

PLANNING COMMITTEE	DATE: 26/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

**Number: 1**

**Application Number: C18/0715/39/LL**

**Date Registered: 06/08/2018**

**Application Type: Full - Planning**

**Community: Llanengan**

**Ward: Abersoch**

**Proposal: Two-storey dormer extension, dormer window and balcony to the front and single-storey front extension to existing garage and external alterations to the property.**

**Location: 68, Cae Du Estate, Abersoch, Pwllheli, LL537DJ**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

- 1.1 The application was deferred at the Planning Committee on 15th October 2018, at the request of the members, in order to conduct a site inspection.
- 1.2 This is an application for the erection of a two storey dormer extension, dormer window and balcony to the front of the property and a single storey flat roof front extension to existing connecting garage, along with external alterations to the property known as 68 Cae Du, Abersoch. The proposal would involve squaring off the front of the dormer bungalow, the south eastern corner of which is currently set back, with a two storey front dormer extension. It is proposed to undertake internal restructuring work and incorporate a spacious glass area into the new design, with a slate roof and a white render finish. The extensions would extend the living room, create an entrance, an utility room and a new toilet on the ground floor and would extend the bedrooms on the first floor.
- 1.3 The property stands on a slope in the corner of the 'cul de sac' on the outskirts of the Cae Du Estate, Abersoch, where houses are of various sizes and designs. The property is located within the development boundary of the Abersoch Local Service Centre and within an Area of Outstanding Natural Beauty designation.
- 1.4 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**

TRA 2: Parking Standards

TRA 4: Managing transport impacts

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

AT 1: Conservation Area, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

## 2.4 National Policies:

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note 12: Design

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### 3. Relevant Planning History:

3.1 No relevant planning history.

No pre-application planning enquiry.

### 4. Consultations:

Community/Town Council: Object as it is an over-development of a restricted site, incompatible with houses in the same row and it would overlook neighbours.

Transportation Unit: No objection. It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

AONB Unit: Not received.

Welsh Water: Informs that a public sewer crosses the front of the site and a location map is attached. Development is not permitted within the safety zone. Notify the agent to contact Welsh Water.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period ended on 13.9.18 and several objections were received on the following grounds:

- Size - over-development of a restricted site, incompatible, too high.
- Design - Incompatible with nearby houses, a lot of glass, prominent
- Amenities – loss of privacy, noise, loss of light
- Parking - extension and changing garage use leads to the loss of a parking space
- DaAS - Questioning some of the content of the Design and Access Statement

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

#### Location, Design and Visual Effect

5.1 This is an application for the erection of a two storey dormer extension to square off the front of the house, to install a dormer window and balcony to the front along with a single storey front extension to the area of the existing connecting garage. The local member has raised a concern about the size of the extensions and that they are an over-development, there is concern about the balcony and he feels that the plan is not in keeping with the rest of the houses in the 'cul de sac'.

5.2 The main policy relating to design is Policy PCYFF 3 of the Local Development Plan which states that all proposals are expected to 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.

