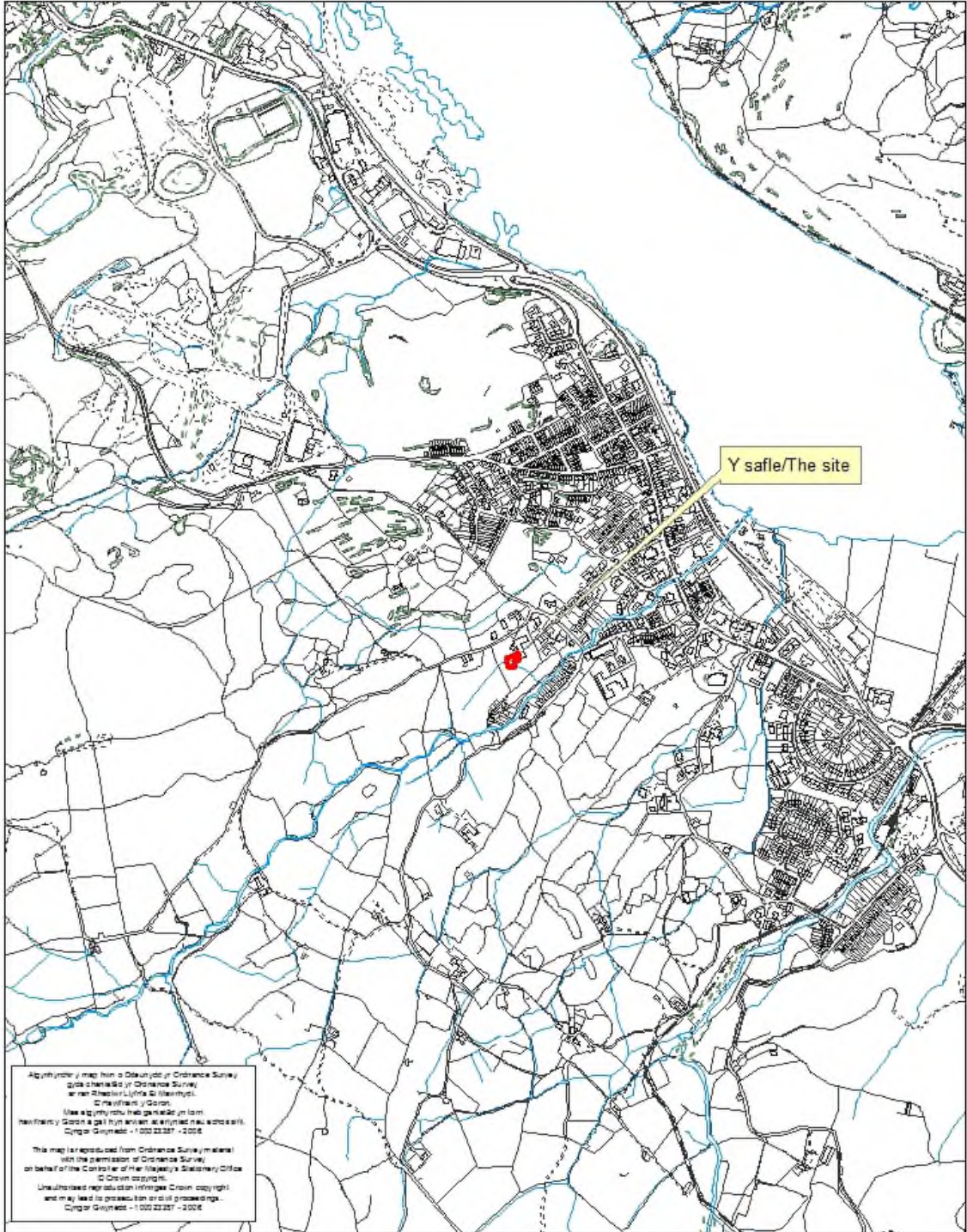


Number: 2



Rhif y Cais / Application Number : C14/0657/15/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: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C14/0657/15/LL  
Date Registered: 11/08/2014  
Application Type: Full - Planning  
Community: Llanberis  
Ward: Llanberis

Proposal: ERECTION OF TWO-STOREY EXTENSION TO EXISTING RESIDENTIAL HOME TO COMPRISE 24 ADDITIONAL BEDROOMS AND ASSOCIATED FACILITIES  
Location: PLAS GARNEDD RESIDENTIAL HOME, LLANBERIS, CAERNARFON, LL55 4LF

**Summary of the Recommendation:**

TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 This application is a full application to erect a two-storey extension for a residential care home for the elderly to comprise 24 additional bedrooms with associated facilities including a day area, bathrooms, rooms for staff members and storage.
- 1.2 The site is located within the development boundaries of the village of Llanberis that is defined as a local centre in the Gwynedd Unitary Development Plan. The location is an elevated site away from the village centre and approximately 500 metres away from the National Park boundary.
- 1.3 Access is gained to the site via a standard gate off an adjacent unclassified road. There are residential dwellings of various sizes and settings scattered around the site with open mountain land further on to the west and south-west. The existing site includes an extensive car park as well as gardens/open grounds around the main building. The back gardens of the nearby Preswylfa residential estate border this section of the site and are at a level which is a little lower than Plas Garnedd itself.
- 1.4 The extension to be erected is two-storey and will be situated on the southern part of the site on a plot of land which is currently open and green and away from the nearby residential dwellings. The extension will be linked to the existing building via a purpose-built link between them. The ground floor plan of the extension indicates a day area, eight bedrooms and associated resources, whilst 16 bedrooms will be provided on the first floor. Externally the building will be finished with a render and a low band of brick and natural slate will cover the ridge roof. The application has been revised from the original submission by reducing the height of the extension roof to be more in keeping with the current height of the existing building.
- 1.5 The following information has been submitted with the application:
  - Design and Access Statement
- 1.6 This application is submitted to the Committee as the size of the proposed development is greater than that which can be dealt with under the delegated procedure.

