

Number: 6



Rhif y Cais / Application Number : C14/0902/39/LL

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Location Plan for identification purposes only. Not to scale.



PWYLLGOR CYNLLUNIO	DYDDIAD: 12/01/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Application Number: C14/0902/39/LL
Date Registered: 22/09/2014
Application Type: Full - Planning
Community: Llanengan
Ward: Abersoch

Proposal: DEMOLISH CURRENT GARAGE AND ERECT A NEW GARAGE WITH BALCONY ABOVE, TWO-STOREY EXTENSION ON THE NORTH SIDE, ERECT NEW RETAINING WALLS, ALTERATIONS AND REFURBISHMENT
Location: 75, CAE DU, ABERSOCH, PWLLHELI, LL537DZ

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

Description:

The application is for constructing extensions, erecting new retaining walls and alterations to the current property. It is intended to demolish a current garage that has a balcony on top of it, and construct a single-storey extension with a balcony in its place. This single-storey extension would measure approximately 3 metres by 8.5 metres with the height to the ridge measuring 2.5 metres, but there would also be a glass screen measuring 1.0 metre on top of that. This extension will be built on the southern gable end. On the northern gable end, it is intended to construct a two-storey extension that would measure 4.3 metres by 4.8 metres with the height to the ridge measuring 5.7 metres. It is proposed to set this two-storey extension back by about 3.7 metres from the front of the existing house. It is also intended to further extend sections of the rear of the property closer to the existing retaining wall that is located to the rear of the property. These changes to the back of the property would mean that the property would be closer to the retaining wall by about 1.2 metres. It is intended to complete the external walls of the extension with a white or cream render and partly timber cladding of a light grey colour. The roof would be finished with slate. The new retaining wall that is to be built at the front would be finished with local natural stone. It is also intended as part of the proposal to create a car park for 3 vehicles and undertake some landscaping / planting. Since the application has been submitted the design of the two-storey extension has been amended to have a design that was more in keeping with the existing property.

- 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. There are dwellings on the western and southern side of the property. The site's northern boundary abuts the housing estate's road.
- 1.3 The application is submitted to 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.

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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.

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 – ALTERING AND EXTENDING BUILDINGS 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 guidance. 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 there is an assessed need for off-street parking 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 number of necessary parking spaces on another site nearby.

Gwynedd Design Guidance Chapter 12: Adaptations and extensions.

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)

TAN 12: Design

3. Relevant Planning History:

3.1 CO8D/0528/39/LL - Change of use of an existing garage to an additional room, and erect a new garage and outdoor stairs to the balcony - Approved 22 January 2009.

3.2 C11/0693/39/LL – Two-storey side extension, erect a new garage and change the use of the current garage to an additional room and outside stairs to the balcony – Approved 28 September 2011.

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4. Consultations:

- Community/Town Council: Objected due to the fact that it is an over-development in the middle of a housing estate.
- Transportation Unit: No objection to the proposal. The plans show an intention to provide more parking along the front of the property, by expanding the plot to hold three vehicles and to be levelled rather than on a slope as it is at present. As well as this an intention is shown to keep the plot of garden in front of the property which facilitates visibility around the adjoining junction.
- Welsh Water: Not received.
- AONB Unit: 75 Cae Du is a modern house set amongst other houses and the house is not prominent in the landscape although it is visible from the estate road. It is intended to demolish the existing garage and erect a new one and make several alterations to the house. There is no objection to the application on grounds of unacceptable impact on the Llŷn AONB.
- Public Consultation: A notice was posted on the site and nearby residents were notified. Four objections to the original proposal were received and following a re-consultation on the amended plan, three of the objectors have written to endorse their objections. None of the original objectors confirmed that they were withdrawing their objections. The objections were based on:-
- Overdevelopment of the site.
 - Scale of the development.
 - It would disrupt the building line.
 - Come closer to the retaining wall with the neighbouring property.
 - Overlooking from roof windows.
 - The number of roof windows on the western side is excessive.
 - The height of the balcony to the right is intrusive to the neighbouring property to the right.
 - The parking spaces mean that it would be necessary to reverse into the road near a busy junction.

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 and the above-mentioned policies, including:
- The proposal will respect the site and the neighbourhood 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.

