

Number: 6



Rhif y Cais / Application Number : C14/1164/39/LL

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PLANNING COMMITTEE	DATE: 02/02/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C14/1164/39/LL
Date Registered: 27/11/2014
Application Type: Full - Planning
Community: Llanengan
Ward: Abersoch

Proposal: EXTENSION TO REAR FIRST FLOOR WITH STAIRS TO LOWER LEVEL AND RETAIN REAR DORMER WINDOW

Location: 94, YSTAD CAE DU, ABERSOCH, PWLLHELI, LL537DE

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 The application is for the erection of a rear first floor extension with external stairs along with retaining a rear dormer window which is in the process of being built. The extension would have a flat roof which would measure 2.10metres deep and 3.6metres wide and would be placed on columns with external space underneath. External stairs would lead to the rear garden from it. It is intended to finish the external walls of the extension with white render to match the existing property. The window will be finished with slates on the walls.
- 1.2 The property is located within a row of terraced houses on a hill in the middle of Cae Du, estate which is within the development boundary of Abersoch. The site is also located within the Area of Outstanding Natural Beauty. There are open plan style gardens to the rear of the terrace with a footpath serving them. A mature hedge encloses the rear gardens and a private track backs onto them.
- 1.3 During the site inspection, internal work was being carried out on the property. Since then, objections have been received to the proposal and it was noted that the work of erecting the dormer window had started. The builders were advised to suspend work until the application has been determined.
- 1.4 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 aimed at protecting 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.

Gwynedd Design Guidance Chapter 12: Alterations and extensions.

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)

Technical Advice Note (TAN 12): Design

3. Relevant Planning History:

3.1 C03D/0430/39/LL – Extension to balcony: Approved 28 October 2003.

3.2 Y14/002134 – A planning enquiry was submitted asking about the possibility of erecting a first floor extension with a rear second floor balcony and a dormer window. Concern was expressed about the design of the dormer window and about the balcony element. The existing proposal has listened to advice and has amended the design of the dormer window and omitted the balcony.

4. Consultations:

Community/Town Council: Object because of overdevelopment in a limited area and that it would start a precedent for the rest of the terrace.

AONB Unit: 94 Cae Du is a modern two-storey house set amongst other houses and the house is not prominent in the landscape. It is not believed that the adaptations to the property would have an unacceptable impact on the AONB.

Public Consultation: A notice was posted on the site and nearby residents were notified. Four objections were received to the proposal. The objections were made on grounds of:-

- An overdevelopment of the site.
- Overlooking and impact on privacy.
- Sets a precedent.
- Dissatisfaction that the work had commenced.

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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 provided they comply with the associated criteria which include:
- 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 involves building a rear first floor extension on columns as well as retaining a rear dormer window which is already in the process of being built. The kitchen extension would be located in the rear corner of the property and would touch the gable wall of 95 Cae Du which is nearby. The extension would measure 3.6 metres wide and would extend out approximately 2.10 metres from the rear wall of the property and it is intended to install external stairs which would extend out an additional 1.5 metres leading from the rear door of the extension down to the rear garden area of the property. The rear gardens of the terrace are restricted and in open plan form and it is a concealed site because a high boundary hedge extends along the rear of the entire terrace. The extension would not be prominent or intrusive to the AONB landscape as views of it would be restricted to a close location within the gardens of the terrace behind the hedge. It is believed that the size, location and design of the extension respect the property and its surrounding and the finish would match the existing house. Adequate amenity space would remain at the rear of the property.
- 5.3 Since undertaking the original site visit, work of building the dormer window has commenced and by the time of preparing the committee report work is nearing completion. The flat roof dormer window is covered in slates and is lower than the ridge of the roof, and extends over a large portion of the rear roof. Builders were advised to suspend work until the application had been determined; however they have proceeded with the work at their own risk. Although dormer windows are not a common feature within the estate, it is not considered that it is an intrusive or unacceptable element in this location which is at the rear of the terrace. Views of it are seen from Lôn Engan through gaps in the trees of the curtilage of the property known as Hendre, but it is not believed to be a domineering visual feature on the property or the surroundings. Nor is it considered that there would be any unacceptable visual impact on the AONB.
- 5.4 The objections state that the proposal is an overdevelopment of the restricted site and is likely to start a precedent. Whilst their points are noted, given the small size of the

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extension it cannot be agreed that the extension is an overdevelopment of the property. Despite the rear being comparatively restricted, it would not lead to an unacceptable reduction in the amenity area as a small area would remain in the rear along with a vast front balcony. It is appreciated that dormer windows are not a common feature in the estate and that it is possible to start a precedent; however, each application must be considered on its own merit. It is believed in this case that the dormer window is of suitable design and is acceptable to be retained in this unobtrusive location.