**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:

POLICY A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

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.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals 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 B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B33 – DEVELOPMENTS THAT CREATE POLLUTION OR NUISANCE - Protect public amenities, health and the natural or built environment from high levels of pollution.

POLICY C1 - LOCATING NEW DEVELOPMENT – Land within town and village development boundaries 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 C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals that give priority to reusing previously developed land or buildings and which are located within or adjacent to development boundaries will be permitted provided the site or the building and use are appropriate.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial 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.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they 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, extension of 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.

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POLICY D8 – EXTENDING CURRENT ENTERPRISES - Proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises will be approved if they conform to specific criteria regarding the appropriateness of the existing use in relation to the surrounding area and adjacent uses and how relevant it is to the existing work.

### 2.3 National Policies:

Planning Policy Wales 2014

Technical Advice Note 12: Design

### 3. Relevant Planning History:

3.1 There is a substantial planning history concerning this site due to its historical use as a hotel and more recently as a residential home. It is noted here that previous permission was given for a two-storey extension on the existing proposed development site. A record exists that confirms that the application was commenced by providing foundations for the extension; this means that the legal right remains to erect a two-storey extension at this location.

### 4. Consultations:

Community/Town Council:	Not received.
Transportation Unit:	No observations as it is supposed that there would be no detrimental impact on public roads.
Natural Resources Wales:	General observations and advice.
Welsh Water:	The comments of Welsh Water will be referred to in greater detail further on in the report.
Public Protection Unit:	Not received.
Snowdonia National Park Authority	No observations
Social Services:	Not received.
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The advertisement period has expired and five items of correspondence were received objecting on the following grounds:</p> <ul style="list-style-type: none"> <li>• Problems with the sewerage drainage system</li> <li>• Surface water problems</li> <li>• Cases of overflowing/flooding having an impact on nearby housing</li> </ul> <p>In addition to the above objections, objections were received that were not valid planning objections which included:</p> <p>Impact on local medical and nursing services</p>

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## **5. Assessment of the material planning considerations:**

### **5.1 The principle of the development**

- 5.1.1 The site of the proposed development is situated within the development boundaries of the village of Llanberis, and on a site that is already developed due to the presence of the foundation created in relation to a previous extension. The principle of developing this site has been considered acceptable in the past and remains acceptable and therefore it is considered to be in compliance with the requirements of the relevant local and national policies and guidance.
- 5.1.2 Paragraph 4.9.1 of Planning Policy Wales (Version 7, 2014) states that “preference should be given to previously developed land (or brownfield land), wherever possible, rather than greenfield sites...”
- 5.1.3 It is believed that this is consistent with the general requirements of policies C1 and C3 of the UDP which encourage and support proposals for re-developments within development boundaries and on previously developed sites. It can be seen that this residential care home has been established for a number of years and therefore the use has been established and accepted.
- 5.1.4 It is, therefore, believed that the proposal is in accordance with the policies noted above and is acceptable in principle, subject to consideration and full assessment of all other material planning matters, including the observations received and compliance with the requirements of other relevant policies.

### **5.2 Visual amenities**

- 5.2.1 Bearing in mind the location of the proposed extension at the rear of the main building of the existing home, it is in a location that is fairly hidden from prominent public views. However, it would be visible when approaching the site via the access and from land higher up which is further away from the site. Scattered trees and bushes within the site will assist to reduce its visual impact.
- 5.2.2 It is thought that this proposal offers a development that is comparatively traditional in form and setting and conveys similar elevations, scale and form to the existing buildings within the site.
- 5.2.3 This proposal is considered to be acceptable in terms of visual amenities, given its location and considering the proposed size, form and elevations. It is therefore deemed that the proposal satisfies the requirements of policies B22, B23, B24 and B25.

### **5.3 General and residential amenities**

- 5.3.1 The gardens of Preswylfa estate are to the rear of the Plas Garnedd site. The location of the proposed development behind the existing main building of the home with a distance of approximately 35 – 45 metres between the site’s border with these houses and the extension itself.
- 5.3.2 Planting work has already been undertaken within the site including along the boundary with the houses of Preswylfa. However, it is proposed to impose a condition requesting that a landscaping scheme be approved, in order to add to the presence of the trees and bushes on site, which would improve the provision of landscaping in response to this proposed development.

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5.3.3 It is not believed that this development would have an excessive detrimental impact on the residential amenities of existing residents or on the general amenities of the area to a much greater degree than what already exists. There would be no greater impact on the amenities than what already exists. Therefore, it is considered that the application complies with policies B23 and B27 of the UDP.

#### **5.4 Transport and access matters**

5.4.1 The Transportation Unit have no objection to the proposal; the current access and the parking provision are within the site and are obviously sufficient for this addition to the current activities of the site.

