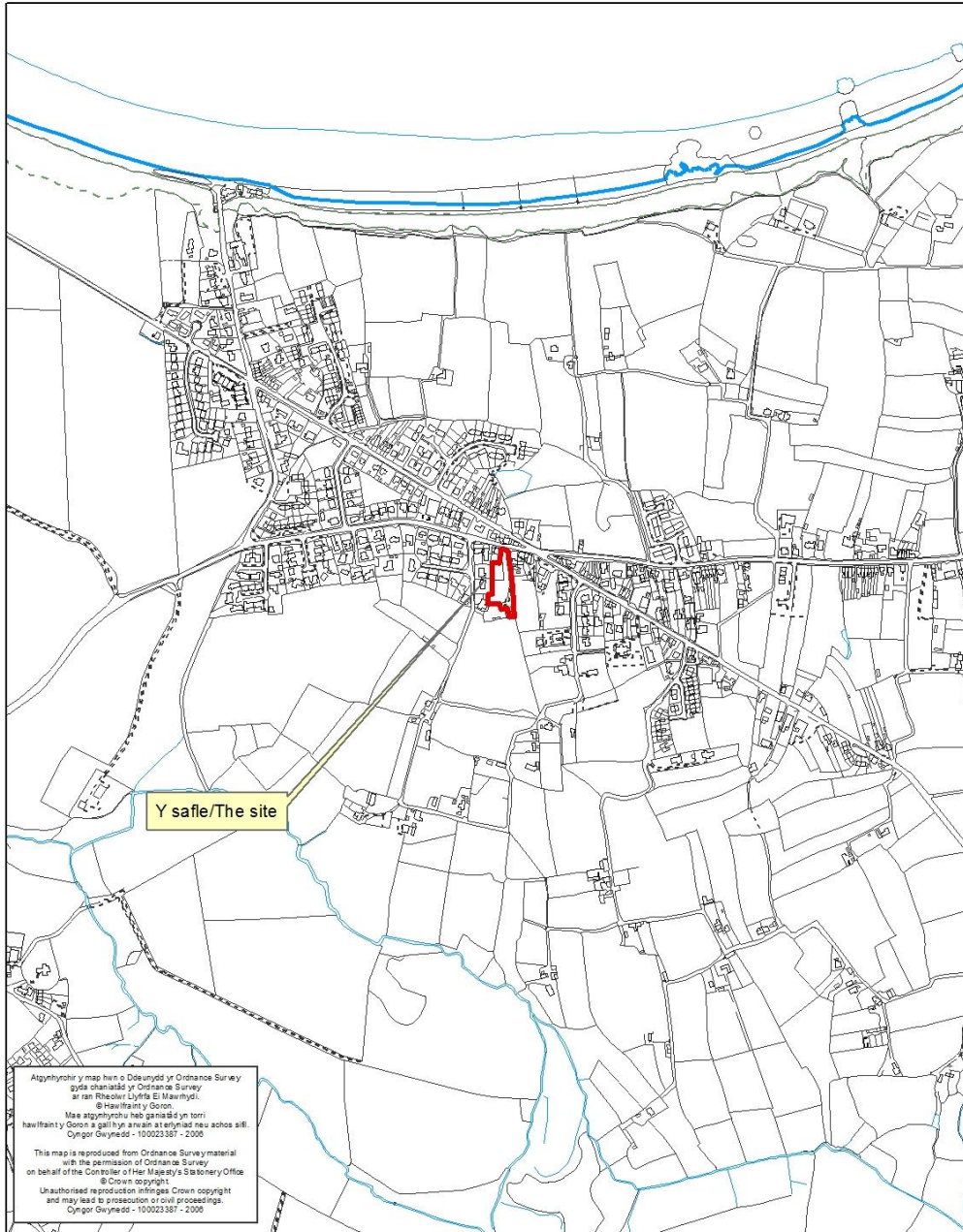


Number: 10



Rhif y Cais / Application Number : C15/0783/42/MG

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0783/42/MG
Date Registered: 30/07/2015
Application Type: Reserved Matters
Community: Nefyn
Ward: Morfa Nefyn

Proposal: RESERVED MATTERS FOR THE ERECTION OF FOUR DWELLINGS
Location: SITE OF CAERSALEM CHAPEL, LÔN TERFYN, MORFA NEFYN, PWLLHELI, GWYNEDD

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This application is a reserved matters application for the construction of four dwellings. All of the buildings would be bungalows but with rooms in their roof space. Outline permission has been granted for a residential development of four dwellings, with one of those being affordable. It has not yet been determined which of these will be the affordable plot. The units on plots 2-4 would be of a similar size and design while the size and design of plot 1 would be slightly different. The unit on plot 1 would measure approximately 8.7 metres by 8 metres while the units on plots 2-4 would measure approximately 14.7 metres by 9.2 metres and would include a garage. All of the units would be approximately 6.7 metres high to the roof ridge. All of the units subject to this application would be finished with slate roofs and the external walls finished with white render.
- 1.2 The site is located within the development boundary of Morfa Nefyn in the Gwynedd Unitary Development Plan. A chapel and chapel house stand near the site's northern boundary and on the boundary with a second class county road. There are single and two-storey houses on the eastern and western boundaries of the site. The land rises gradually from the second class county road towards the south. Access to the site is gained from the second class county road.
- 1.3 The application is submitted to the Committee as one of the applicants is a Head of Service within the Council.