- 5.5 It is therefore considered that the proposed extension and the dormer window are acceptable in terms of design, finish and visual amenities and comply with the requirements of policies B8, B22, B24 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 in the rear corner of the property and would touch the side gable wall of 95 Cae Du. As the rear of no. 95 is stepped back approximately 4m from the rear of this property, there would be no impact on their amenities as a result of the development. The window and the door in the extension would face the rear hedge, without any possibility of direct overlooking to the windows of neighbours. It is not considered that there are any grounds to the objection which states that the dormer window could cause overlooking to the properties of Aberafon and Bron Aber, given that the roof of the neighbouring property in no. 95 prevents any views to that direction. The window faces mature hedges with a track beyond it and over the corner of the garden of Hendre, which is visible from the county road. Neither the extension nor the dormer window which has already been built, would cause any significant harm to the amenities of the local neighbourhood in this case and therefore it is considered that it is acceptable in terms of policy B23 of the GUDP.

6. Conclusions:

- 6.1 It is believed that the size, scale and design of the proposed extension are acceptable to this concealed location. Whilst we cannot excuse the fact the work of erecting the window has taken place prior to determining the application, it is considered that what has been built is acceptable in this case and respects and matches the building. Whilst the objectors' points are noted, it is not considered that there are grounds to refuse the application based on their observations. It is not considered that the development affects the visual amenities of the area or the character of the AONB and does not cause significant harm to the amenities of neighbouring residents. To this end, it is considered that the extension is acceptable and the dormer window is suitable to be retained as they comply with the requirements of relevant planning policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions
1. Extension and dormer window to comply with the plans.
 2. Finish to match the existing property.



