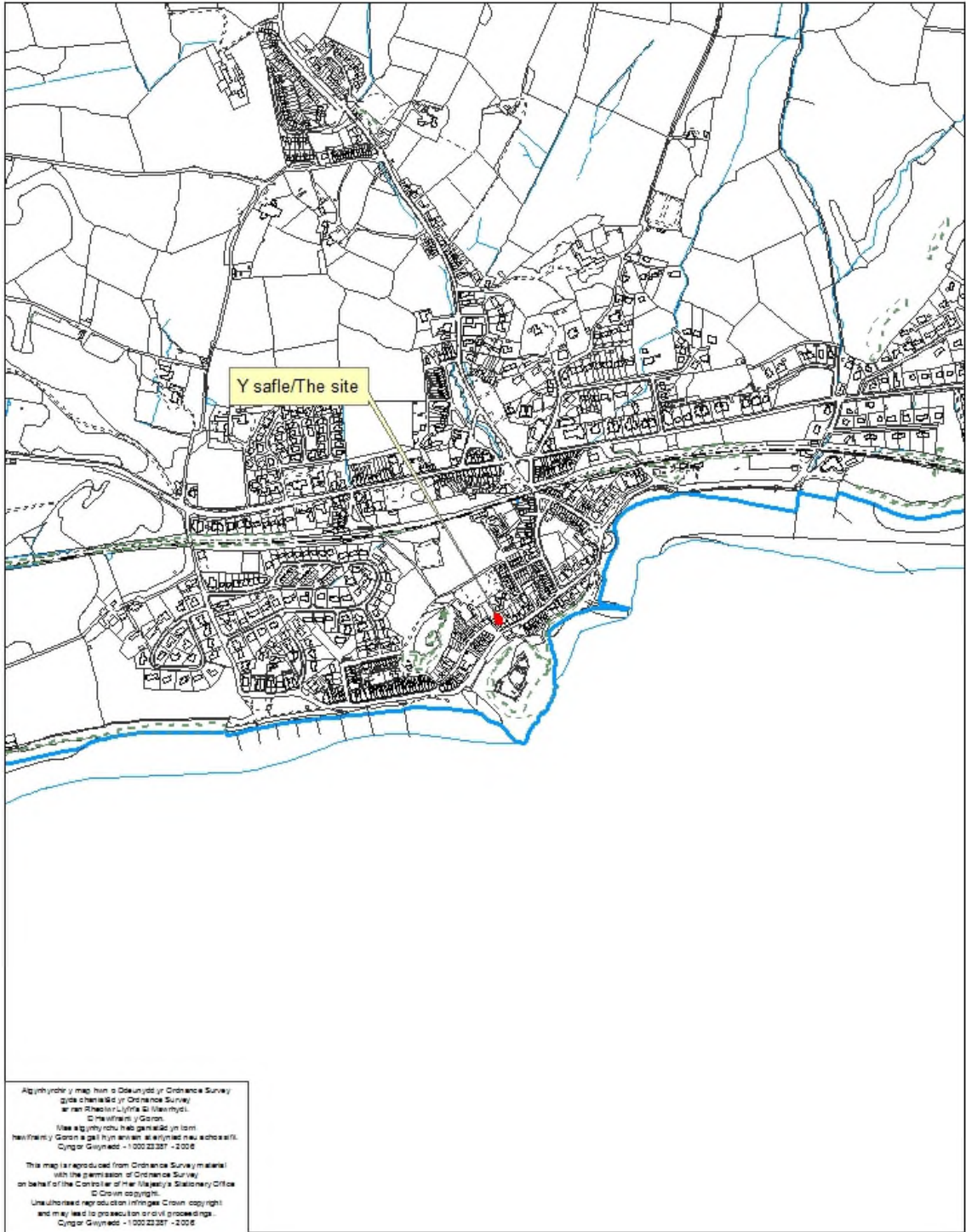


Number: 3



Rhif y Cais / Application Number : C14/1001/35/LL

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Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 27/04/2015
THE REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C14/1001/35/LL
Date Registered: 04/02/2015
Application Type: Full - Planning
Community: Cricieth
Ward: Cricieth

