

PLANNING COMMITTEE	DATE: 16/11/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C20/0070/39/DT

Date Registered: 02-07-2020

Application Type: Householder

Community: Llanengan

Ward: Llanengan

Proposal: Extension to include raising the height of the roof

Location: Tŷ Wiggins, 12 Lôn Cernyw, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7DH

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application for alterations to the existing house that entail raising the height of the roof in order to use the roof-space for rooms and to build an extension to the rear in order to create a first-floor balcony. Looking at the property from the front, the height of the roof apex would be raised by approximately 1.5 metres. Currently, the pitch is approximately 5 metres and the proposed proposal has a height of 6.5 metres to the apex. It is also intended to place a roof apex above the existing garage, and the height of the garage roof would be approximately 5.9 metres to the apex. The rear extension would create a balcony at first-floor level with decking to continue beneath it at ground-floor level. The balcony would measure approximately 6 metres by 2.9 metres. Three roof windows would be installed on the front elevation, and two roof windows and one dormer window would be installed on the rear elevation. It is intended to use slate on the roof of the development, and the exterior walls would be finished with painted render.
- 1.2 The property is situated in the countryside of the Bwlchtocyn area and is within the Area of Outstanding Natural Beauty. It is also within the Landscape of Outstanding Historic Interest. The property is served by an unclassified road. The property is located in a housing estate.
- 1.3 The application is submitted to Committee at the Local Member's request.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be 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 2011-2026, 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

PS 20: Protecting and where appropriate enhancing heritage assets

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

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2.4 **National Policies:**

Planning Policy Wales (Edition 10, December 2018)

TAN 12: Design

3. **Relevant Planning History:**

3.1. 2/19/247H - Build a garage - Approved 9 September 1992

3.2 Y19/001672 - A pre-application enquiry was submitted for the proposal in question. The proposal appears to be acceptable in principle, and a number of potential changes were suggested, including reducing the garage height, the shape/size of the roof windows, removing or reducing the size of the dormer window, and reducing the depth of the balcony in terms of getting light into the existing rooms of the house.

4. **Consultations:**

Community/Town Council: Not received.

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

Welsh Water: Note that a public sewer crosses the application site. Recommend a condition that no more surface water is connected to the public sewer and provide standard advice.

AONB Unit: Tŷ Wiggins is located amongst other houses on Lôn Cernyw, Bwlchtocyn and is within the AONB. This is a relatively recent single-storey house, and it is not in a prominent location from public areas. It is not believed that the proposed adaptations made to the building would impact on the AONB.

Biodiversity Unit: Not received.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired and a letter of objection / items of correspondence have been received on the following grounds:

- Overdevelopment
- The development would be oppressive.
- The extension would be intrusive and alien to the single-storey property which would not add to the character of the property and the built form.
- The impact on the AONB.
- Impact on the character of the area.
- Out of character with the other houses on the estate.
- Impact on the estate that has been designed as an estate of bungalows.
- Loss of view from the other houses in the estate.
- The oppressive nature of the development would have a negative impact on the rest of the estate, and would impact the panoramic view of the sea and the mountains that is shared by neighbouring bungalows.
- Overlooking and loss of privacy.
- Creates a precedent for the rest of the estate.
- A similar development has been approved at number 16, however this is on the fringes of the estate and the impact is more limited on Lôn Cernyw.
- An increase in parked cars.

As well as the above objections, objections were received that were not material planning objections and these included:

- That there is a covenant in place on the property.
- It was questioned whether business use would be made of the property.
- Concern about the building phase and the coming and going through the estate as well as workers parking their vehicles in the estate.

5. Assessment of the material planning considerations:

Visual amenities

- 5.1 The proposal involves constructing an extension to create a first floor balcony, as well as raising the height of the roof of the existing property, including the garage roof. The roof level of the house would be raised approximately 1.5 metres, whilst the level of the garage roof would be raised approximately 2.5 metres and would change from a combination of false slate roof and flat roof to a pitched roof. The proposal would be finished with a slate roof with a white coloured render on the external walls to match the existing property. The existing property is coloured white and it is considered that white would be suitable for this location. A planning condition could be imposed to ensure this. It is considered that these finishes are acceptable and are in keeping with the existing property. In terms of its design, scale and size, the extension is acceptable and is commensurate to the existing property. It is not considered that the proposal in question would be an overdevelopment of the property and there would still be enough amenity