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Coed yr Allon

Llanfair

Parafn Gogledd

St David

Hareth

Cyfae

Wyrinley

St Tiddo

Tailor

Rhos

Tenny

Meryarth

Derlwyn

LB

GP

Blaen-y-Wawl

Parrog

Hendri

The Orchard

Rowana

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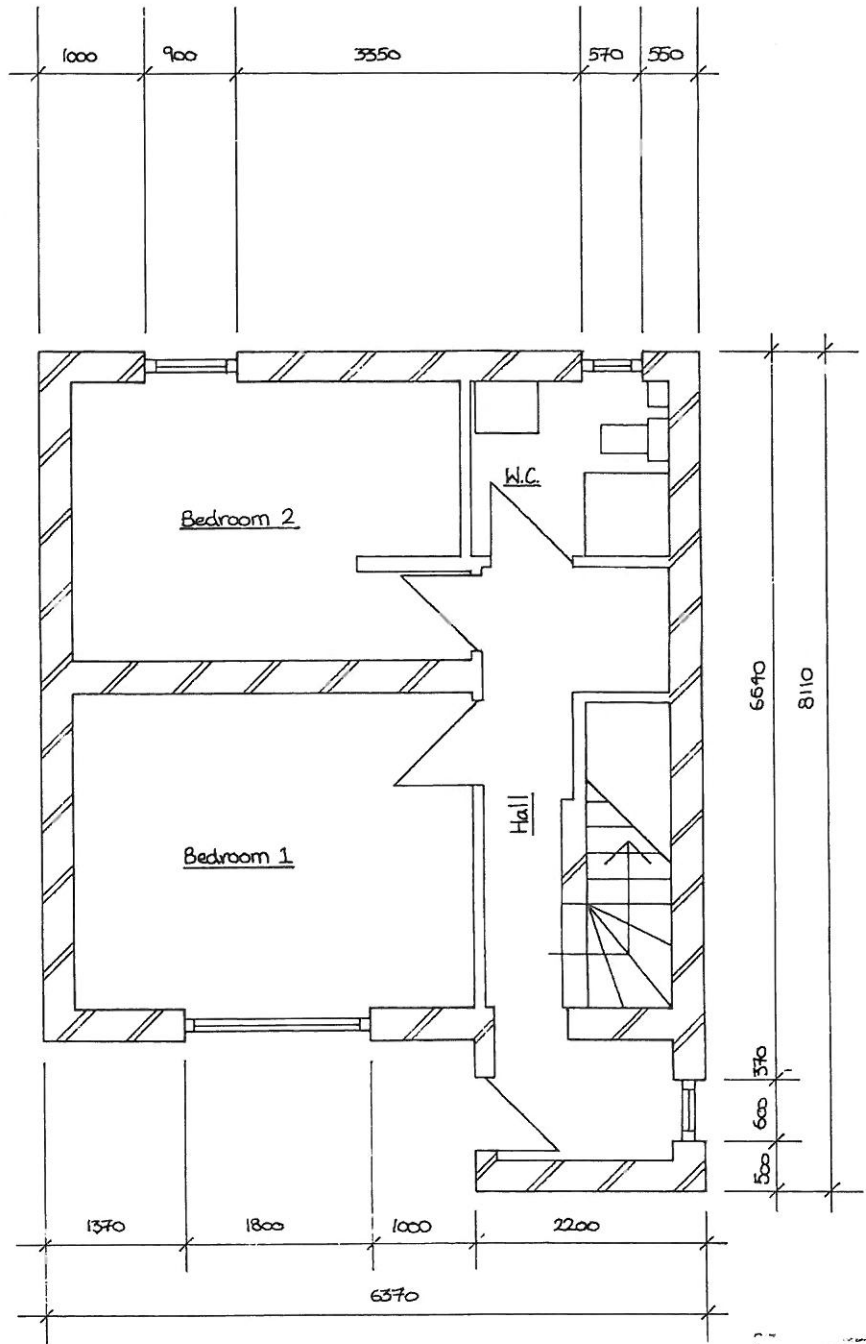
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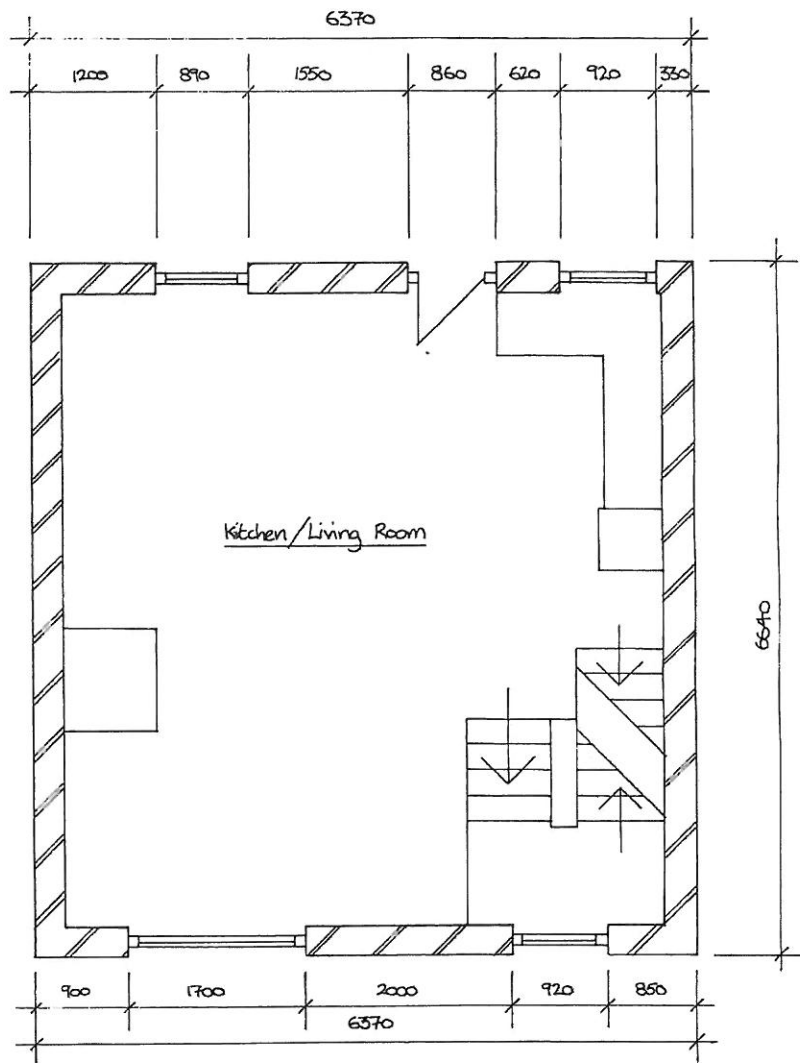