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 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 CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES - Approve proposals for the construction of new dwellings on unallocated sites within

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

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 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 CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved if they can conform to specific criteria regarding the vehicular access, standard of the existing road 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.

Supplementary Planning Guidance: Affordable Housing

2.3 National Policies:

Planning Policy Wales, Edition 7, July 2014
 Technical Advice Note 12: Design
 Technical Advice Note 18: Transportation

3. Relevant Planning History:

3.1 C06D/0703/42/AM – Residential development of four houses – Site of Caersalem Chapel, Lôn Terfyn, Morfa Nefyn – Approved 9 August 2012.

4. Consultations:

Community/Town Council: Not received.

Transportation Unit: Confirm there is no objection to the proposal but notes that it is assumed that it would not be possible to achieve the visibility standards noted in the original application namely 2.4m x 60m on either side, however, it is possible to provide 2 x 45m, namely the most recent relevant standards. As the site of a private estate, it is confirmed that all the other conditions imposed on the original application, namely providing a turning area, parking and bullnose kerbs are all adequate but it is recommended that notes should be included in relation to the construction of the access.

Welsh Water: Propose a condition regarding surface water / land drainage.

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period has ended and a letter was received objecting on the grounds of:

- Concerns relating to road safety and the increase in traffic in the access to the county road.
- The site is important within the village and should be developed sympathetically; however, it is not considered that this application is suitable for the site.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of the proposal has already been approved through an outline application under reference C06D/0703/42/AM and therefore the proposal is acceptable in terms of the requirements of policies C1 and CH4 of the GUDP. The main consideration in relation to this application is the suitability of the proposed scheme in terms of the reserved matters, taking into account that an outline application has already been approved and consequently the principle of a residential development containing four dwellings has been supported. You are reminded that the access and layout of the houses within the site have been approved through the outline permission therefore this application involves matters relating to size, appearance and landscaping which form the reserved matters.

Visual amenities

5.2 Policy B22 of the GUDP promotes 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. The layout of the site adheres to what was agreed in the outline application and the proposal for four bungalows with bedrooms in their roof space, and it is considered that this coincides with the condition on the outline permission which asked for single-storey buildings, but not including the dormer aspect. Externally, the units subject to this application will appear to be bungalows, apart from rooflights on the front and rear elevations and one window in every gable-end to suggest rooms in the roof. However, the proposal does not include dormer windows. The design of the proposed units is relatively simple and they are laid out on the land in such a way that works with the gradient of the land. It is considered that the design is acceptable and suitable for the location in question and that it would not have a significant impact on the visual amenities of the area or the townscape. Therefore, it is considered that the proposal is acceptable in relation to Policy B22 of the GUDP.

5.3 Policy B25 of the GUD safeguards the visual character by ensuring that the building materials are of high standard and in keeping with the character and appearance of the local area. The units will be finished in white render with slate sills and slates on the roof. It is considered that these materials are acceptable and comply with the requirements of policy B25 of the GUDP.

Affordable matters

5.4 As part of the outline application, a 106 agreement was signed, binding one of the units as an affordable house. The affordable unit has not been determined yet, however, given the houses that have been proposed as part of the application, it

PLANNING COMMITTEE	DATE: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

appears that plot 1 will be the affordable unit as this unit is smaller than the other three. The internal space of this unit is approximately 96 square metres, but due to the location of some of the rooms in the roof space, it is likely that the useful internal space is smaller than this. It is therefore considered that the size of this house compares favourably with a size of 90 square metres for 2 bedroom two-storey houses included in the Supplementary Planning Guidance: Affordable Housing.

General and residential amenities

- 5.5 Policy B23 of the GUDP safeguards the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aiming to safeguard the recognised features and amenities of the local area. Residential dwellings are situated adjacent to the site. However, the site is encompassed by mature hedges and the submitted plans note the intention of retaining these hedges. In light of the vegetation around the site along with the location of the windows, it is not considered that the proposal would lead to overlooking or loss of privacy for nearby residents. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and as a result, it is in accordance with policy B23 of the GUDP.

Transport and access matters

- 5.6 It can be seen from the outline application that the vehicular entrance and the internal layout of the site, including the location of the road, have already been approved. However, the Transportation Unit has noted that it would not be possible to have 2.4m x 60m visibility splays; rather it would be possible to provide 2 x 45m, namely the latest relevant standards. It would be possible to include a condition relating to these visibility splays with the permission. The proposal also includes two parking spaces for each plot, and plots 2-4 would also have a garage. It is considered that this number of parking spaces is adequate for the site. It is considered that the proposal is therefore acceptable on grounds of road safety and complies with policies CH33 and CH36 of the GUDP.

6. Conclusions:

- 6.1 Given the above and having considered all the relevant matters including local and national policies and guidelines, and the observations received including the letter of objection, it is not believed that the proposal is unacceptable or contrary to the requirements of the policies noted above. Therefore, based on the above, we believe the proposal is acceptable.

7. Recommendation:

- 7.1 To approve – conditions
1. In accordance with the plans
 2. 2.4m x 45m visibility splays

Highways notes – in relation to powers under Section 171/184 of the Highways Act 1980 to carry out work near the highway and to take care to prevent surface water from the curtilage discharging onto the highway.