first floor. It is proposed to finish the external walls of the extension with render that would match the existing building and it is proposed to cover the roof with slates. The original plan for the extension showed a balcony on the first floor level of the extension but this has now been removed from the proposal. The patio extension would be located on land to the north of the extension near a garage that is owned by the applicant. It is proposed to construct a 1.5 metre high wall around the patio area.
- 1.2 The property is located in a housing estate within the Abersoch development boundary. The site is also located within the Area of Outstanding Natural Beauty. To the north of the site there is a row of garages and the applicant owns the garage located nearest to the property. The estate's unclassified road runs by the site.
- 1.3 The application is submitted to the Committee following receipt of three objections to the proposal.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

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

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

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

B24 – 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.

B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in-keeping with the character and appearance of the local area.

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

CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where off-street parking is needed and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the necessary parking spaces on another nearby site.

Gwynedd Design Guidance Chapter 12: Alterations and extensions.

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)
TAN 12: Design

3. Relevant Planning History:

3.1 C04D/0688/39/LL – Construction of single-storey rear extension with balcony – Approved 28 January 2005.

4. Consultations:

Community/Town Council: Object as it would set a precedent and doubt whether it is possible to extend a curtilage in a housing estate.

Transportation Unit: I can confirm that there is no objection to the extension. I note however that the design includes a balcony overlooking the parking space (which is beyond the land ownership outline). I assume that this element could distract drivers in such a close location on a bend

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and this element should either be removed or the sides of it should be screened to reduce the distraction.

Welsh Water:

Observations were received noting that a public sewer crosses the site.

AONB Unit:

132 Cae Du is a modern house set amongst other houses and the house is not prominent in the landscape. The site is within the AONB which is a national protected landscape. The proposal is to erect a two-storey side extension on a level that is lower than the existing building with matching materials. There is no objection to the application on the grounds of unacceptable impact on the Llŷn AONB.

Public Consultation:

A notice was posted on the site and nearby residents were notified. Objections were received to the proposal. One of the objectors has confirmed through a letter / correspondence that they wish to withdraw their objection in light of the balcony being removed from the proposal. The objections were made on grounds of:-

- The two-storey side extension is out of character in the neighbourhood.
- Question the size of the extension.
- Overdevelopment of the site.
- Impact on privacy.
- Overlooking from the balcony.
- Affects the sunlight entering the property to the rear of the site.
- Affect visibility for pedestrians and vehicles.
- Affects the parking space.

In addition to the above objections, objections were received that were not valid planning objections which included:

- Question whether the applicant owns the site.
- Noise during the construction period.
- Have experienced trouble with noise emanating from the property in recent years.
- The land that is proposed for construction is included in a covenant to retain the grass and open feel to the estate.

One correspondence was received confirming that the owners of 129 and 130 did not have any objection to the proposal.

5. Assessment of the material planning considerations:

The principle of the development

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

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

5.2 In this case, the proposal is for the construction of a two-storey gable end extension. The extension would be set back further from the existing property and would be lower in height than the existing property. The extension would have a slate pitch roof and the external walls would be finished to be in keeping with the existing property. The application was amended by removing the first floor balcony that was to be located on the extension's gable.

5.3 The Gwynedd Design Guidance notes that extensions should not dominate the original building and in general, extensions should be smaller in size with a lower ridge line and set back slightly. In addition, the Guidance states that the form of an extension should be in keeping with the original building and in general it should be similar in terms of its proportion, the slant of the roof and the height of the ridge. As noted, the extension would be smaller in size with a lower ridge line and would also be set back slightly and would therefore correspond with features recommended in the Design Guidance. It is also considered in this case that the extension blends in with the existing property in terms of scale, size and form. Therefore, it is considered that the extension blends in with the current property in terms of its design and scale. It is not considered that the proposal would be an overdevelopment of the site and there would still be enough amenity land for the property's use. It is considered that the curtilage extension is reasonable and that creating the additional patio area is also acceptable. The land that is proposed for construction is currently green land located around the house and the garage owned by the applicant and it is not considered that building on this land would affect the form or the character of the surrounding townscape and therefore that the proposal would not have a detrimental impact on the area's visual amenities. It is considered that the proposal is acceptable in terms of policies B22 and B24 of the Gwynedd Unitary Development Plan and the Gwynedd Design Guidance.