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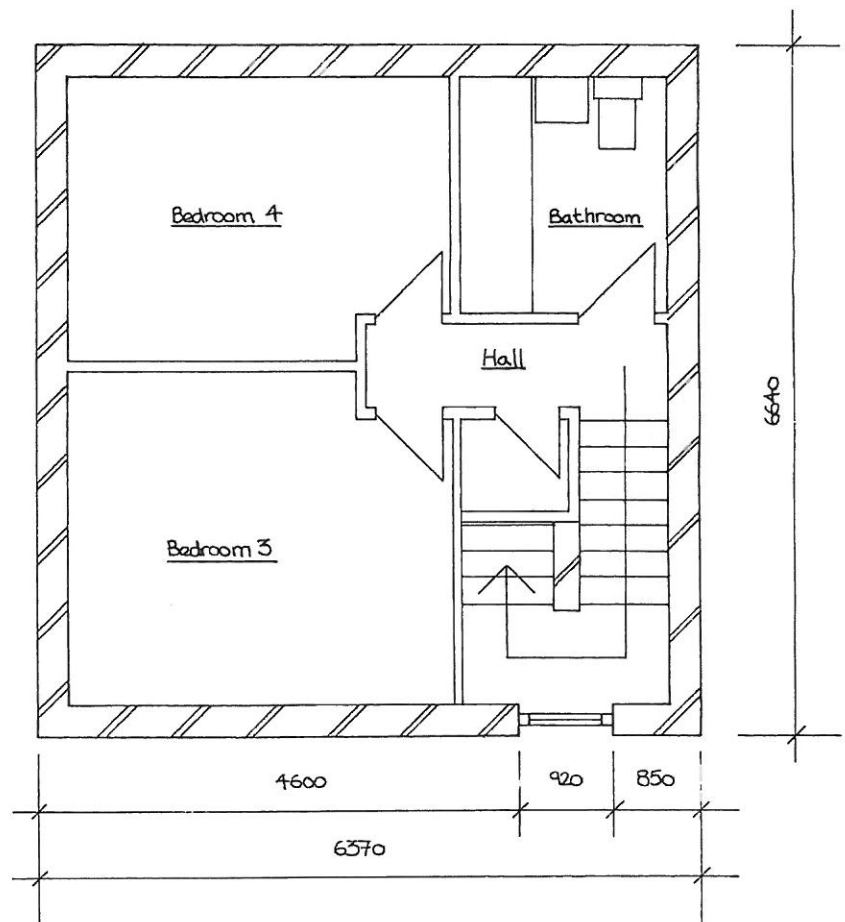
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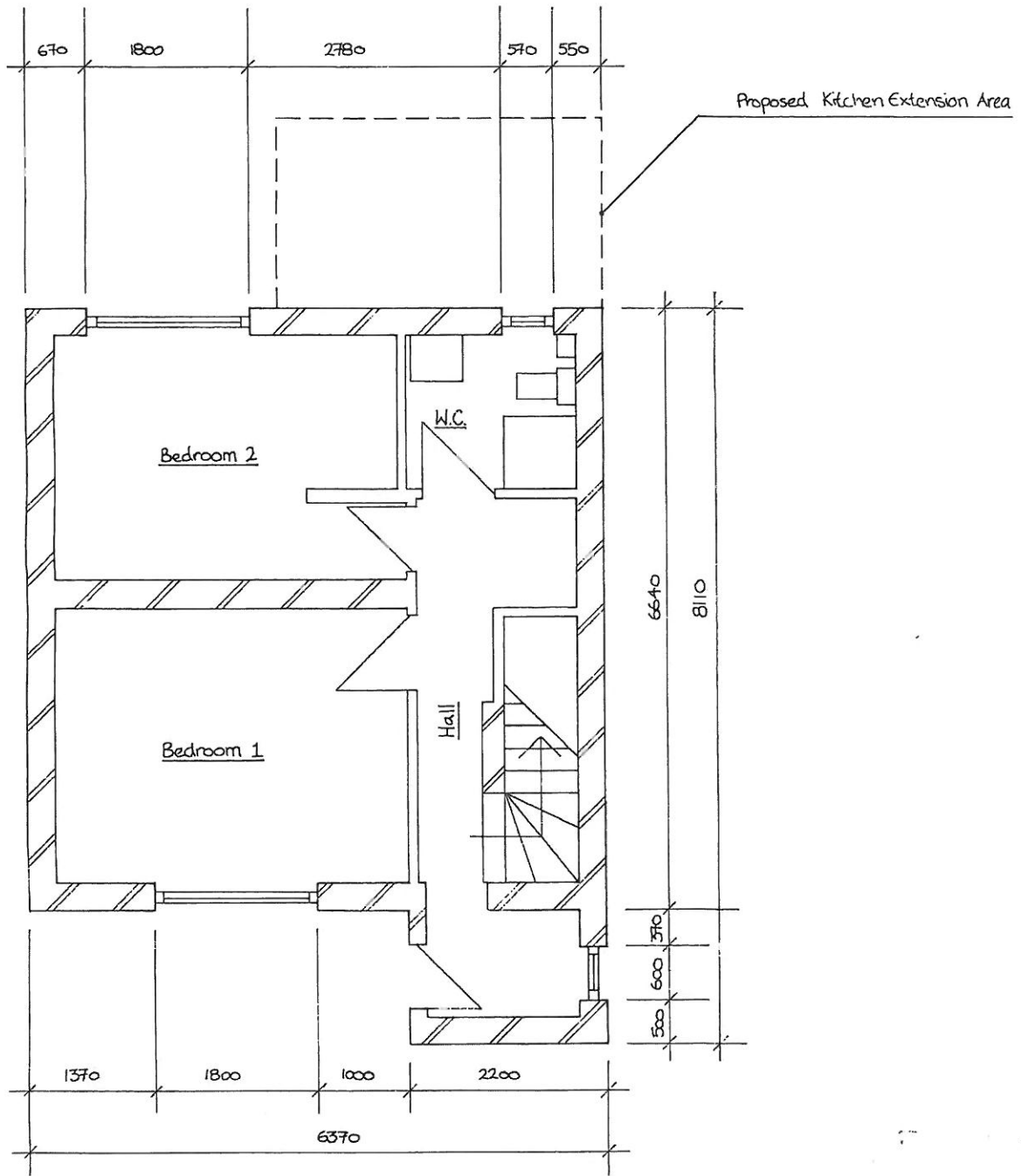
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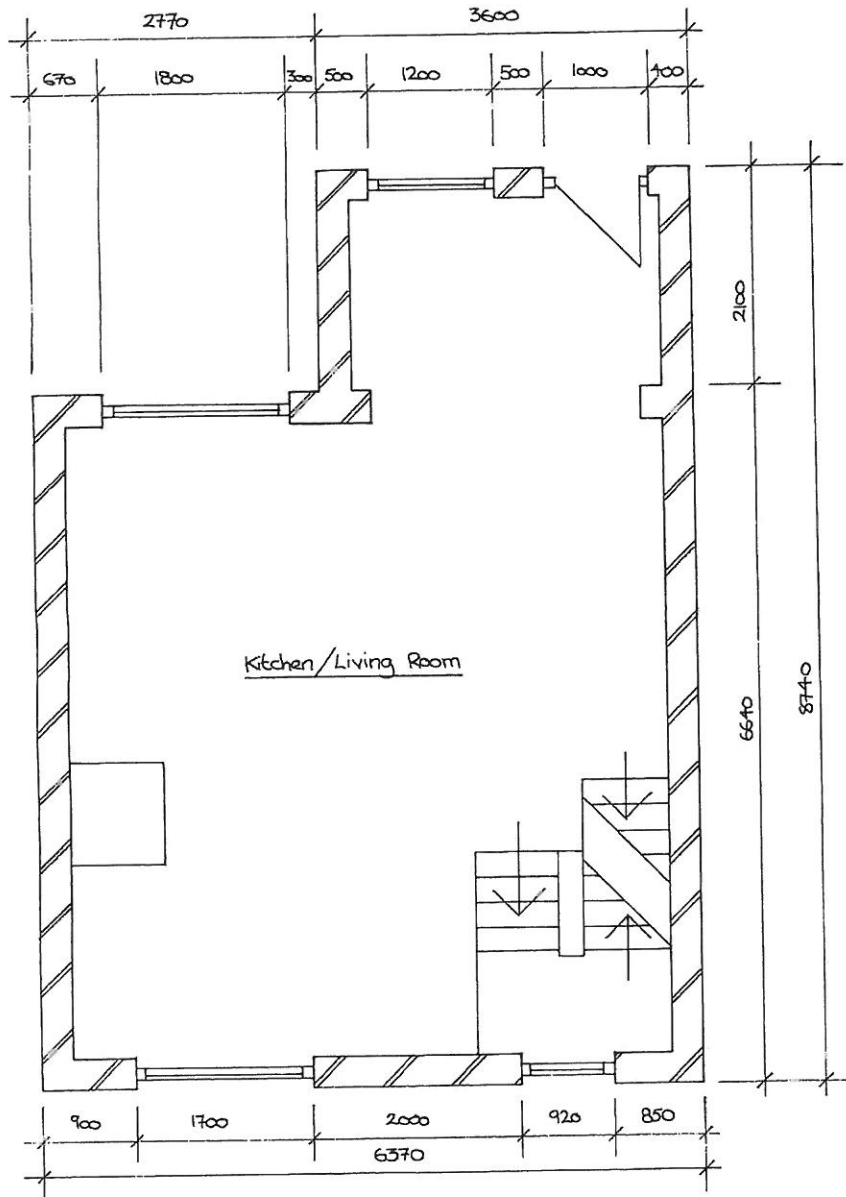
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Proposed Ground Floor Plan (Scale 1:50)