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- 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 development and its 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 for erecting a single-storey extension to the southern side of the property and a two-storey extension to the northern gable end, along with partly extending the rear of the property closer to the western boundary.
- 5.3 The two-storey extension would be located on the property's northern gable end and set back in front of the current property. It would also be lower in terms of height than the current property. The extension would have a slate pitch roof and the external walls would be finished with a combination of white/cream render and light grey timber. The application was amended to have an extension that was more in keeping with the current property in terms of its form, by having a similar roof angle to the current one and keeping to the current eaves line.
- 5.4 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 slightly back. 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, slant of the roof and 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 Design Guidance.
- 5.5 In addition to the two-storey extension, the proposal also includes a single-storey extension that would take the place of the current garage. The single-storey extension would have a flat roof, and the roof would be used as a balcony as is the current situation with the roof of the garage. It is also intended to extend sections of the rear of the property out closer to the existing retaining wall that is located on the western boundary. This would be done by carrying on the current roof. It is considered that the intended extensions and alterations blend into the existing property in terms of scale, size and form. Therefore, it is considered that the extensions are in keeping with the current property in terms of its design and scale. It is not considered either that the proposal would be an overdevelopment of the site and there would still be enough amenity land for the property's use. The land that is proposed to be used for constructing the two-storey extension is currently green land located around the house and it is not considered that building on this land would affect the form or the character of the surrounding townscape and, therefore, the proposal would not have a detrimental impact on the area's visual amenities. Approval has previously been given in 2011 to construct extensions on this land, and it is not considered that the application in question would have any more of an affect on the surrounding area than that application. It is intended to construct a retaining wall made of local natural stone at the front of the property to create parking spaces. It is considered that the proposal is acceptable in terms of policies B22 and B24 of the Gwynedd Unitary Development Plan and Gwynedd Design Guidance.

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Visual amenities

- 5.6 The site lies within a housing estate and within the Llŷn AONB. The site is surrounded therefore by other built forms such as houses and garages.
- 5.7 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 there is no objection to the application on grounds of unacceptable impact on the Llŷn AONB. As already noted, it is considered that the extensions would be in keeping with the existing property and that its design and scale is suitable. 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

- 5.8 Policy B23 aims to safeguard the amenities of the local neighbourhood. A residential dwelling is located to the west and south of the site. There are also houses to the north and east of the property but the estate road separates the property from those houses. The property towards the west of the site is on higher ground than the application site. The western elevation of the application would be closer to this property than that which is located to the west of the current site. On the western side there are window and door openings on the ground floor but due to the difference in levels there would not be over-looking and a loss of privacy for the neighbouring property from the ground floor windows. There is one window which gives light to the top of the stairs that is located on the first floor level. This window does not form part of any living room, but as a consequence of windows that are located on the eastern side of the neighbouring property, it is possible that there would be an element of over-looking from this window. It would be possible to impose a condition to put opaque glass in this window to avoid any possible over-looking, and it is not considered that this would impair the light that would come in to the top of the stairs. Since submitting the application, several roof window openings that were to be located on the slope of the roof on the western side have been substantially reduced in size. Originally 14 roof windows were to be located on this side but it has now been reduced to six. It was requested that the applicant reduce the number of roof windows to tidy up the appearance of this part of the roof's development and not for over-looking concerns. The roof windows would be upper level windows and, therefore, it is not considered that there would be any over-looking and loss of privacy resulting from approving the roof windows. The proposal also includes a balcony on top of the single-storey extension that is located to the south of the property. Though there are houses close by, a similar balcony already exists in the property on top of the current garage, and therefore it is not considered that the balcony on top of the proposed single-storey extension that would take the garage's place would impair on the neighbouring residents more so than the current situation. 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.

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Transport and access matters

- 5.9 The proposal involves constructing an extension on the house instead of the current garage. Although the garage would be lost, there would be parking spaces for three vehicles that would be created as part of the proposal. The Transportation Unit submitted observations confirming that they had no objection to the proposal. It was noted in the Transportation Unit's observations that the plans show an intention to provide more parking along the front of the property, by expanding the plot to hold three vehicles and for it to be levelled rather than on a slope as it is at present. The proposal would also keep the plot of garden in front of the property which would facilitate visibility around the adjoining junction. Therefore, it is not considered that the proposal is likely to substantially effect road safety or parking, and that it is acceptable in terms of Policies CH33 and CH36.