Proposal: CONVERSION OF FORMER BAKERY/STORE INTO A DWELLING
Location: STORE AT REAR OF 31, LÔN Y CASTELL, CRICIETH, GWYNEDD, LL52 0DP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The proposal of this application is to convert a two-storey building that was formerly a bakery in centre of the town of Cricieth, into a two-storey dwelling with two bedrooms. The building comprises brick and stone walls with a slate roof and is located in a Conservation Area on a site behind the terraces of Stryd y Castell and Sgwâr y Dref.
- 1.2 There are two pedestrian accesses to the site, one along Heol Henbont and approximately 50m along the non-adopted access road, and the other is a footpath leading from the site to Stryd y Castell. There is no parking provision within the site.
- 1.3 A Bat Survey Report was submitted with the application.

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 B4 – DEVELOPMENTS IN OR AFFECTING THE SETTING OF CONSERVATION AREAS

Ensure that proposals within conservation areas, or proposals that affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding 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 safeguarding 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 protecting the recognised features and amenities of the local area.

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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 C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY CH11 – CONVERSION OF BUILDINGS WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES FOR RESIDENTIAL USE

Proposals to convert buildings for residential use within the development boundaries of villages and local centres will be approved provided they can conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

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, 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.

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 12: Design (2009)

Technical Advice Note 18: Transport (2007)

3. Relevant Planning History:

3.1 No relevant history

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection.

Natural Resources Wales: No objection.

Welsh Water: No objection – Suggest standard conditions

Biodiversity Unit: No objection – Suggest a condition in order to protect bats

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Public Consultation: A notice was posted on site and nearby residents were notified. The consultation period has expired and several items of correspondence were received regarding the application, including the following objections:

Concern regarding access – a landowner nearby the site claims that the applicant has no right to cross or park on his land.

Concern regarding overlooking and disruption of privacy from the first floor window and the roof-lights in the south-western elevation.

Concern regarding the building’s current condition and services to the site e.g. water and sewerage pipes.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposal entails the conversion of an existing building within the boundaries of the Local Centre of Cricieth into a dwelling on the open market.
- 5.2 Policy CH11 specifically relates to proposals to convert buildings within the development boundaries for residential use. The criteria within that policy are considered in turn as follows:
1. Criterion 1 relates to having a proportion of all units on the site as affordable units, unless it would be inappropriate to provide affordable housing on the site. In terms of this policy, it is not considered that it would be reasonable to request an application for one property to be affordable as the criterion talks about ‘a proportion of the units on each site’ therefore referring to more than one unit.
 2. There would be no loss of serviced holiday accommodation.
 3. There would be no loss of any community resource or service – the bakery has been closed for a number of years.
- 5.3 Therefore, in principle the plan conforms with the requirements of CH11.
- 5.4 Policy C4 was supportive of adapting buildings to be reused. In urban areas it is necessary for the development to be suitable for the proposed use, that the design respects the structure, form and character of the original building and that no associated external work will cause harm to the area’s visual amenities. These matters are discussed in greater detail below, and having given full consideration to them, it is deemed that the application meets with the requirements of Policy C4 in the UDP.

Design and visual amenities

- 5.5 Policies B22 and B25 of the GUDP are relevant to this application and relate to the design, finish, appearance and visual amenities.
- 5.6 The development would not entail a significant change to the building’s character, indeed, its restoration and re-use would offer an opportunity to tidy up and safeguard

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the building and prevent it from deteriorating further and by so doing the quality and condition of the site and the surrounding area, which is a Conservation Area, could be improved and protected. Consequently, it is considered that the proposal conforms to policies B4, B22 and B25.