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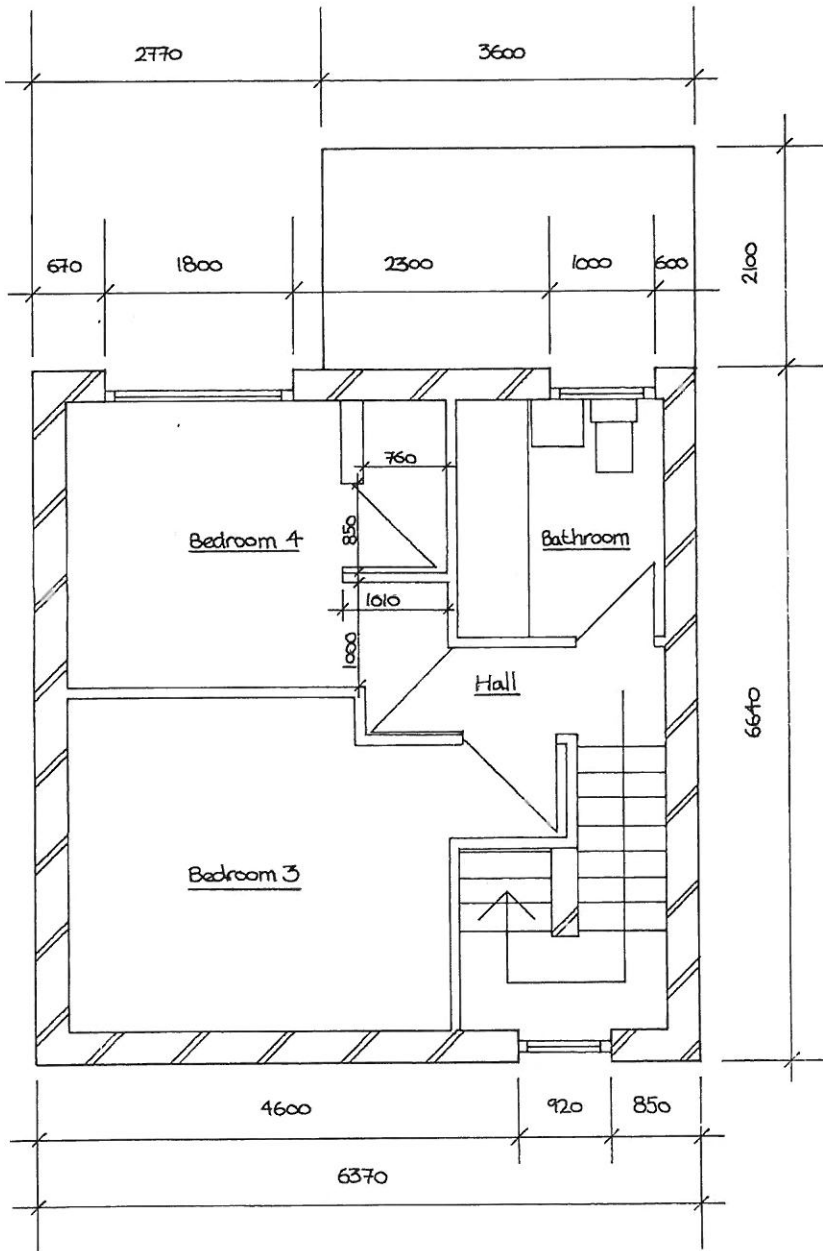
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CONTRACTOR: J+S JONES Ltd