Planning History

- 5.10 Application C11/0693/39/LL was approved in September 2011 and therefore the applicant would have the right to implement this approval up to September 2016. The approval was for:-
- A two-storey extension to the northern side but located more to the front of the property rather than the rear.
 - Change of use of the current garage to be an additional room and external stairs to the balcony.
 - Constructing a new garage in the north-western corner of the site, directly near the current retaining wall and to the rear of the two-storey extension that was approved.
- In terms of principle, the proposed development that is the subject of the current application is very similar to what was approved under the application in 2011 and where it would still be possible to implement that approval.

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. Based on the above, it is considered that the proposal is in accordance with relevant planning policies.

7. Recommendation:

- 7.1 To approve – conditions -
1. Commence within five years.
 2. In accordance with the revised plan.
 3. Slates to match those of the existing property.
 4. Agree on the finish of the external walls.
 5. Obscured glass in the window at the top of the stairs on the western elevation.
 6. Agree on local natural stone to face the new retaining wall at the front of the property.

PWYLLGOR CYNLLUNIO

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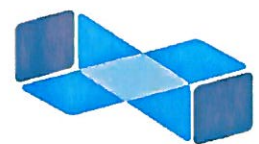
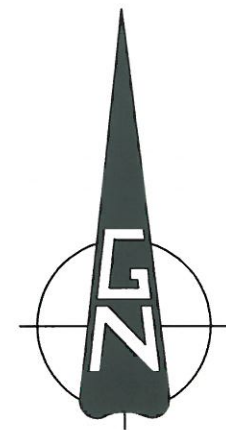
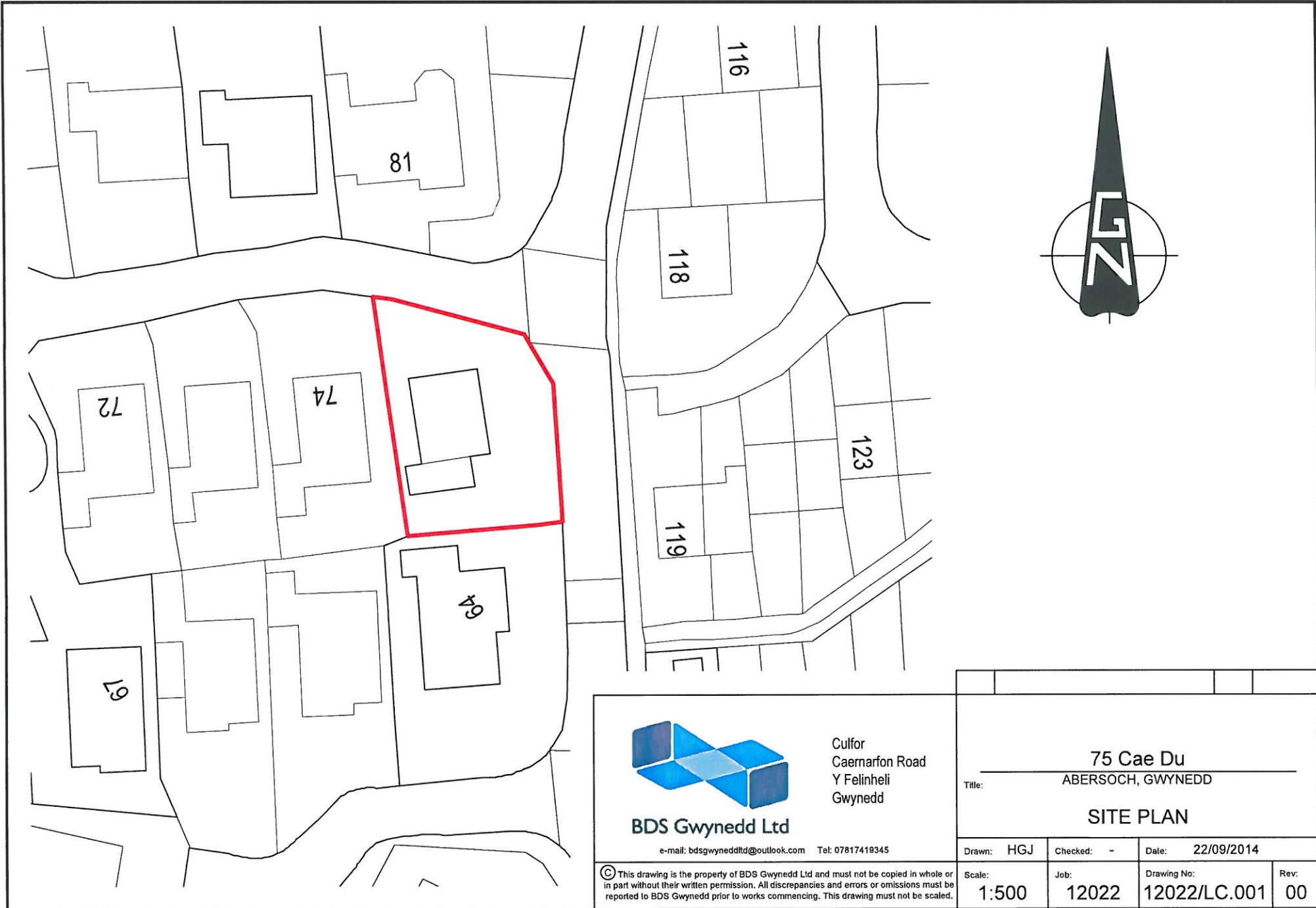
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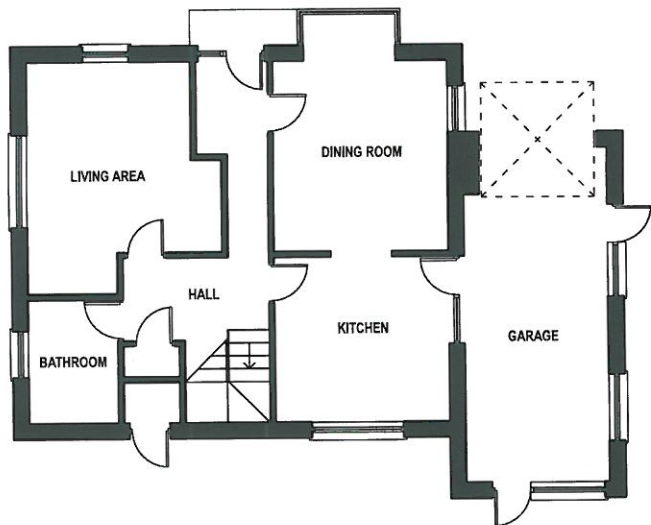
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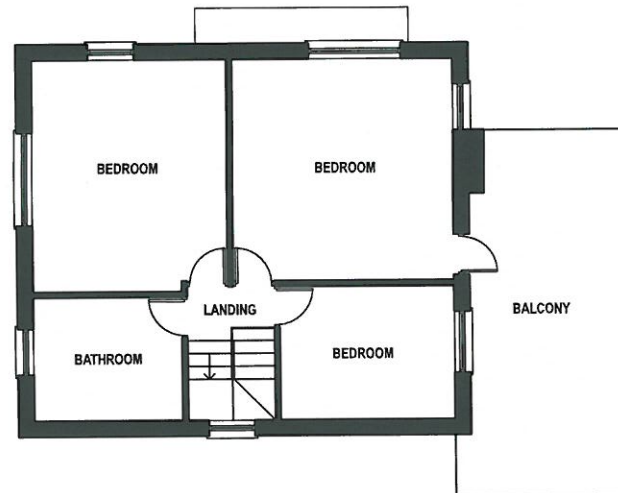
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75 Cae Du ABERSOCH, GWYNNEDD			
SITE PLAN			
Drawn: HGJ	Checked: -	Date: 22/09/2014	
Scale: 1:500	Job: 12022	Drawing No: 12022/LC.001	Rev: 00



