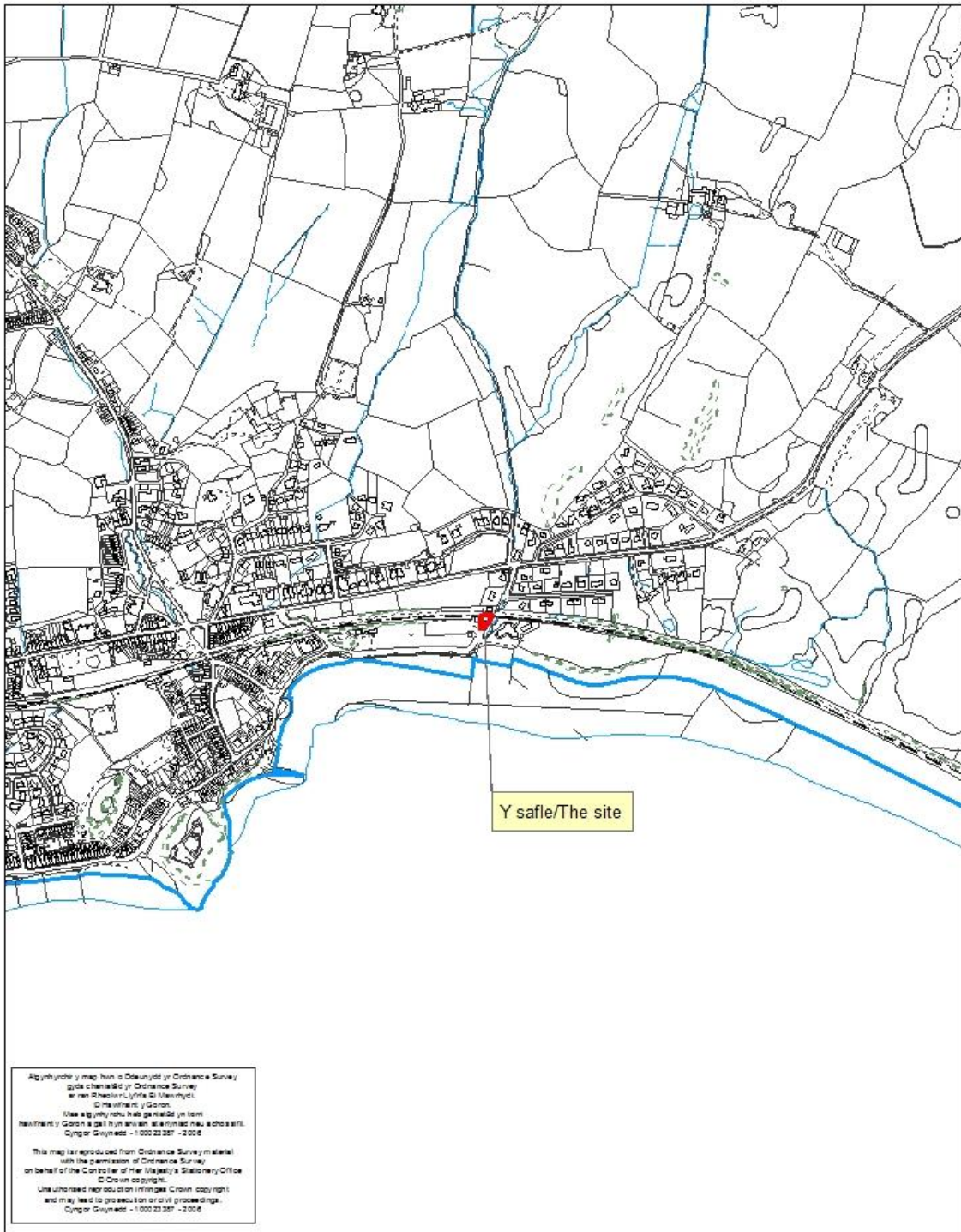




Rhif y Cais / Application Number : C15-0226-35-LL

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



Application Number: C15/0226/35/LL
Date Registered: 17/03/2015
Application Type: Full - Planning
Community: Cricieth
Ward: Cricieth

Proposal: TO DEMOLISH EXISTING GARAGE AND ERECT A TWO-STOREY HOLIDAY UNIT
Location: GARAGE, MERLLYN ROAD, CRICCIETH, GWYNEDD, LL52 0HT

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 This is an application to demolish an existing garage and erect a two-storey holiday unit in its place. The site is located near the Cricieth development boundary across the road to the Morannedd café, which is listed as a Grade II building. Directly to the west is a former boatyard, where permission was given to erect two holiday units under permission C12/0289/35/LL and these buildings are in the process of being built at the time of writing this report. To the north of the site is the Cambrian Railway line, and a public car park lies to the south and the west.

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 B3 – DEVELOPMENTS AFFECTING THE SETTING OF LISTED BUILDINGS

Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding 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 protecting 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 C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages 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 C3 – RE-USING PREVIOUSLY DEVELOPED SITES

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided the site or building and the proposed use are appropriate.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to 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.