Visual amenities

5.4 The site lies within the housing estate and within the Llŷn AONB. The site is surrounded therefore by other built forms such as houses and garages.

5.5 The observations of the AONB Unit on the application were received. These observations state that the property is located amongst other modern buildings and the house is not prominent in the landscape. The observations also state that there is no objection to the application on the grounds of unacceptable impact on the Llŷn AONB. As already noted, it is considered that the extension would be in keeping with the existing property and that its design and scale are acceptable. The extension

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would be finished to be in keeping with the existing property in terms of the materials of the roof and the external walls and this would also be in keeping with nearby houses. It is not considered that the proposal would affect the character of the surrounding townscape and landscape. Therefore, it is not considered that the proposal would affect the area's visual amenities or have a substantial impact on the protected landscape of the AONB. It is considered that the proposal is acceptable in terms of Policy B8 and B25 of the GUDP.

General and residential amenities

- 5.6 Policy B23 aims to safeguard the amenities of the local neighbourhood. The extension would be located on the eastern gable-end of the existing property. The site is surrounded by dwellings. There are approximately 21 metres between the rear of the extension and the houses to the north and it is not considered that the proposal would affect the property to the rear in terms of loss of privacy or in terms of loss of light as they mentioned in their objection. The houses to the east and south are located nearer than the houses to the north. However, the road of the estate separates the property that is subject to this application from the nearby houses. The distance between the proposed extension and the houses to the east and south vary but there are approximately 11 - 16 metres between the extension and the curtilage of the houses in those directions. It is considered that those distances are reasonable given that the public road also separates the nearby houses from the extension, and therefore those elevations facing the extension are not entirely private at present. Taking this into account, it is not considered that the proposal would cause significant harm in terms of overlooking and loss of privacy for the occupants of the houses to the east and south of the site. Originally, there was also an intention to install a balcony on the first floor but this element has been removed from the scheme. As part of the application it is also proposed to extend the existing patio and erect a wall approximately 1.5 metres high around it. It is not considered that extending the patio would affect the amenities of nearby residents either in terms of overlooking or loss of privacy especially given that a wall would surround it. It is not considered that the proposal is likely to increase traffic or offer additional opportunities for individuals to behave antisocially. It is therefore considered that the proposal is acceptable in relation to Policy B23 of the GUDP.

Transport and access matters

- 5.7 The proposal does not involve making changes to the access or to parking spaces. The Transportation Unit submitted observations on the original plan which included the balcony. The Transportation Unit has no objection to the extension but it did have concerns about the balcony. It was considered that the balcony would be a way of attracting the attention of drivers in a location that is close to a bend and that this element should either be removed or the sides should be screened to reduce the distraction. In light of receiving these observations, the agent was contacted and amended plans were received removing the balcony from the plan and also reducing the size of the ground floor window on the gable end. The Transportation Unit's observations in response to the amended plan had not been received when preparing the agenda; however, given that the balcony was its only concern and that this element has now been removed, it is not considered that there are any further road safety matters arising from the proposal. It is therefore considered that the proposal is acceptable in respect of policies CH33 and CH36 and that it would not affect road safety or parking.

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Welsh Water Matters

5.8 Following the receipt of Welsh Water's observations on the proposal noting that a public sewer crosses the site, the agent was notified of the situation. The agent has contacted Welsh Water and has been given to understand that it would be possible to come to an agreement on building over a sewer. This is not a planning matter and is something between the applicant and Welsh Water.

6. Conclusions:

6.1 It is not considered that the proposal would affect the area's visual amenities or the character of the AONB and that the design of the extension is acceptable. It is not considered that the proposal would cause substantial harm to the amenities of nearby residents and that the proposal is also acceptable from a road safety perspective. To this end, it is believed that the proposal is in accordance with the relevant planning policies noted above.