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- 5.3 The site is also located within an AONB designation 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 property stands on a slope in a row of residential houses, in the corner of the fairly modern Cae Du Estate cul de sac and parallel to the traditional Cae Du farmhouse. The property in question is a dormer bungalow which is of a slightly different design to the other dormer houses in the row, which already have front balconies above integrated garages. The proposal would involve filling in the south eastern corner to square off the house with a two storey gable end dormer extension and install a dormer window and balcony to the front. Although gables were not a common feature in the row in question, there are elements of glass gables in houses in the cul de sac parallel to it within the Estate; therefore, it was not an entirely alien feature in the vicinity, as highlighted in the additional information from the agent. The rest of the houses in the row have front balconies, which are common and highly prominent features in the design of houses on the estate. Therefore, there is no significant concern regarding this addition. Dormer windows are not a common feature within the estate, nor are they encouraged in parts of the estate which are of uniform design, however, it is considered that it proposes some balance to the front design in this case. There is no concern about the single storey flat roof extension as it would not appear substantially different to what is currently seen and it would remain subordinate to the house. It is noted that some objections have expressed concern about the scale of the extensions, however, it is considered that the single storey extension to the garage area or squaring the house to meet the boundary of the existing front wall are not unreasonable extensions in terms of size and scale. The assumption that the proposal is an over-development of the site is contested as a reasonable amenity area is retained around the house, as seen from the proposed site plan. Although there is an expanse of glass to be installed to the front elevation, similar features are present on other nearby houses; therefore, it is not considered that the impact would be detrimental either to properties or the appearance or the character of the wider area. It is recognised that the house is visible from a distance due to its high location; however, bearing in mind that the design of the existing house is different to the rest of the row and the fact that there are views of it in a built-up context amongst houses of various designs, it is considered that the appearance would not have a significant impact on the street-scene or on the AONB landscape. The slate roof materials and a white render finish would match the existing property. Although the local member's concern is acknowledged, it is considered that there are no grounds to refuse the proposal in terms of design and visual amenities and it is not considered to be contrary to policies PCYFF 3, PS 19 and AMG 1 of the LDP.
- 5.5 This site is located within the Llŷn and Bardsey Island Area 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 historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

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

- 5.6 There are dwelling-houses to the north, east and south of the application site and there is a vehicular track to the Cae Du Farm property to the rear (west). Objections were

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received from two neighbours (Cae Du Farm and 69 Cae Du) with over-looking, privacy, noise and loss of light among their concerns. It was noted that a very low boundary wall separates the property with the adjacent Cae Du Farm, which has three gable end windows facing the site's garden, therefore, privacy and disturbance of both properties have already been compromised to a vast degree due to their proximity and the open nature of their boundary. It is not considered that the proposal would significantly exacerbate the situation. Due to the angle of the layout of the property, the new front windows would not directly face Cae Du Farm. It is noted that the side windows of the proposal will be changed from bedroom windows to small bathroom windows; therefore, in this respect, it is an improvement for objectors on both sides, to what is experienced at present. A further information plan was received from the Agent showing the existing overlooking situation in comparison with the proposed, where it is highlighted that there would be an improvement to the amenities of adjacent neighbours as a result of the development. Due to differences in land level, the property in front of the application site, namely the 67 Cae Du bungalow, is on a much lower level and only the building's roof is visible from the application site; therefore, the expanse of the front windows or balcony would not compromise its privacy. Therefore, views from the balcony would overlook open gardens and the cul de sac's estate road and over the roof of the house to the front. Due to the layout of the house north of the Cae Du Farm property, and the path of the sun, it is not considered that there are any grounds to the assumption that the extension would lead to a loss of light at this property either. Having assessed the situation on the site and from the information in the additional plans, it is considered that the proposal would not cause significant harm to the amenities of the local neighbourhood or have any implications for the general and residential amenities of the area. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

### **Transportation Matters**

- 5.7 The proposal does not involve changing the property's vehicular access that is located off the estate's unclassified road. Concern was expressed by one objector that the proposal would impact the property's parking situation, as it a garage would be removed and an extension erected on part of the existing parking space. Reference is made to this in the additional plans received from the agent, that indicate that a reasonable space to park 3 vehicles remains within the property's curtilage and that the proposal would not exacerbate the situation. The Transportation Unit was consulted but it had no observations on the matter; therefore, it is considered that the proposal is acceptable in terms of road safety and parking policies TRA 2 and TRA 4 of the LDP.

### **6. Conclusions:**

- 6.1 Having considered all of the relevant planning matters including the local and national policies and guidance, it is considered that the proposal is acceptable for approval in terms of design, visual and general amenities and transport, and that it complies with the requirements of the above-mentioned policies.

### **7. Recommendation:**

- 7.1 To approve – conditions
1. Commence within five years.
  2. In accordance with the plans and the additional plans.
  3. Slate to match
  4. Finish to match