GROUND FLOOR SCALE 1:100



FIRST FLOOR SCALE 1:100

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Title: EXISTING FLOORPLANS

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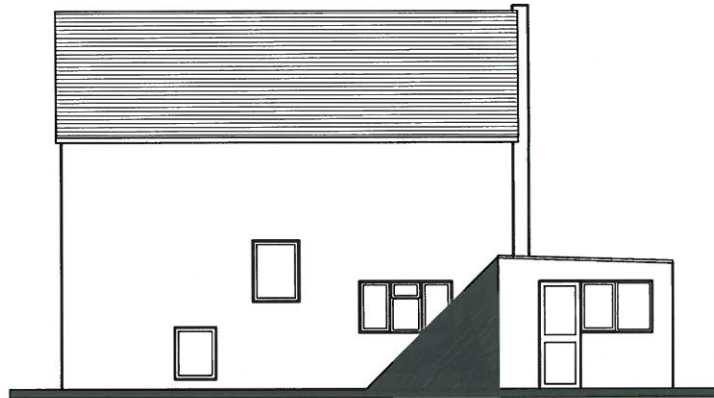
NORTH ELEVATION SCALE 1:100



SOUTH ELEVATION SCALE 1:100




EAST ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

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Scale: 1:100	Job: 12022	Drawing No: 12022/PA/02	Rev: 00

6

NEW PROPOSE DROP KERBING TO EXISTING ADOPTED HIGHWAY ROAD

NEW DRIVEWAY TO HAVE BLOCK PAVING (MATERIAL AND COLOUR TO BE DECIDED BY CLIENT)

LOW LEVEL LANDSCAPING TO BE PLANNED

STORAGE FOR WASTE AND RECYCLING BINS UNDERNEATH PROPOSED WALKWAY

NEW STONE WALL WITH SLATE COPING TO MATCH EXTERNAL WALLS

NEW DRY STONE WALL WITH HEDGING TO REPLACE EXISTING BOUNDARY WALLS

CYNLLUN DWYNOEDIG
REVISED PLAN

Deddydd/Geddydd 16/11/14
Llofnod/signature [Signature]