General and residential amenities

- 5.7 Policy B23 requests that consideration is given to the effect of the proposal on nearby residential amenities. As the site has been used for business purposes in the past, it is considered that the use caused by the residents of one dwelling would not have an impact that would harm the amenities of other properties in the area in terms of noise and disturbance.
- 5.8 We agree with the correspondent who raised concern regarding the proximity of the first floor window in the south-western elevation to the windows at the back of Sgwâr y Dref houses. It is considered that a condition demanding opaque glass in this window would be appropriate and would overcome concerns regarding overlooking from the development. It also needs to be borne in mind that this opening is an existing one that has been there since the building was a bakery, and a great deal more disturbance was associated with this use than the proposed use as one residential dwelling.
- 5.9 Due to their height and location in the development it is not considered that overlooking problems will be caused due to the proposed roof-lights.
- 5.10 By imposing an appropriate condition regarding the first floor window, it is considered that the proposal would not cause unacceptable harm to the amenities of the residents of the nearby dwellings nor to the local neighbourhood and therefore the proposal is acceptable in terms of Policy B23.

Transport and access matters

- 5.11 As a result of the observations received from the owner of nearby land questioning the applicant's right to use the area originally shown for vehicular access and parking, the plan has been re-designed and there is no parking provision anymore on the site. The development would be dependent on on-street parking and/or alternative means of transport. We assume, although the objection has not been withdrawn, that there is no planning grounds now to object to the application regarding the impact of access by vehicles. If there is a disagreement between landowners regarding the ownership of land and access rights, these are civil matters and are not planning considerations.
- 5.12 Given the convenient town centre site of the building, within easy walking or cycling distance to essential facilities, and public parking on nearby streets, such as Stryd y Castell and Sgwâr y Dref and other close sites, it is accepted that this site is accessible and there is no need to provide specific parking. Without a parking provision there would be no addition to hazard on the highway and therefore it is considered that the development would be in keeping with the aims of policies CH33 and CH36 that deal with road safety and parking.

Biodiversity

- 5.13 A Bat Survey report was provided and the conclusion was that there is no evidence of bats or any other protected species using the existing building. These conclusions

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have been accepted by the Biodiversity Unit and Natural Resources Wales, although the Biodiversity Unit did ask for a condition for a licensed bat officer to be present when undertaking work to the roof and therefore it is considered that the proposal complies with policy B20.

6. Conclusions:

- 6.1 It is considered that the development of a new house on this site is acceptable in respect of the relevant policies noted above and it is not considered that it would have an adversely harmful impact on the area's amenities or on neighbouring residents. Furthermore, it is considered that the location, design, finish and form of the development is acceptable and in keeping with the context of its location. Having given full consideration to all the relevant planning matters and all the objections received, it is considered that the development is suitable for the site and complies with the local and national policies and guidelines stated.

7. Recommendation:

- 7.1 To approve with conditions:
1. Five years
 2. Work in accordance with the plans
 3. Materials / slates
 4. Removal of general permitted rights.
 5. Water conditions
 6. Bats condition
 7. Use opaque glass in the first floor window on the south-western elevation.



