

PLANNING COMMITTEE	DATE: 24/09/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	DOLGELLAU

Number: 3

Application Number: C18/0599/39/LL

Date Registered: 05/07/2018

Application Type: Full - Planning

Community: Llanengan

Ward: Abersoch

Proposal: Terraced roof on the second floor

Location: 4 Pen y Bont, Lôn Engan, Abersoch, Pwllheli, Gwynedd, LL53 7HW

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application is for adapting the rear roof of a residential property in order to create a terrace on the second floor. The property is in the middle of a terrace of houses that form part of a wider development of new houses located within the development boundary of Abersoch. There is already a bedroom on the second floor, but it includes a row of windows on the bedroom's floor level, and one velux window.
- 1.2 The proposal involves losing some floor area in the existing bedroom, but the proposal would provide more natural light and views over the village. Externally, an empty space will be created in the roof, and doors will be set back within the roof space, and a glass handrail will be installed to the front of the terrace.
- 1.3 The application is submitted to the planning committee at the Local Member's request.

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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

PS 19: Protect and/or enhance natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local Biodiversity Conservation

AT 1 - Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

2.4 National Policies:

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note 12: Design

3. Relevant Planning History:

- 3.1 The planning history involves the demolition of the former hotel and the construction of housing on the site. There has been no further planning history involved with this specific house since its construction.

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4. Consultations:

Community/Town Council:	Not received.
Biodiversity Unit:	No Biodiversity concerns.
Natural Resources Wales:	No observations and proposed standard advice.
AONB Unit:	<p>4 Pen y Bont is part of a new development on the former Riverside hotel site in Abersoch. The site is within the AONB and is visible from public spaces, including the road leading to the village.</p> <p>The adaptations in question are minor, therefore there are no major concerns, but it is believed that the building is more in-keeping in its current form.</p>
Public Consultation:	A notice was posted on the site and nearby residents were notified. The consultation period ended on 31.07.18 but no response had been received.

5. Assessment of the material planning considerations:

Location, Design and Visual Effect

- 5.1 This application is for adapting the rear roof of a residential property in order to create a terrace in an existing bedroom on the second floor. The local member has raised a concern as the property forms part of a new development, and felt that the proposal would have a detrimental impact on the site's appearance, and is not in-keeping with the other sites or the area in general.
- 5.2 The main policy involving this aspect is Policy PCYFF 3 of the Local Development Plan which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the natural, historic and built environment. It also emphasises that proposals will only be permitted if they can comply with a series of criteria.
- 5.3 The site is also located within the AONB and Policy PS19 requires, amongst other things, the protection and where possible enhancement of sites of international, national, regional and local importance and, where possible, their settings in line with National Policy. In addition, the main aim of policy AMG 1 of the LDP is to conserve, maintain and enhance the character of the Area of Outstanding Natural Beauty by giving consideration to the Area of Outstanding Natural Beauty Management Plan. One of the main goals of the AONB Management Plan is to sustain, safeguard and improve the character, outstanding beauty and uniqueness of Llŷn's landscape, coast and seascape.
- 5.4 The existing property is located in the centre of a row of terraced housing. The proposal involves creating a void in the roof and doors will be set back into the void, and a glass handrail will be installed to the front of the terrace. It is considered that these materials are appropriate. Although the doors and the glass handrail will be visible, the proposal

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does not involve a material change in the roof's shape as the adaptations will not protrude out further than the existing roof slope.

- 5.5 The terrace will be installed at the rear of the property but, due to the layout of the houses, the rears are visible from public areas which includes Pont Lôn Morgan, which is one of the main roads in and out of the village. From the bridge, it can be seen that the land level rises towards the west. The Pen y Bont development has responded to this with a variety of roof heights which raises gradually towards the new Hafan yr Harbwr houses (the former site of the Harbwr hotel). The Hafan yr Harbwr houses have the same type of terrace on the roofs and, therefore, the feature is not entirely new to the street scene. The houses on either side of the site have quite small first floor dormer windows, which cut through the eaves and, consequently, a cut in the eaves is not an alien feature. It is acknowledged that the terrace would be a larger cut through the eaves than the nearby windows but, due to the variety in the height of houses and its design, and the presence of similar features on other houses, it is not considered that it would have a detrimental impact to the property or the appearance or character of the wider area. Although the Local Member's concern is acknowledged, it is considered that the proposal is acceptable in terms of Policy PCYFF 3, PS 19 and AMG 1 of the LDP.
- 5.6 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal relates to making alterations to existing property and in terms of its location and size, it is considered that the impact of the proposal would be local only and that it would not have a broader impact on the historical landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

General and residential amenities

- 5.7 Dwellings are located on either side of the application site. However, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood with regard to over-looking or loss of privacy, as the rear of the houses are already visible. It is, therefore, not considered that the proposal would cause any implications to general and residential amenities deriving from the proposal. The proposal is considered to be acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

Biodiversity Matters

- 5.8 The Biodiversity Unit and Natural Resources Wales were consulted on the application. Natural Resources Wales had no observations, and the Biodiversity Unit had no concerns. In this respect, it is considered that the proposal is acceptable in terms of Policies PS 19 and AMG 5.

6. Conclusions:

- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, it is considered that this proposal would not have a detrimental impact on the area and on nearby houses and the amended design for the proposal is considered to be acceptable and that it, consequently, complies with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions
1. Commence within five years.
 2. In accordance with the plans.