

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

Number: 3

Application Number: C18/0865/39/LL

Date Registered: 24/09/2018

Application Type: Full - Planning

Community: Llanengan

Ward: Abersoch

Proposal: Extension and alterations to the house to include raising the roof level and installation of a rear dormer window (amended application)

Location: 4, Cae Du Estate, Abersoch, Pwllheli, LL537EN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to construct a one-storey extension at the rear of the bungalow, together with alterations to include raising the roof level and the installation of a dormer window at the rear of the property at 4 Cae Du, Abersoch and this is an amended application. The proposal would mean raising the roof by approximately 0.42m, raising the rear dormer window and installing front roof-lights in order to provide two bedrooms and bathrooms in the roof space. The rear extension would provide a bedroom and create a new kitchen/dining room. It is proposed to raise the roof and re-roof with slate and the extension will be finished with timber cladding.
- 1.2 The property stands on a slope in a row of 4 bungalows in a prominent position near the unclassified service road of Cae Du Estate, Abersoch. The property is located within the development boundary of the Abersoch Local Service Centre, the Area of Outstanding Natural Beauty and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest designations.
- 1.3 The application is submitted to the Planning Committee at the Local Member's request.
- 1.4 This is an amended application. The previous application, C18/0526/39/LL, was withdrawn as officers stated a concern about the size, scale and design of the proposal and it would not be possible to support a substantial one-storey extension of the type.

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 C18/0526/39/LL Extension and alterations: Withdrawn 20 July 2018

No pre-application planning enquiry.

4. Consultations:

Community/Town Council: Object because of overdevelopment and a precedent had already been set for the rest of the estate with the extensions approved for numbers 1 and 9. Concern was also expressed as these were originally 2/3 bedroom houses and that the extensions and adding to the number of bedrooms would raise their value to be beyond local residents. Also, only one page of the existing design was attached compared to 11 of the proposed in order to fully compare.

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: Number 4 Cae Du Estate is a one storey fairly recent dwelling situated in the village of Abersoch and within the AONB. The house is set amongst other similar houses, it is not prominent in the landscape but can be seen from the estate road. It is noted that only limited alterations are proposed to the frontage that is visible from the road. The dormer window and the flat roof extension, as proposed for the property, is not considered to be a quality design, however, as they are at the rear of the property they would not impair the AONB.

Welsh Water: Welsh Water standard conditions. Notify no increase in surface water from the building. Suggest that some pipes have not been recorded and they should contact Welsh Water directly.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period expired on 25 October 2018 and no observations/objections have been received.

5. Assessment of the material planning considerations:

Location, Design and Visual Effect

5.1 This application is to raise the bungalow's roof and to construct a one-storey rear extension with a dormer window. The Local Member has raised concern about the scale of extensions within this estate and has therefore requested that the application is submitted to Committee.

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- 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 surrounding natural, historic and built environment and complies with a series of criteria. The site is also located within the AONB designation and Policy PS19 and AMG 1 require, amongst other things, the protection, maintenance and enhancement of the character of the Area of Outstanding Natural Beauty.
- 5.3 The property stands in a row of 4 bungalows, with open front gardens and the main elevations are prominent from the main estate service road. The bungalows are on a slight slope with their backs hidden due to the lay of the land and the setting of other residential housing to the rear. The main change to the property's front elevation, namely the most prominent elevation, would be an increase of 0.42m to the height of the roof and the introduction of roof-lights to the front roof in order to provide bedrooms in the roof space. The proposed difference in height is shown in the proposed front elevation plan, and it can be seen from that the difference would not be substantial compared to the adjacent bungalow and would not be likely to draw attention within the estate. We realise that the four bungalows are currently fairly uniform, however, considering the small scale of the increase in height, it is not considered that this would entail a detrimental or significant visual change in this built context and is not bad enough to be refused. Due to the proximity of the adjacent bungalow and the layout of the property's high boundary fence on the other side, the rear one-storey extension would not be visible from public places. It is considered that the setting, size, scale of the extension are reasonable for the size of the existing property and is much more thoughtful of the property's scale than the original proposal in previous application C18/0526/39/LL. Although an extensive dormer window on a flat roof is not an ideal quality design, a similar feature has already been installed on property number 1 at the other end of the row that is considered acceptable, with an approval for a similar one at the rear of number 9. It is a fairly modern bungalow without much architectural value, therefore it is considered that the modern flat roof dormer window would not impair on any character. Bearing in mind that there is a similar feature on another bungalow in the row and of its unobtrusive location in the back, it is considered in this case that the dormer window would not have a detrimental impact on the area's visual amenities. The AONB Officer was also of the same opinion, that dormer windows and flat roof extensions are not a quality design, however, they are unlikely to have any impact on the wider AONB landscape. It is noted that the Community Council has expressed concern that the proposal is an over-development of the property, however, we consider that this proposal, compared to the previous one, is fairly in proportion to the existing dwelling without being unreasonable in terms of size and does not excessively compromise the amenity area. We also appreciate the general concerns of the Community Council regarding the scale and the number of bedrooms in extensions within the estate, however, it is necessary to assess each application according to merit. Although we acknowledge the concerns of the local member and the Community Council, it is considered that there are no grounds to refuse the application 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.
- 5.4 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 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.

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General and residential amenities

- 5.5 The property stands amongst residential dwellings in a central location in the village. Due to the setting of the property, and the difference in land levels, together with the estate road, it is assessed that only two properties would be likely to be impacted by the proposal, namely bungalow 3 Cae Du adjacent to Dryslwyn and Maes Gwydryn to the north east (back). Excavation work into the garden slope would be required to erect the extension and a supporting wall. It is considered that there would be no impact on the neighbour in number 3 as a result of the one-storey extension as no windows face them on the side of the extension and it would sit low in the land and would be separated by a boundary hedge. Because of the land levels and the boundary hedge, it is considered that the dormer window would not be intrusive and there would be no over-looking over property number 3 only to look directly over their garden. However, it is noted that it is proposed to install windows in the existing gable-end of the house and the plan indicates that these will be opaque windows and will therefore protect the amenities of neighbours and this can be ensured via a condition. There are currently two gable-end windows in the property of Dryslwyn, that is on a higher land level and faces over the property's back garden. Therefore the privacy of both properties has to an extent already been compromised. Considering that a distance of 20m separates the back of the property from Dryslwyn, it is considered that there would be no a significant detrimental impact on the amenities of local residents and would not be substantially different to what is currently experienced. Measures such as planting trees/hedge or erecting a fence on the back boundary of the property may improve the amenities of the property subject to this application. Having assessed the situation on the site, it is considered that the proposal would not cause significant harm to the amenities of the local community and would not be significantly different to what is currently experienced. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transportation Matters

- 5.6 There is a hard standing area with space for two cars to park at the bottom of the front garden of the adjacent property and the estate road. There are also parking spaces along the side of the estate road. The Transportation Unit was consulted but had no objection, therefore, it is considered that the proposal is acceptable in terms of road safety and parking policies in 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, landscape and transport, and 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.
3. Slates to match
4. Finish to match
5. Gable-end windows (north West) to be opaque

Note: The roof of the extension will not be permitted to be used as a balcony.
Welsh Water Note