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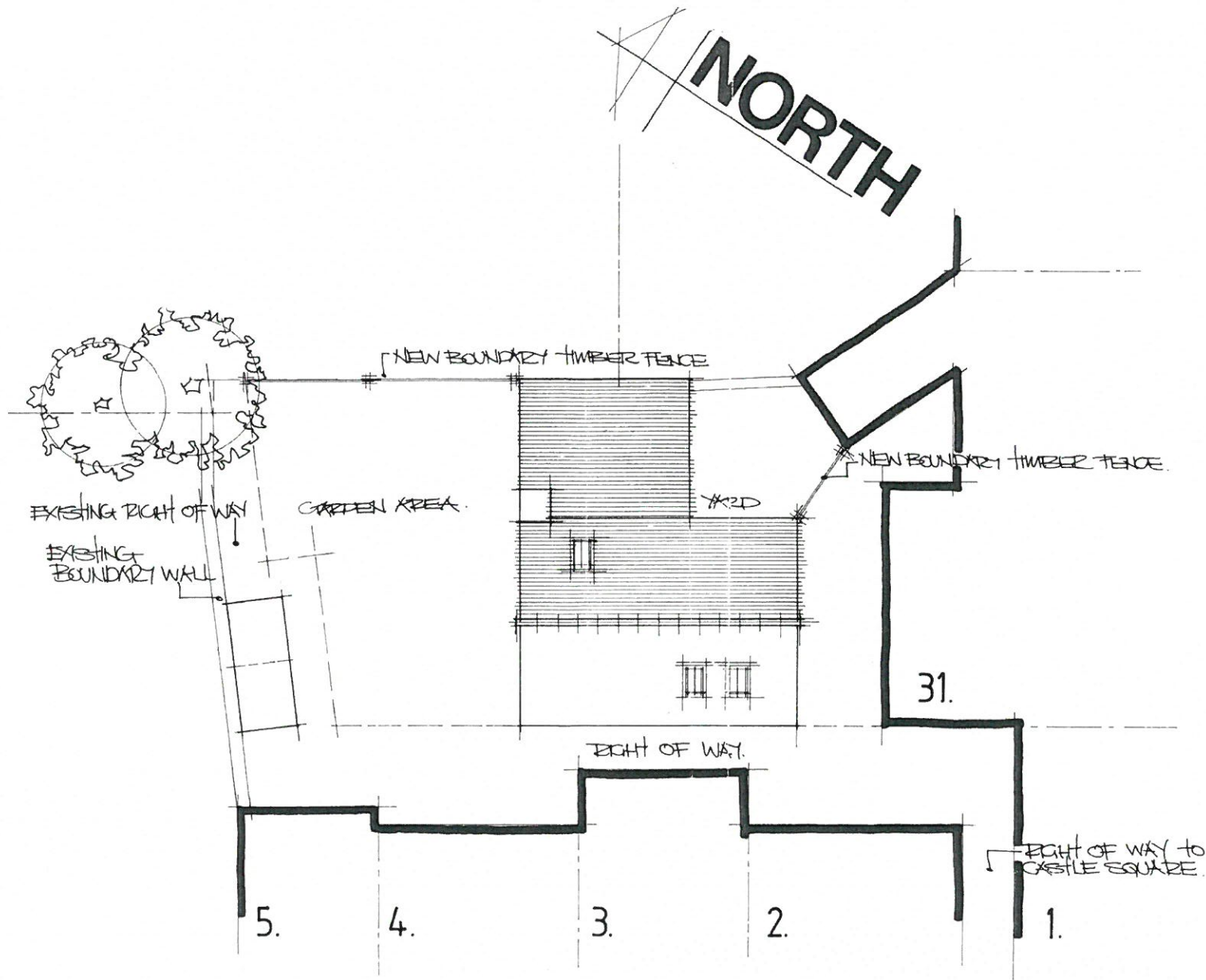
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A.M. 1/19/15
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NORTH



SITE PLAN


NOTES

CYNLLUN DIWYBODAETH
REVISED PLAN

Derbynwyd/Received 16/3/14
Llofnod/signature A.M.A

CYNGOR GWYNEDD
 YN YMRODDIAD I
 YMDDIWRBUDDIOL
 YN YMRODDIAD I
 YMDDIWRBUDDIOL

Don Westley
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CLIENT
 M. EDWARDS AND
 PAMELA MAYO
 MANDD EDWYRD,
 CAERNARFON ROAD,
 CRICCIETH,
 GWYNEDD.