EXTERNAL GROUND FLOOR TO PAVED AREAS TO MATCH THE PROPOSE DRIVEWAY

NEW STONE WALL TO MATCH EXTERNAL WALLS

NEW MASONRY AND RENDER STAIRCASE

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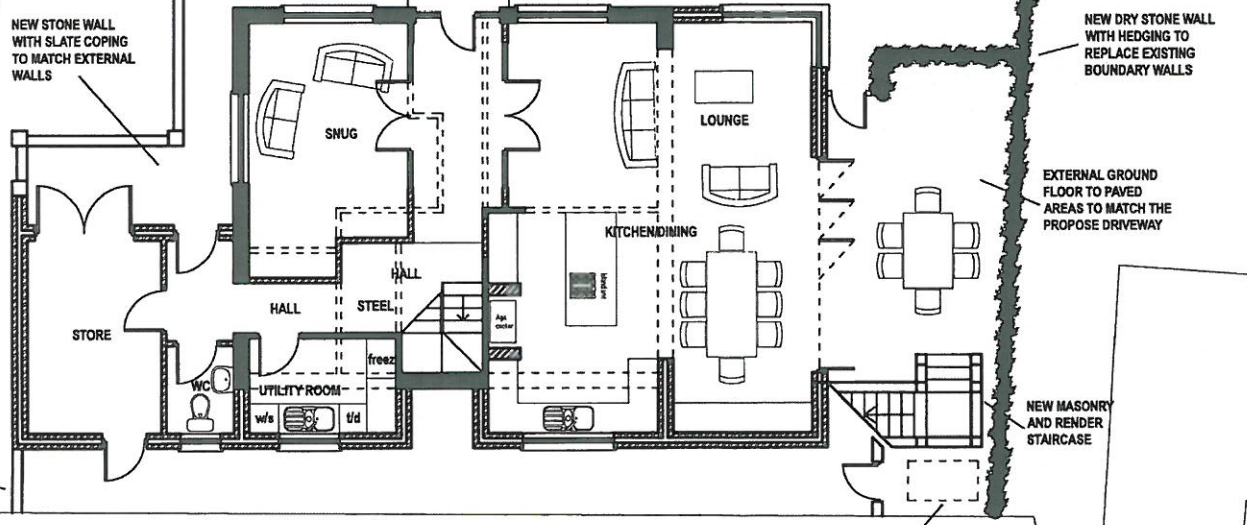
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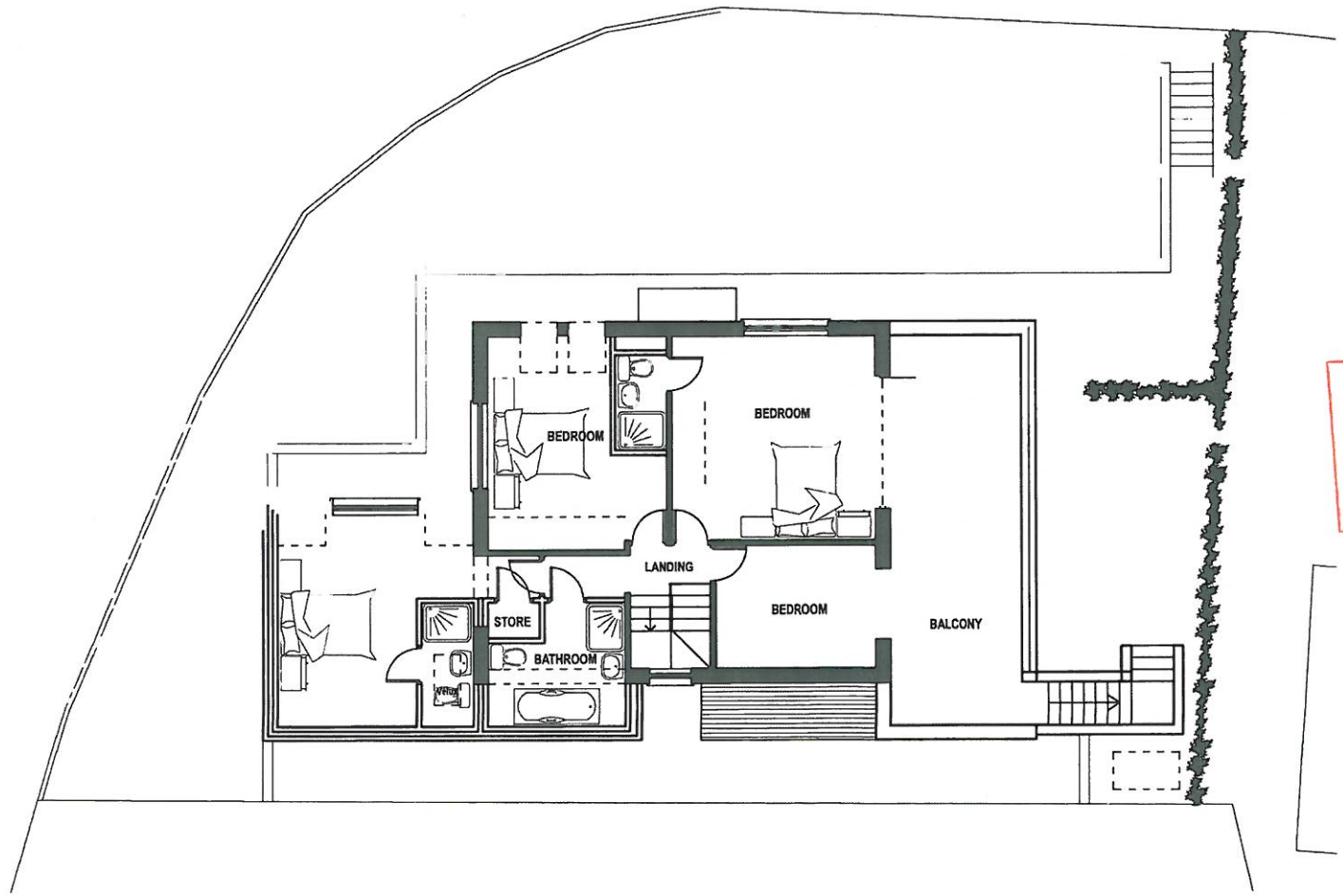
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GROUND FLOOR SCALE 1:100