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land for the property's use. We acknowledge the concerns that have been voiced regarding raising the roof level and the fact that the rest of the houses in the estate are single-storey houses. Although this would create a higher property, the overall design has a similar appearance to the existing property, especially on the front elevation that faces the estate. Therefore, although the proposal would raise the height of the property and would add an extension to the rear, it is not considered that it would have an oppressive impact on the rest of the estate. The property is located in the furthest corner of the estate, where the land is on a lower level. It is not considered that raising the height would have a detrimental impact on the area's visual amenities. The property is located within the existing built form and approving the proposal would not substantially impair the local landscape. The concerns voiced regarding the proposal setting a precedent for similar developments on the rest of the estate are acknowledged. These concerns are noted; however, each application is assessed according to its own merits, and the fact that this application would receive planning permission does not set a precedent for the rest of the estate. Additionally, there are examples at several locations in the County where a one-storey house has received permission to raise the height of the roof in order to create room in the roof space. It is considered that the proposal is acceptable in terms of Policy PCYFF 3 LDP.

- 5.2 The site is located within an estate of existing houses that have been located within the AONB. The observations of the AONB Unit were received on the application, and they had no objection, noting that the property was a relatively recent single-storey house, not in a prominent location from public places, and therefore that it is not believed that the proposed adaptations made to the building would impact on the AONB. Despite its location within the AONB, the property is situated amidst other houses and forms part of the built form of this part of Bwlchtocyn and, consequently, it would not stand out in the landscape. Given the location of the property, it is not considered that the proposal in question, including raising the roof level of the house and the garage, would have a detrimental impact on typical views into, out of and across the AONB. It is realised that objections have been received on grounds of loss of view. However, a loss of view in itself is not a planning matter. It is therefore considered that the proposal is in accordance with the Llŷn Area of Outstanding Natural Beauty Management Plan and complies with Policy AMG 1 LDP.
- 5.3 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

- 5.4 Residential dwellings are situated near the site. In terms of raising the roof height, three roof windows would be added to the front roof of the property, and these would overlook the property's front garden. Similarly, the roof windows, a dormer window and the doors / windows to the balcony would look out towards the rear garden of the property. Therefore, the additional window / door openings would not impair on the houses in the vicinity. It is intended to create a balcony on the first-floor level to the rear of the property. This balcony would have a roof above it, and it is intended to fill in the cavity wall at the western side, which is the closest to number 11 Lôn Cernyw. In light of doing this, the balcony is unlikely to have a detrimental effect in terms of overlooking into any nearby property.

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5.5 It is realised that the development of the site in question could cause inconvenience during the building period, and that transportation associated with the building work would come and go along the existing estate road. However, inconvenience during the construction work is something that would naturally arise with any construction work and there is nothing out of the ordinary in that respect. This type of inconvenience is likely to be short-term and it is not considered that the proposal in question would create permanent substantial inconvenience for the residents of the estate.

5.6 Therefore, in light of the above, it is not considered that the proposal would cause significant harm to the amenities of the local community. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

5.7 The proposal will not make any alterations to the access and sufficient parking spaces would remain within the site. The Transportation Unit has no concerns regarding the proposal. Therefore it is considered that the proposal is acceptable in terms of road safety and is in compliance with the requirements of policies TRA 2 and TRA 4 LDP.

Any other considerations

5.8 The observations of Welsh Water request the inclusion of a condition that no increase in surface water from impermeable surfaces is connected to the public sewer. It would not be possible to enforce this type of condition as it is not possible to measure the difference between the existing surface water and what would be created following the development. The observations also refer to a public sewer that crosses the application site. From the plan received from Welsh Water, there is a public sewer on the application land, but it is not affected by the development in question. However, a note could be issued on the permission referring to the observations of Welsh Water.

5.9 The objections have noted that the land in question has a covenant on it in terms of what could be built. However, matters relating to a covenant are not a planning matter, and this would be a planning matter between the individuals.

5.10 In the objections, reference was made to the fact that the property could be used for commercial use due to the increase in its size. However, this proposal is for the extension of an existing dwelling, and the proposal in question does not relate to a change of use.

6. Conclusions:

6.1 In light of the above, it is considered that the proposal would neither have a detrimental harmful impact on the area nor the AONB, and that the proposal's design is acceptable. Also, it is considered that there are no implications in terms of road safety or the amenities of nearby residents.

7. Recommendation:

7.1 To approve – conditions

1. Commence within five years.

2. In accordance with the plans

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3. Agree on roof slate.
4. Exterior walls to be of white coloured render.

Note - a copy of Welsh Water's observations