7. Recommendation:

7.1 To approve – conditions

1. Commencement within five years.
2. In accordance with the revised plan.
3. Slates to match those of the existing property.
4. The external walls of the extension and the wall around the patio to be in keeping with the existing property in terms of colour and texture.



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13 OCT 2014



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REVISED PLAN

dyfyniwyd/Received 13/11/14
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132 Cae Du Estate
 Abersoch
 LL53 7DE

OS MasterMap 1250/2500/10000 scale
 08 October 2014, ID HMC-00367146
 www.themapcentre.com

1:500 scale print at A4, Centre 230916 E, 327807 N

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Derbyniwyd/Received

13/11/14

Llofnod/signature

GJ

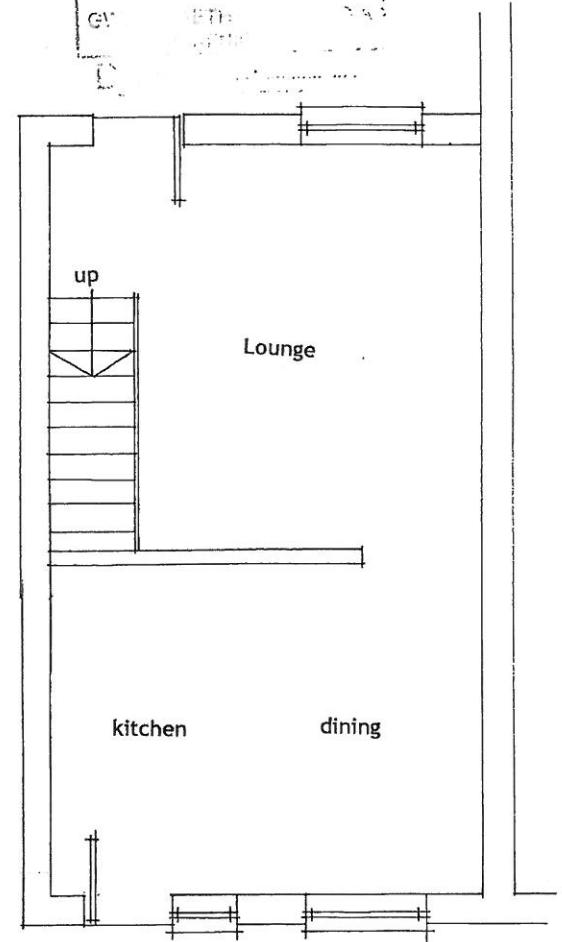
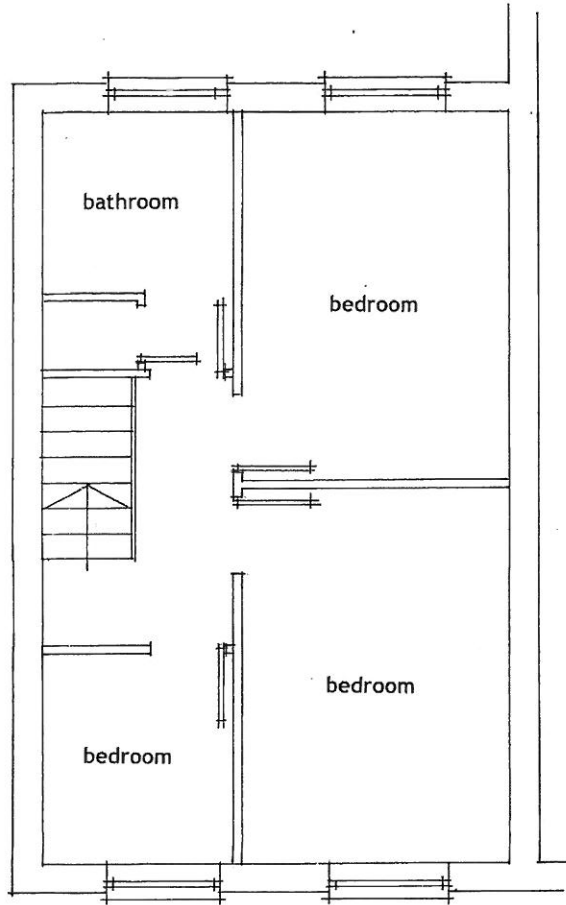
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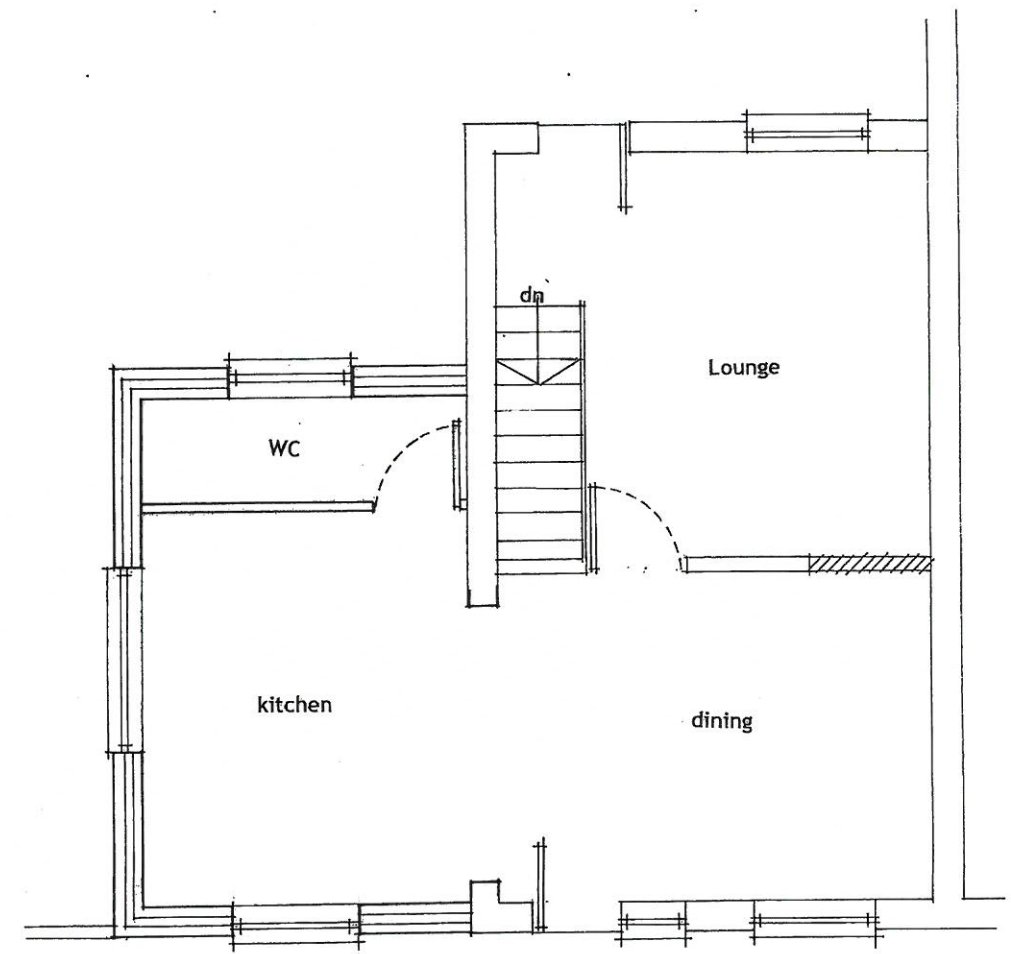
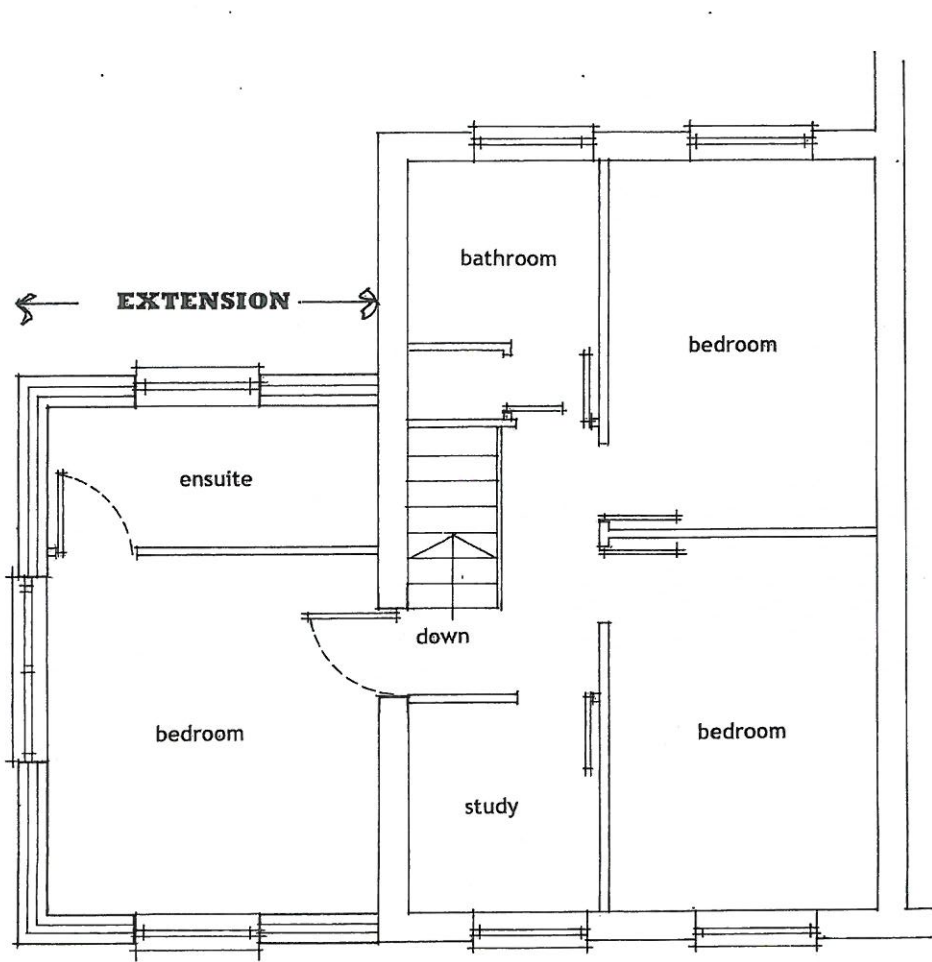
CYNGOR GWYNEDD
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1871
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TWO STOREY SIDE EXTENSION: 132 Cae Du, Abersoch
FOR: Mr S Vaughan

EXISTING FLOOR PLANS
Date: APRIL 2014
Scale: 1:50
Drawing No: 132CD 01

Alwyn Griffith Cyf, Cae Cymro, Llithfaen, Pwllheli, LL53 6NH. Ffon/Tel: 01758 750378 Hawffrains/copyright©



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 Llofnod/signature AS

17 MEB 2014

TWO STOREY SIDE EXTENSION: 132 Cae Du, Abersoch
FOR: Mr S Vaughan

PROPOSED FLOOR PLANS
 Date: APRIL 2014
 Scale: 1:50
 Drawing No: 132CD 03 AMENDMENT A- REMOVAL OF BALCONY (09/14)

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ROOF: SLATE
 WALLS: RENDER TO MATCH EXISTING
 DOORS/
 WINDOWS: WHITE UPVC



FRONT

REAR

SIDE

TWO STOREY SIDE EXTENSION: 132 Cae Du, Abersoch
 FOR: Mr S Vaughan

PROPOSED ELEVATIONS

Date: APRIL 2014
 Scale: 1:75
 Drawing No: 132CD 04 AMENDMENT A- REMOVAL OF BALCONY (09/14)

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