RELOCATE EXISTING OIL TANK IN SPACE BEHIND STAIRCASE AND ACCESS VIA SIDE DOOR UNDERNEATH STAIRCASE

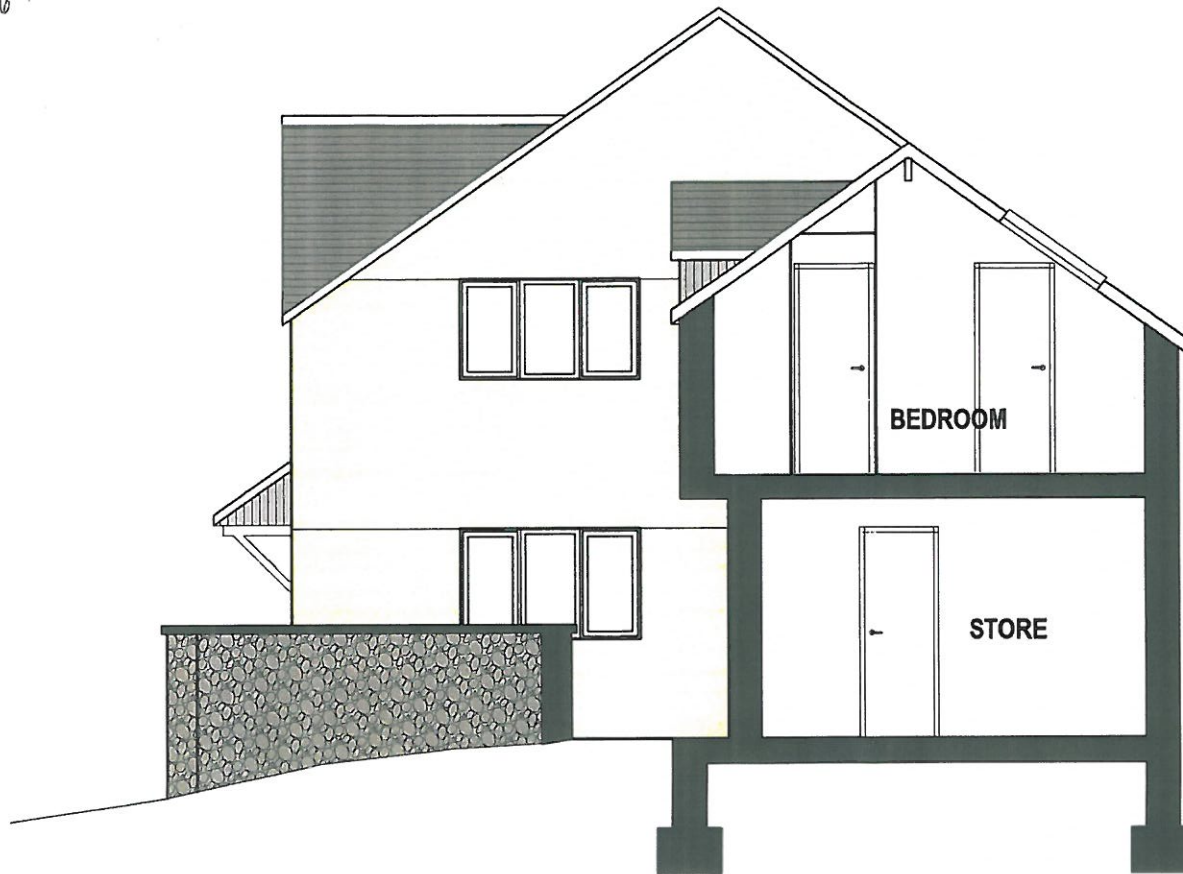


16 JAN 2014



CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbyniwyd/Received: 16/11/14
Llofnod/signature: GJ

16 11/14

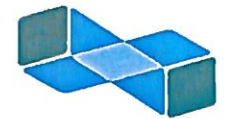


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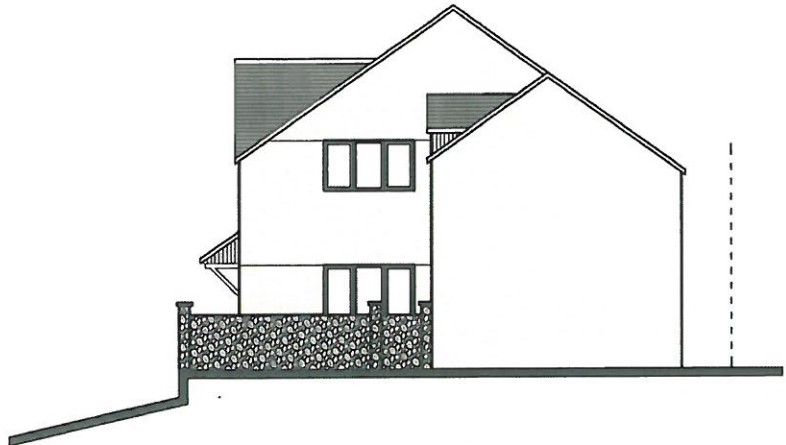
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Title: PROPOSED SECTION