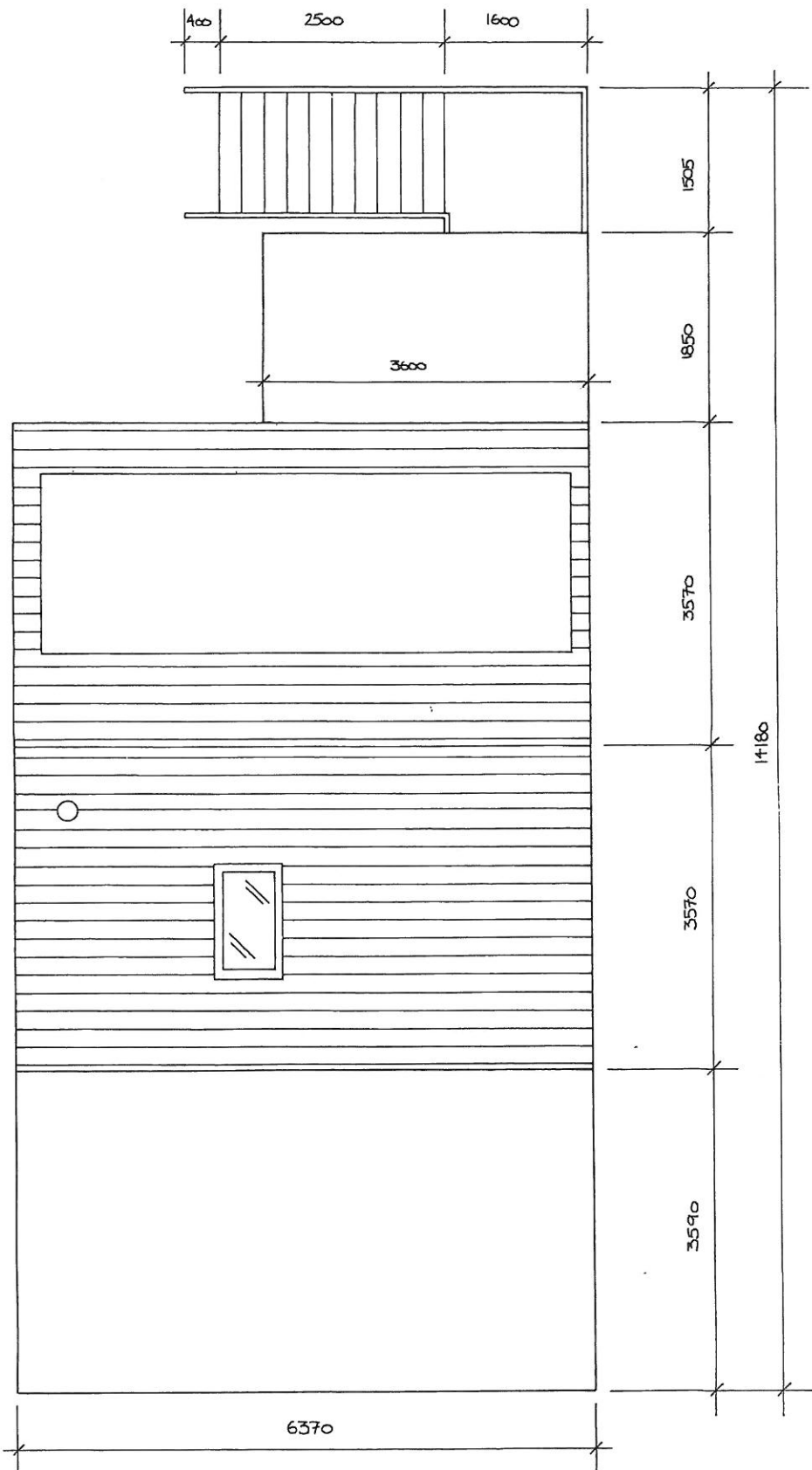
AGENT: DAREN.D.OWEN

CLIENT: FIONA ANDERSON



Proposed Second Floor Plan (Scale 1:50)