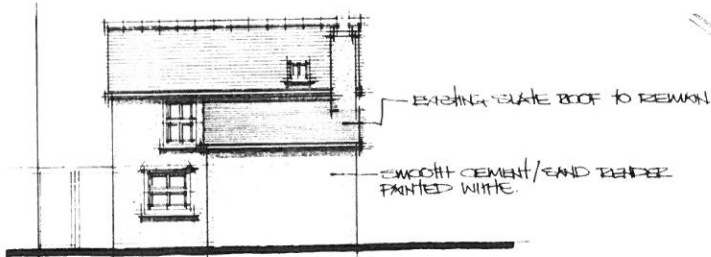
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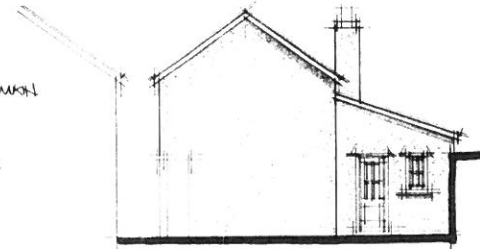
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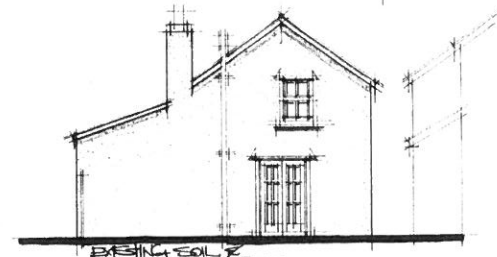


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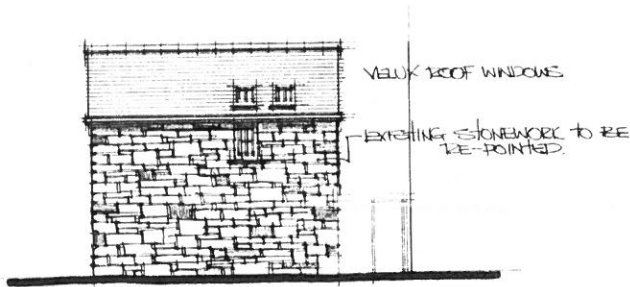
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NEW TIMBER WINDOWS AND DOORS WITH A BROWN STAIN FINISH

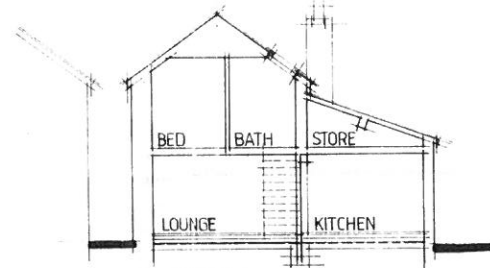


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EXISTING GOLF VENT PIPE

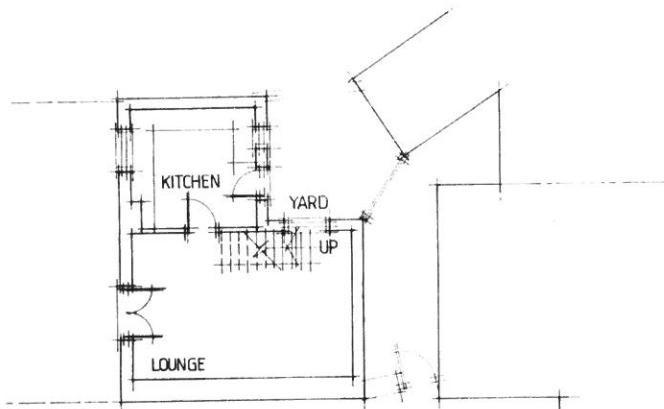


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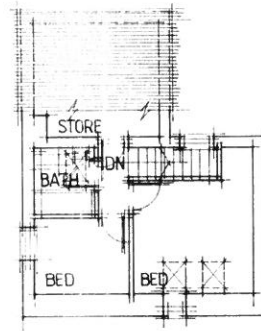