5.4.2 Therefore, bearing this in mind, it is deemed that the proposal is acceptable and satisfies the requirements of policies CH30, CH33 and CH36.

#### **5.5 Relevant planning history**

5.5.1 As stated already, various uses have been attached to this site over the years, however it is now established and is recognised as a care home for the elderly.

5.5.2 The extension previously approved has been confirmed as having been commenced by creating its foundation, therefore a right exists to erect the extension without the need for a further planning permission. The location of the two applications, namely what has been approved but not erected and what is subject to this application, are more or less in the exact same location. It is recognised that the current application is more than what was approved previously, however, it is not deemed to be at an unacceptable level.

#### **5.6 The economy**

5.6.1 The use of the site as a residential care home has been established for a number of years and it is assumed that it contributes towards the area's economy in terms of employing staff and buying resources/goods. According to the information submitted, there are currently 12 permanent members of staff with 12 part-time and it is proposed to employ 22 permanent members of staff with 22 part-time.

5.6.2 Policy D8 approves proposals to expand existing businesses if they conform to specific criteria. In this case, the use is established and the site can cope with the extension of the proposed size. I am therefore of the view that the proposal is acceptable and satisfies the requirements of Policy D8 of the UDP.

#### **5.7 Infrastructure matters**

5.7.1 Matters dealing with the capacity of the site to cope with the proposed addition have caused concern to nearby residents and was also a matter that Welsh Water was originally uncertain of. The objections received from nearby residents refer to problems in the past that according to the claim emanate from the Plas Garnedd site.

5.7.2 Originally, Welsh Water requested further information regarding the proposal and then they confirmed that they would undertake a CCTV survey of the local network in order to ensure the integrity and performance of this network. Following this, further inspections were undertaken in order to find out where the public system was and if Plas Garnedd pipes lead to them would they be likely to overflow the system.

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5.7.3 The result of all the research and discussions between the application's agent and Welsh Water was that discharges from the new extension would lead into a private system on the site and not into the local public network. Having received this confirmation, Welsh Water is now satisfied that these arrangements can be controlled by the inclusion of a formal standard condition to agree on a full drainage strategy for the site.

5.7.4 There was also a reference made to cases of surface water flowing from the site having an impact on others in the vicinity, it is believed that it would be possible to word the condition to include arrangements to deal with surface water as well. In doing this, the view is that it would be possible to agree on an appropriate arrangement for the site by ensuring that local residents are not impacted unacceptably and ensuring that the requirements of policies A3, B23 and B33 are satisfied.

## **5.8 Response to the public consultation**

5.8.1 It is recognised that there is local concern due to the possible impact of the development on residential amenities because of incidents in the past with drainage difficulties etc. As has already been stated, Welsh Water does not have any objection now and on the basis of this confirmation we do not believe that it is possible to refuse the application for these reasons.

5.8.2 Full consideration has been given to the observations received in response to the public consultation. The matters raised that were relevant and material to planning have been considered as part of the assessment of this application.

## **6. Conclusions:**

6.1 This site is located within the development boundaries of the village of Llanberis as defined in the GUDP. It is considered partly as a suitable brownfield site for development and the proposal itself, in terms of extending the existing residential care home to offer more care provision for the elderly, is also considered acceptable.

6.2 Given the above and after full consideration of all the material planning matters including local and national policies and guidance, as well as the observations received, it is deemed that this application is acceptable and satisfies the requirements of the relevant policies as noted above.

## **7. Recommendation:**

7.1 To approve – conditions

1. Time
2. Comply with the plans
3. Slate
4. Agree on external materials
5. Landscaping
6. Agree on a comprehensive drainage scheme
7. Hours of Working
8. Note by Natural Resources Wales