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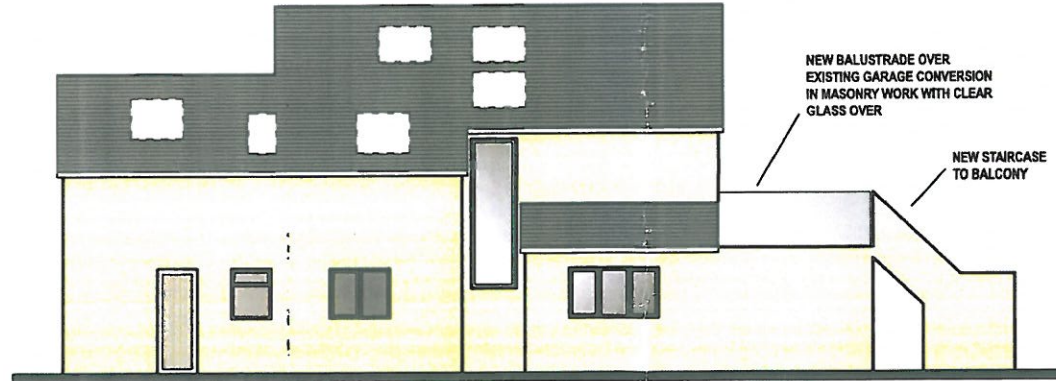
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16/11/14



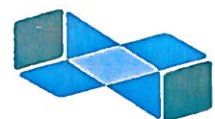
NORTH ELEVATION SCALE 1:100

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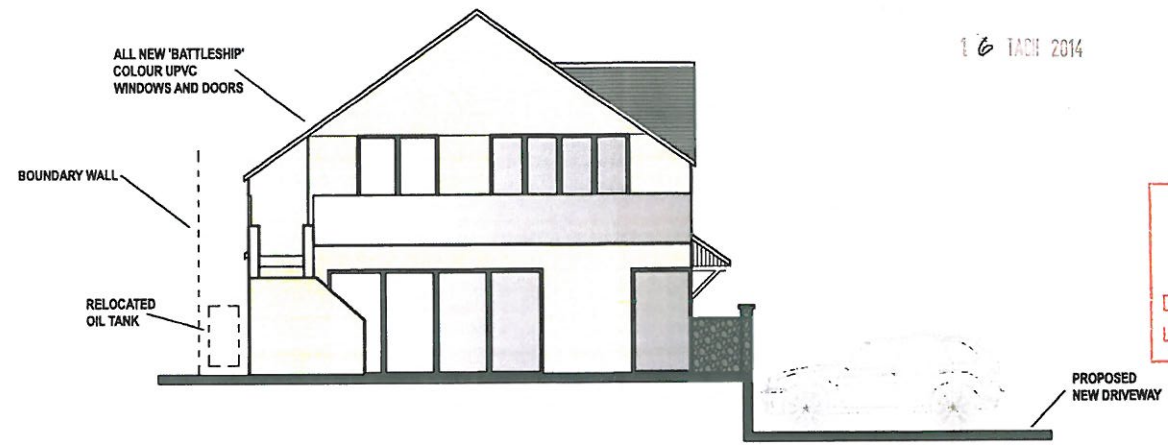


WEST ELEVATION SCALE 1:100

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<p>Title: PROPOSED ELEVATIONS (NORTH AND WEST)</p>			
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Scale:	1:100	Date:	26/08/2014
Job:	12022	Drawing No:	12022/PA/06
Rev:	E		

16 TACH 2014



CYNLLUN DWYFIEDIG
REVISED PLAN

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SOUTH ELEVATION **SCALE 1:100**



EAST ELEVATION **SCALE 1:100**

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Title: **PROPOSED ELEVATIONS (SOUTH AND EAST)**

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