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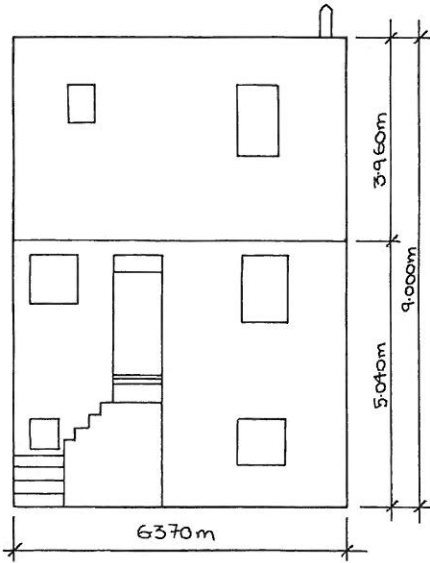
Proposed Roof Plan (Scale 1:50)

CONTRACTOR: J+S JONES Ltd.

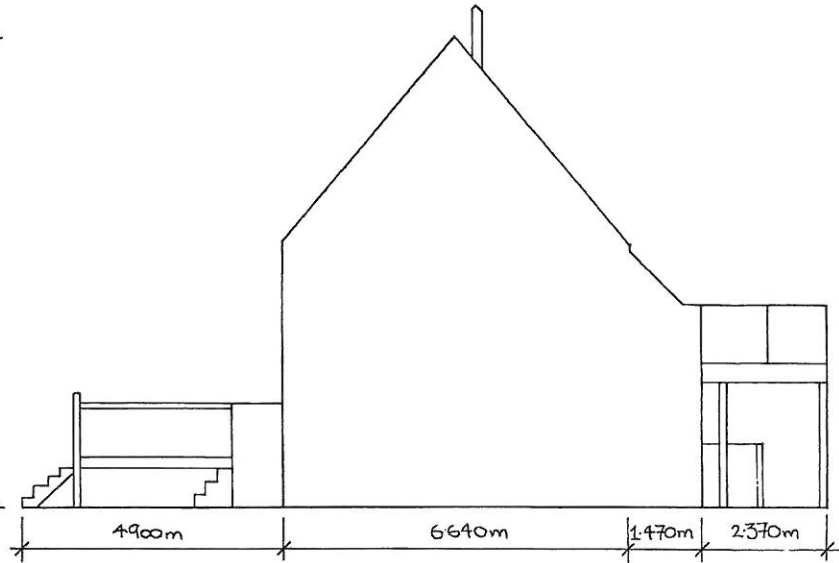
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CLIENT: FIONA.ANDERSON

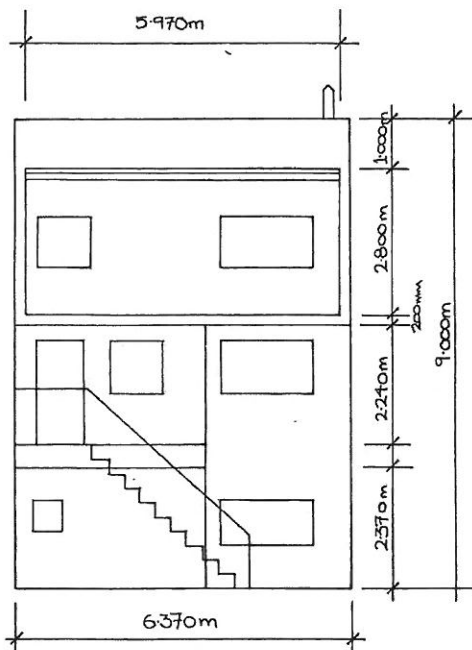
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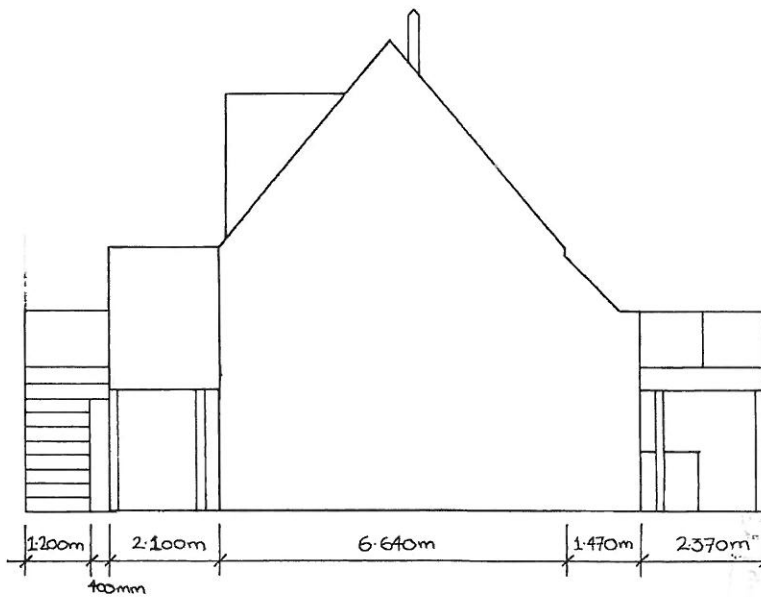
Existing LHS Elevation