Rhif y Cais / Application Number : C14/0657/15/LL

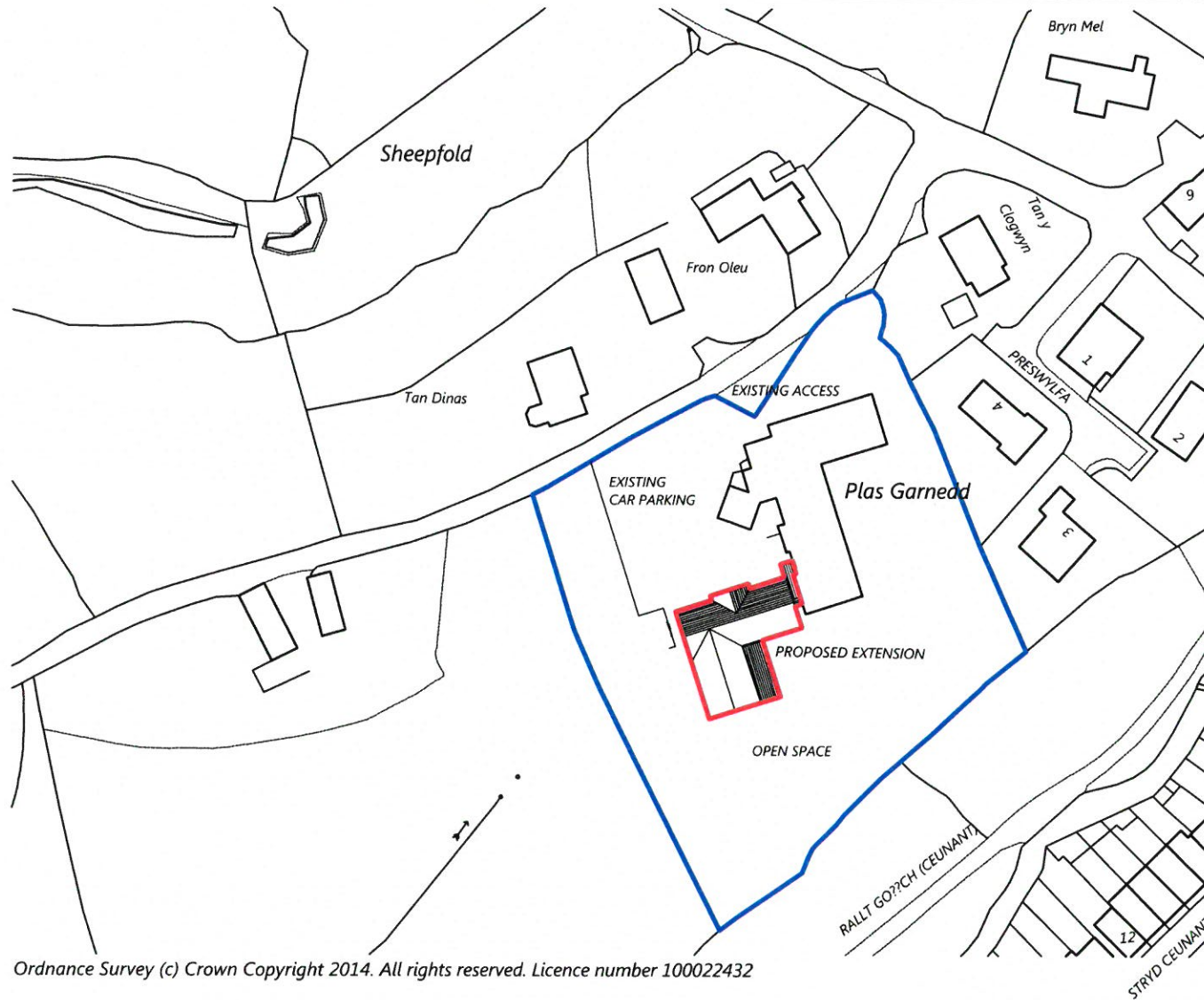
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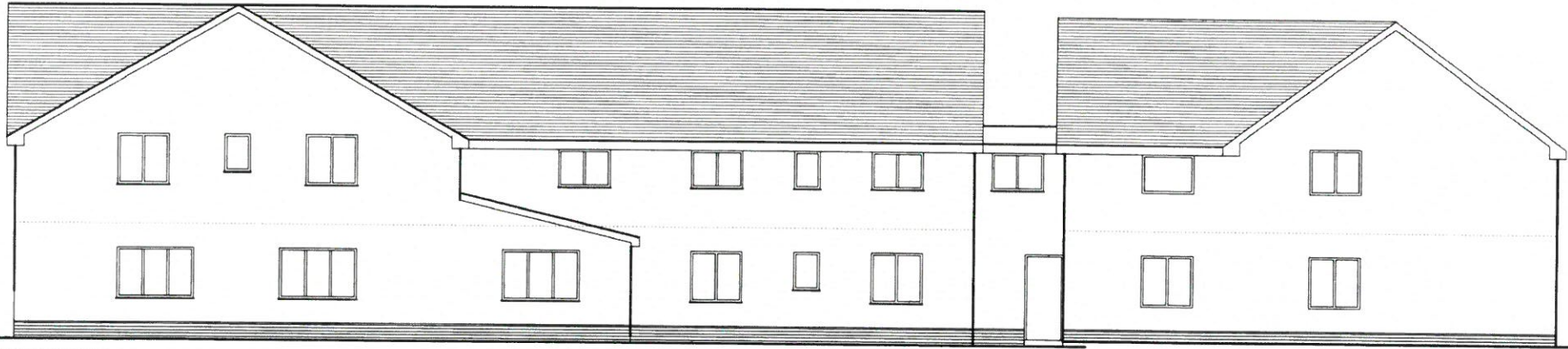
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**Chartered Architects.**

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DRWG. TITLE	LOCATION PLAN	DRWG. NOS.	14.5483/L1		REV			