SECTION

1-6 HYD 2014



GROUND FLOOR



FIRST FLOOR

Don Westley
Architectural Services
Gwr-santau Pensaeriol



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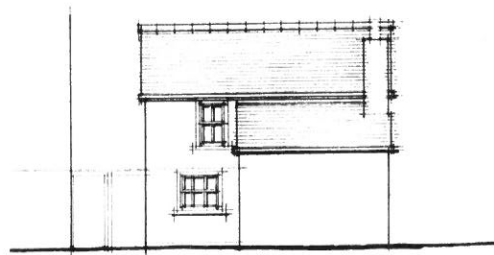
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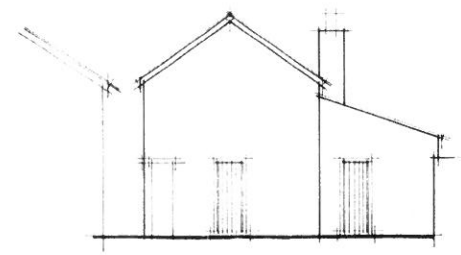
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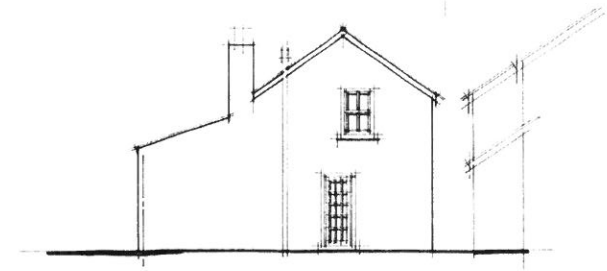
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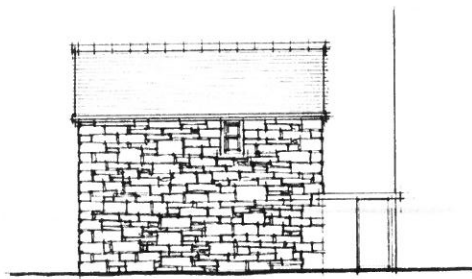
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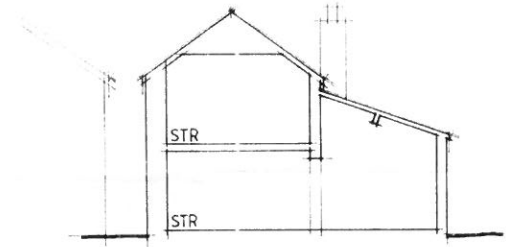
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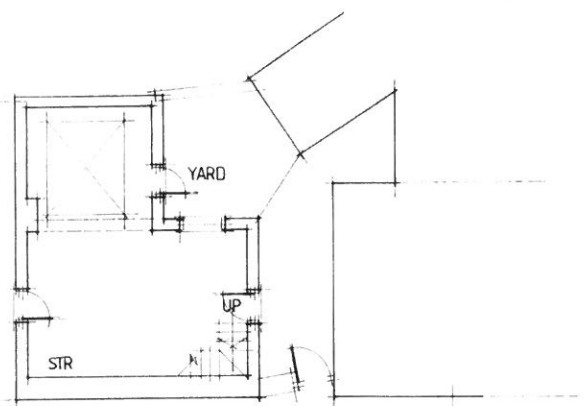
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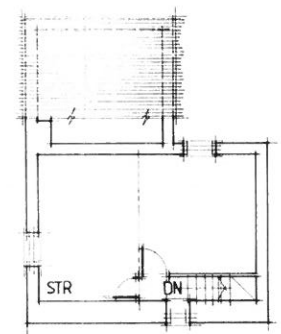
SOUTH WEST



SECTION



GROUND FLOOR



FIRST FLOOR

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0.1 EXISTING

SCALE 1:100 DATE JANUARY 14

DRWG NO. 01/ME.PM.14