Proposed Rear Elevation

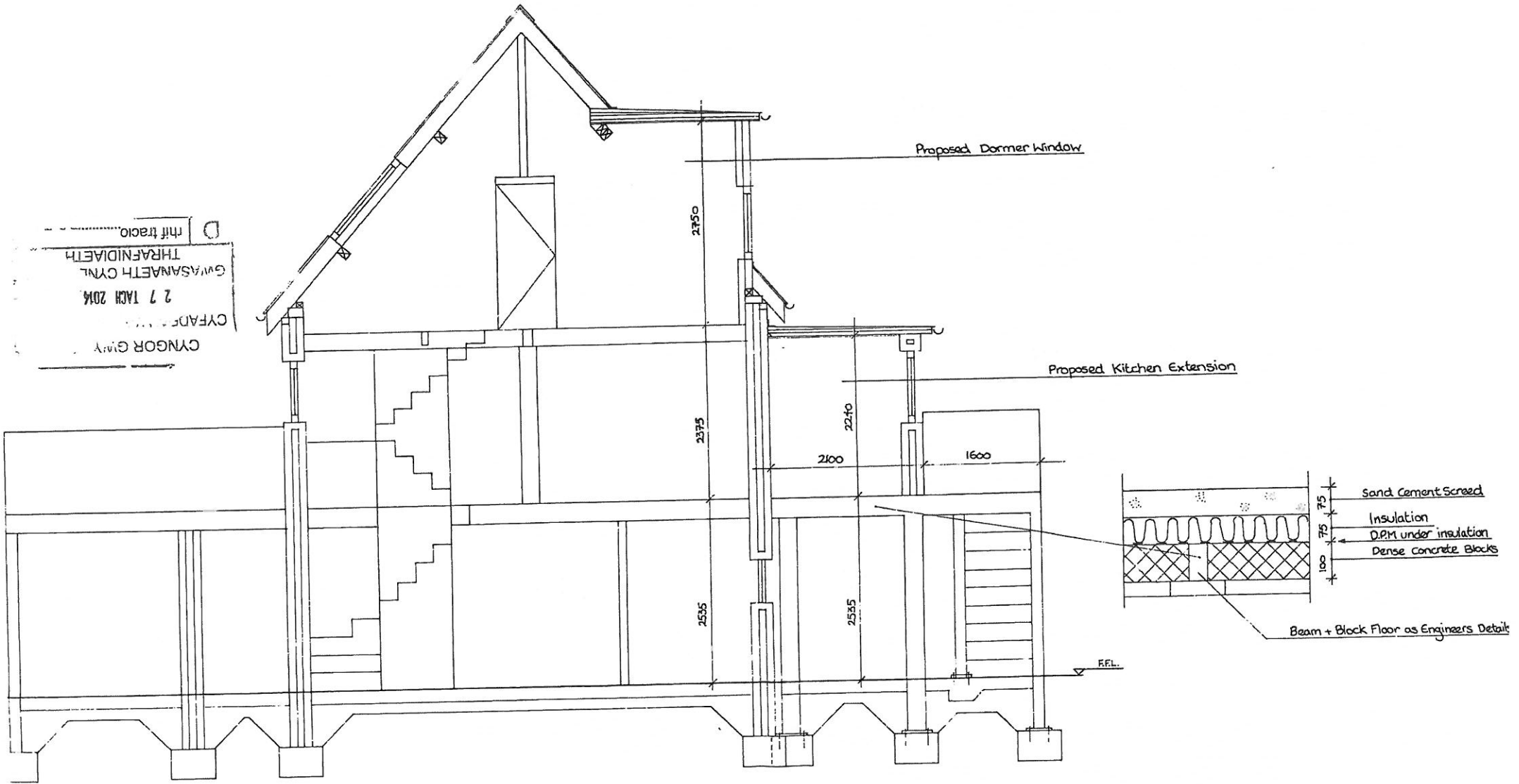


Proposed LHS Elevation



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Section Through Proposed Extension/Dormer (Scale 1:50)