Studio 55:20, North Wales Business Park, Abergele LL22 8LJ

Tel:01745 585517 Fax: 01745 582162. E-mail: PDPArchitects@aol.com



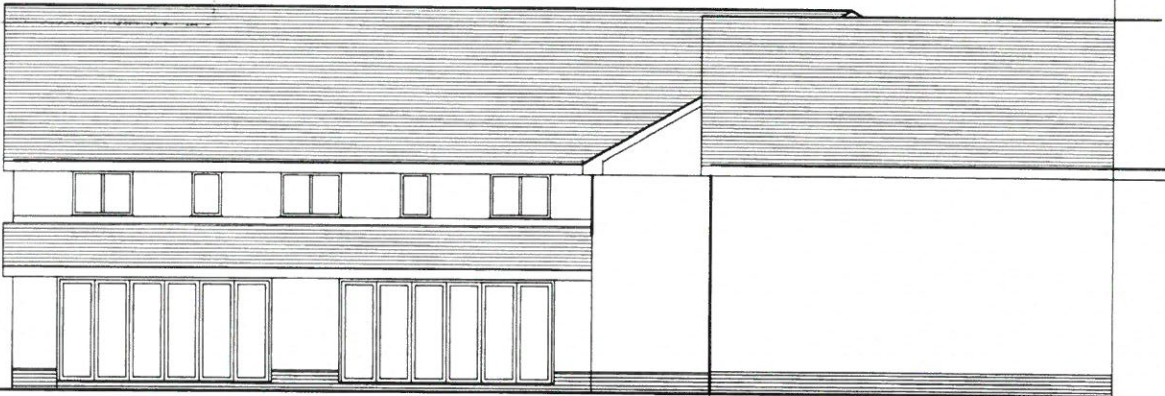
REAR ELEVATION - south elevation

CYNGOR GWYBODAETH  
ADR/NTHER/STUDY

10 MAY 2014

GWYBODAETH YCHWANEBOG  
AMGYLCHEDD

REF/TRAFFIC



SIDE ELEVATION - east elevation

GWYBODAETH YCHWANEBOG  
ADDITIONAL INFORMATION

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PROJECT TITLE  
PLAS GARNEDD LLANBERRES

DATE	SCALE	DRWN	CHK
MARCH 2014	1:100 @ A3	RSG	

DRWG. TITLE  
PROPOSED ELEVATIONS

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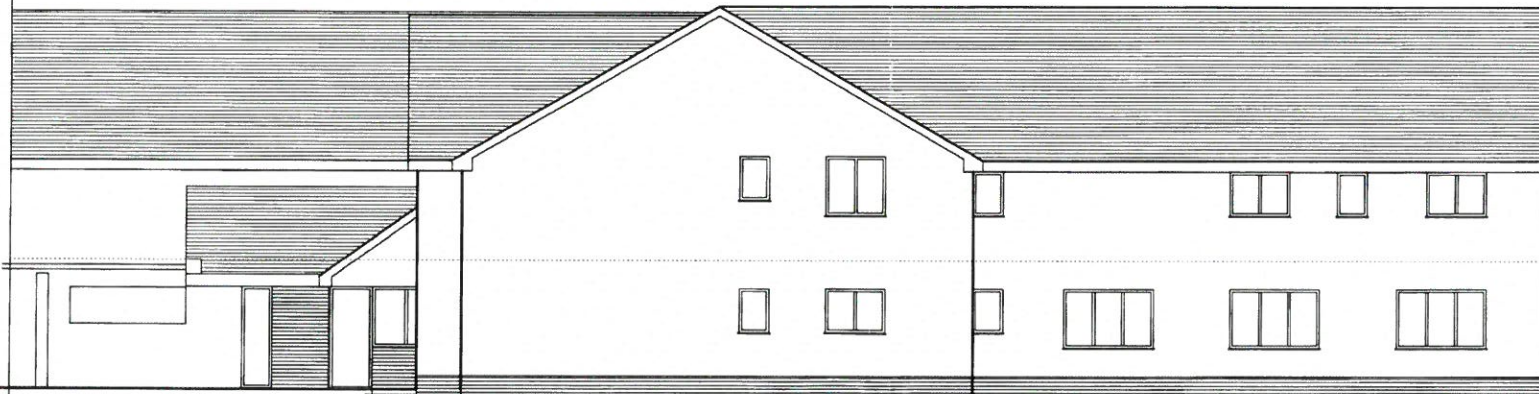
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5 T 2014



FRONT ELEVATION



SIDE ELEVATION

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**CYNLLUN DIWYGIEDIG**  
REVISED PLAN

Derbyniwyd/Received 05.11.14  
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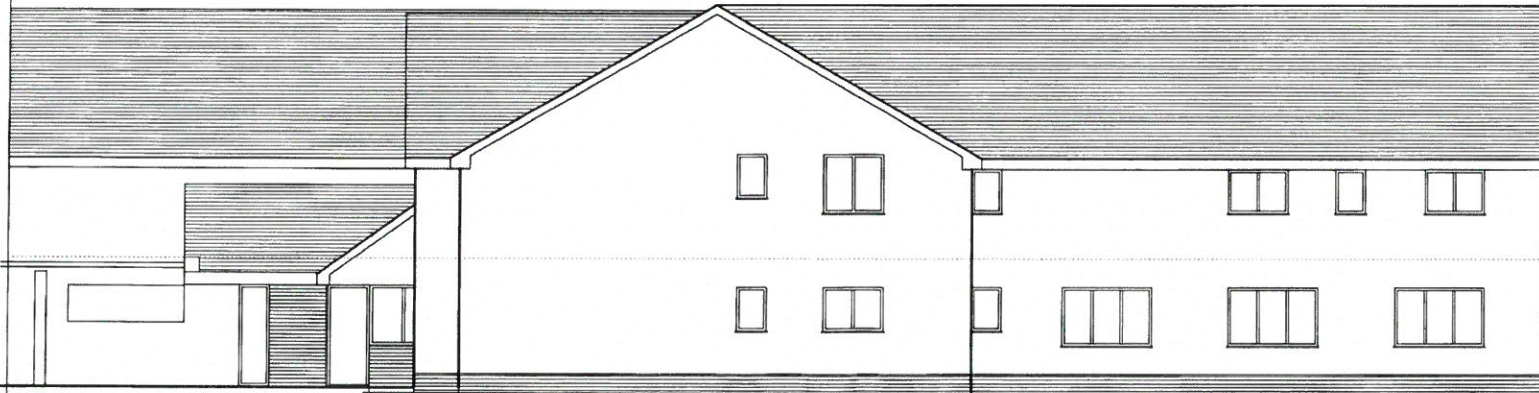
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5 MARCH 2014

FRONT ELEVATION



SIDE ELEVATION



CYBELLON CŴYDREIOL  
REVISED PLAN

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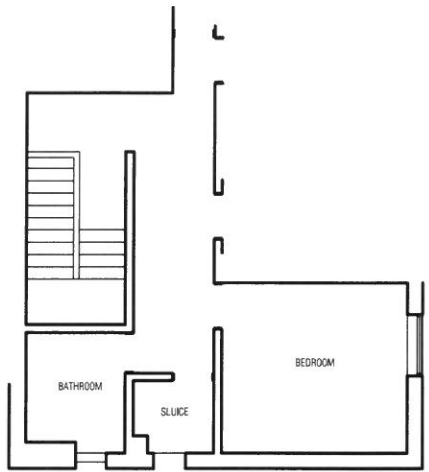
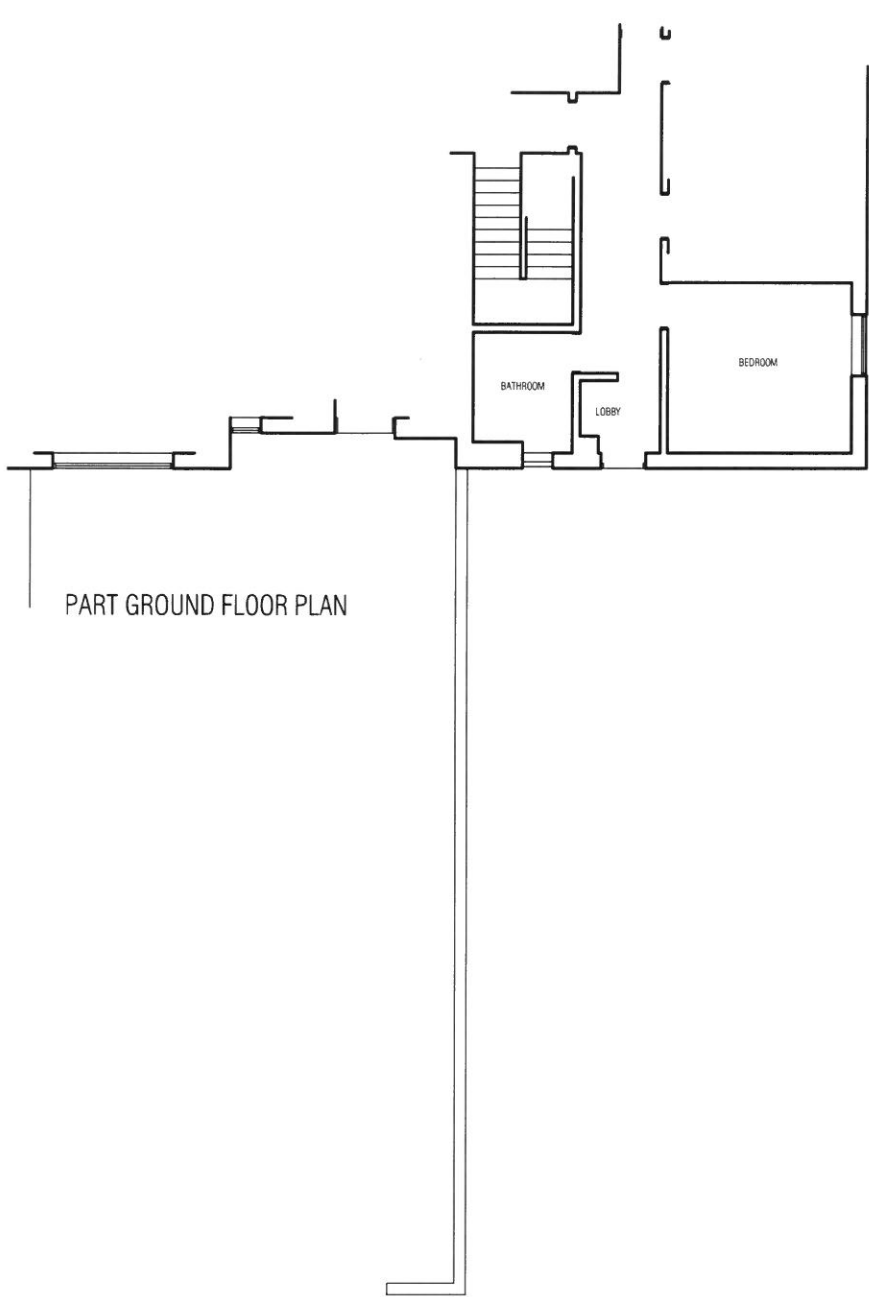
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PROJECT TITLE	PLAS GARNEDD LLANBERRES	DATE	MARCH 2014	SCALE	1:100 @ A3	DRWN	RSB	CHK	
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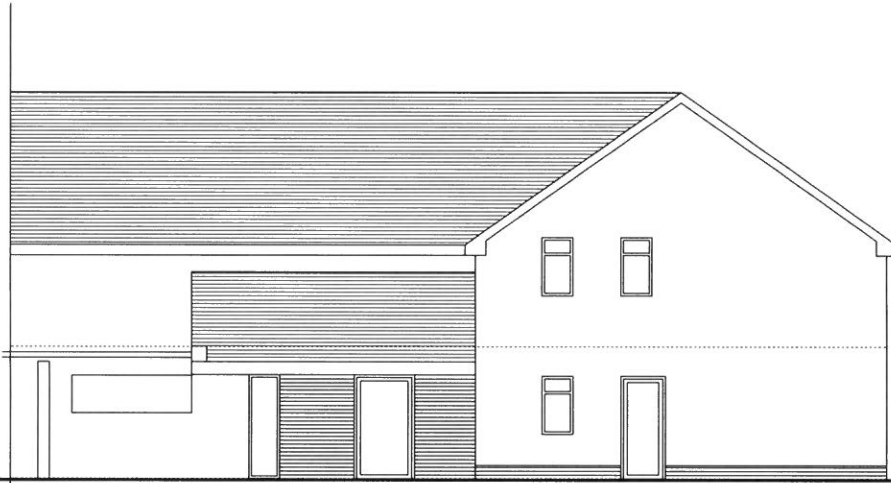
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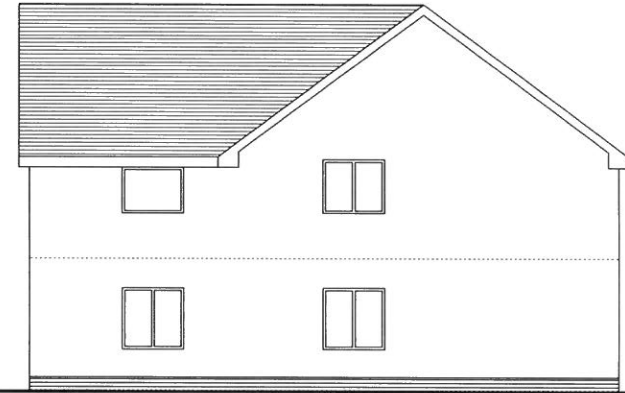
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SIDE ELEVATION

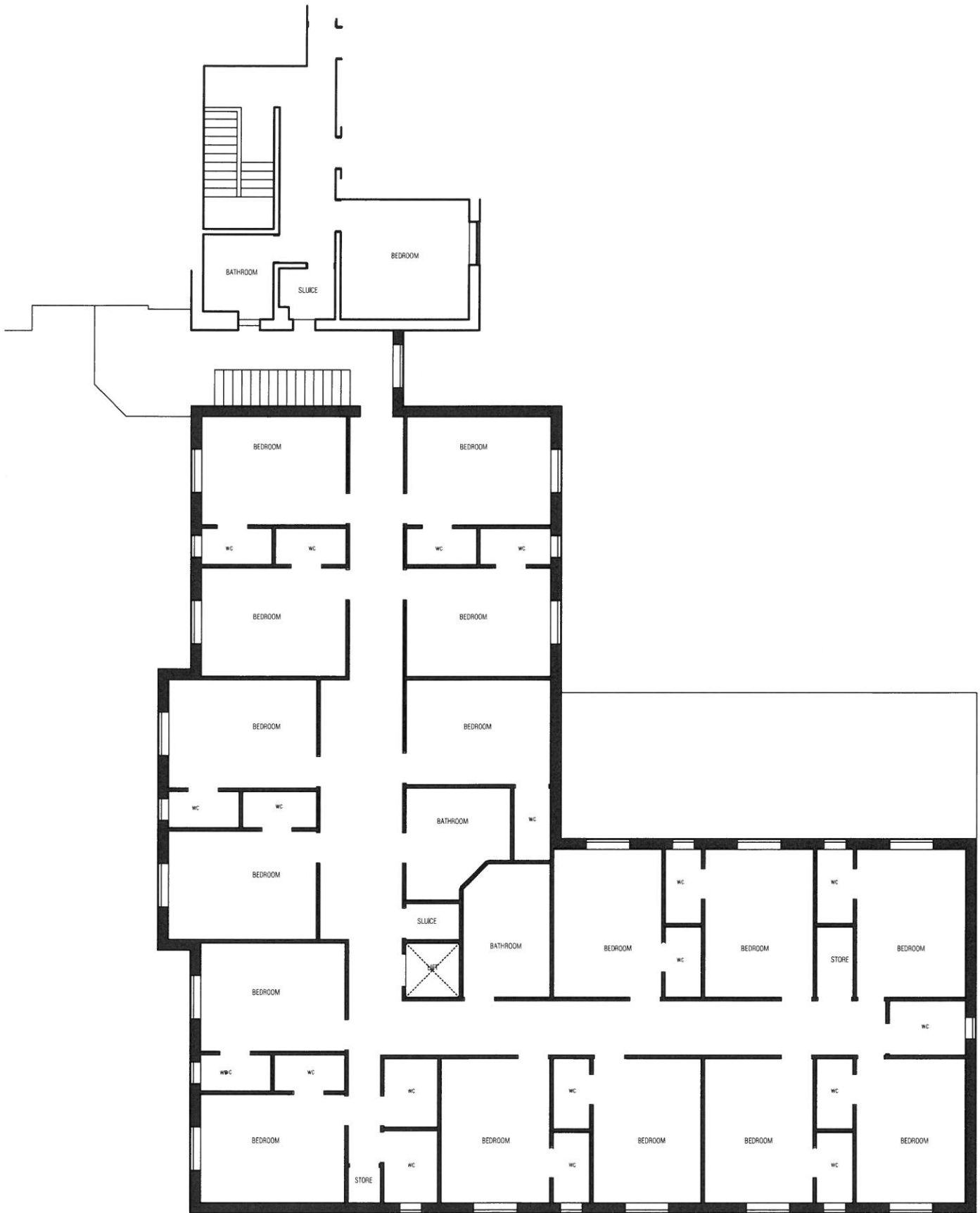


REAR ELEVATION

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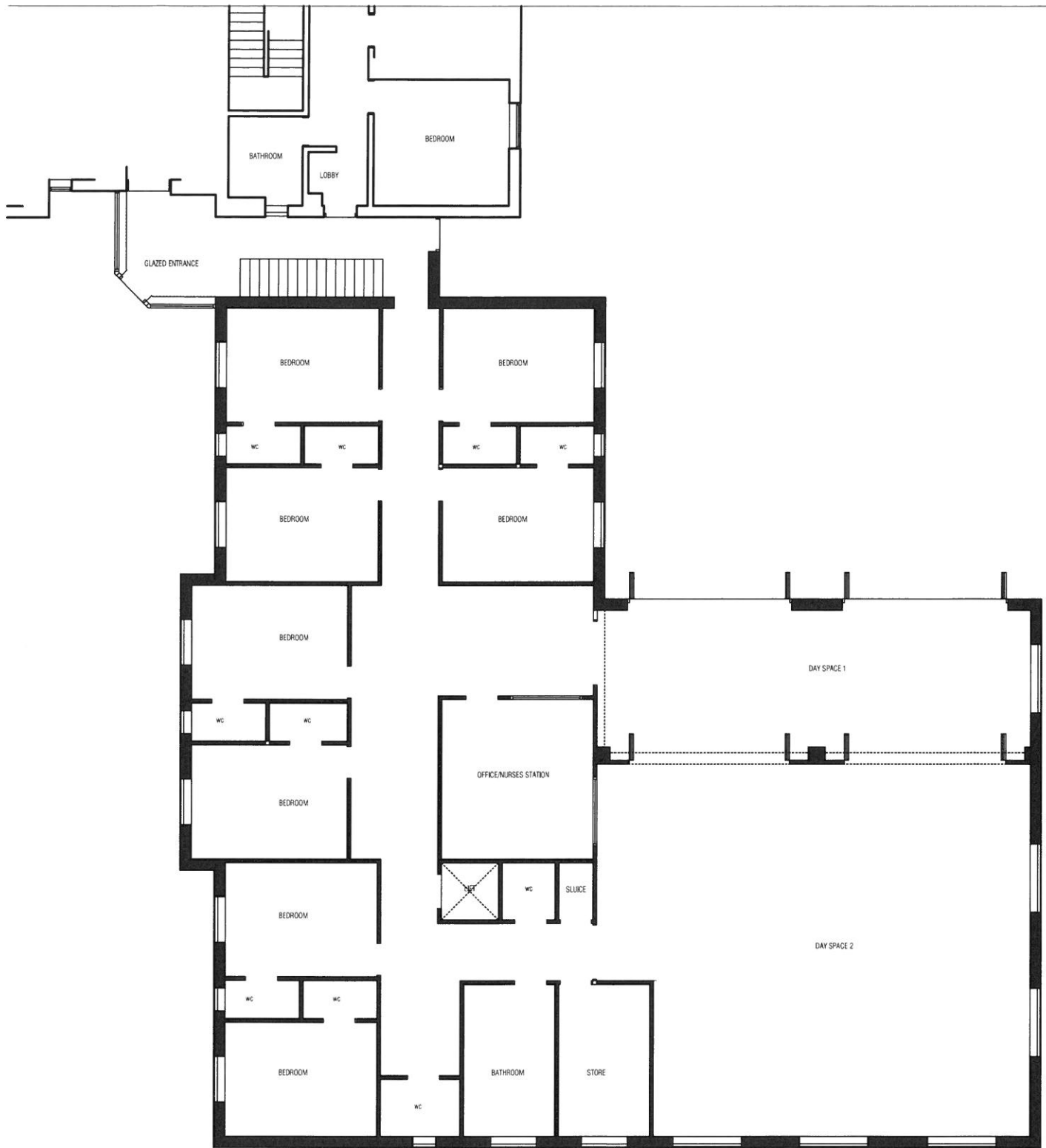
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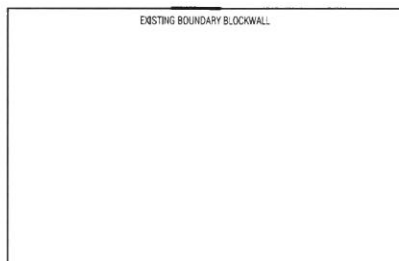
FIRST FLOOR PLAN

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	PROJECT TITLE <b>PLAS GARNEDD LLANBERRES</b>	DATE MARCH 2014	SCALE 1:100 @ A3	DRWN RSG	CHK
	DRWG. TITLE <b>PROPOSED FIRST FLOOR LAYOUT</b>	DRWG. NOS. <b>14.5483/4</b>		REV	
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GROUND FLOOR PLAN



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PLAS GARNEDD LLANBERRES	MARCH 2014	1:100 @ A3	RSG	
DRWG. TITLE	DRWG. NOS.	REV		
PROPOSED GROUND FLOOR LAYOUT	14.5483/3			

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