POLICY D15 – SELF-SERVICED HOLIDAY ACCOMMODATION

Proposals for developing new, permanent self-catering holiday accommodation and adaptation of existing buildings or existing establishments will be approved provided the design, setting and appearance of the development is of high standard and if it conforms to criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Supplementary Planning Guidance: Visitor Accommodation

2.3 National Policies:

Planning Policy Wales, Edition 7, July 2014

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

3. Relevant Planning History:

3.1 Not relevant to this application.

4. Consultations:

Community/Town Council:	<u>Comments</u> "As Gwynedd Council has already permitted two units contrary to the Town Council's wishes, even though it gave several valid planning reasons over refusing those applications, the Members of the Town Council do not see any purpose in refusing this application as a precedent has already been created.."
Transportation Unit:	No objection
Network Rail:	No objection
Welsh Water:	<u>Comments</u> Propose standard conditions

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has ended and a number of correspondences were received objecting on the following grounds:

- The scale of the building is too large especially given its proximity to the Morannedd Listed Building
- Effects on the amenities of the Merllyn Crossing Cottage house, which is to the north of the site on the other side of the railway - loss of light and overlooking
- The design, materials and nature of the development are unsuitable for this beautiful part of the town
- The building would be too close to the boundary of the holiday units next door
- Concern regarding adding to the danger of the nearby railway
- The height of the building impacts the visual amenities of the public who travel on Merllyn Road.

In addition to the above objections, objections were received that were not valid planning objections which included:

- Loss of views from private properties
- A legal agreement exists which restricts building on the site

5. Assessment of the material planning considerations:

Principle of the development:

- 5.1 Policy D15 of the Gwynedd Unitary Development Plan supports the development of self-serviced holiday accommodation on previously developed 'suitable' sites outside settlement development boundaries. The 'suitability' of a previously developed site should be assessed against the requirements of policy C3 of the UDP. Policy C3 approves proposals that prioritise re-using previously developed land or buildings located within or surrounding development boundaries as long as the site is suitable and corresponds with the objectives and development strategy of the plan. In addition, paragraph 5.2.7 of the policy notes "Not all previously developed plots of land or buildings are suitable to be developed in light of, for example, its location, the presence of protected species or its archaeological value".
- 5.2 In the case of the application in question, the site has until recently been used as a commercial garage to repair cars and therefore it is land that has been previously used for commercial purposes that is located near the Cricieth development boundary. The site has a background of residential housing and is also within convenient walking distance to the town centre, bus routes and the train station. The site is unique in terms of the town of Cricieth as it is a beach site which conforms to the requirements of policy D15 as a previously developed site near the development boundary. Due to the unique nature of the site it is not considered that developing this site for a holiday unit would set a precedent on the prom in Cricieth as there are no more similar brownfield sites in the area.
- 5.3 Policy D15 is supportive of the principle to develop new permanent self-serviced holiday accommodation, however, it should be noted that the policy refers to 'holiday accommodation' rather than a second home or holiday home, and paragraphs 10-13 of SPG 'Tourist Accommodation' expand on this. To ensure conformity with this policy appropriate planning conditions would have to be imposed to ensure that an individual or a group of individuals/family could not occupy the property for long periods of time or as their main house.

- 5.4 Having weighed up the policies and given full consideration to the objections that were received, it is considered that the application conforms to policies C3 and D15 of the Unitary Development Plan and it is therefore acceptable in principle.

Visual amenities

- 5.5 Policies B3, B22, B23, B25 and D15 of the Unitary Development Plan are considerations for this aspect of the application. The existing building on the site is a black metal single-storey shed with a single slope roof. It is considered that it would be possible to ensure visual improvements to this part of the town by redeveloping the site. Criterion 2 of policy D15 states that "the scale of the proposed development is suitable given the site, the location and/or the dwelling in question". Paragraph 23 of the SPG 'Tourist Accommodation' provides further guidance on this matter and lists several factors that should be considered when assessing the scale of the proposal. The proposed building is a two-storey building and is significantly higher than the existing shed, however the height of the roof would be the same as the units permitted on the neighbouring site, and therefore it is considered that the site is in-keeping with the remainder of the development of the location. The roof has been split into two single-storey parts and it is considered that this suits the development next door and helps to reduce the bulk of the development. When looking at the site from the Castle and the remainder of the prom, a background of residential housing and other buildings would be in view. While we accept that there would be some loss of views towards the castle from the direction of Merllyn Road, the development would remain amongst residential housing, fences and the railroad safety barriers.
- 5.6 Objections were received based on the design of the development as it was out of character and an alien development. The architecture of the centre of Cricieth is very traditional, but more modern houses surround the site of the application and the Morannedd café is listed as an example of a modern building. The design of the building is very modern but with careful use of materials and colours it is not considered that the development would be an alien feature, especially given the history of the site as a commercial site and also the fact that two units of similar design have been permitted on the nearby site. The proposal does not reflect the features of the Morannedd Café but due to this, it is not considered that the development would try to compete with the café or take too much focus from specific architectural features.
- 5.7 Having weighed up the proposal against relevant policies and considered the context of the site (current use and what surrounds the site) it is not considered that the design or any visual impact provides a basis to refuse the application for these reasons. It is considered that the application conforms to policies B3, B22, B23, B25 and D15 of the UDP.

General and residential amenities

- 5.8 An objection was received from the owner of the property that is on the other side of the railway expressing his concern regarding the effect on the amenities of his property. While we accept that there would have an adverse effect on the views from the house towards the castle, the new building would not be exactly in front of the existing house and the open views towards the south in the direction of the sea would remain. It is therefore not considered that the development would have a domineering impact on the residents of the Merllyn Crossing Cottage. In addition, given the distance that would be between the buildings, it is not considered that there would be a significant loss of light deriving from the development.
- 5.9 Concern was also expressed regarding overlooking, but given that only a first floor bathroom window will be on the rear elevation, and it can be ensured that this is opaque by imposing a condition, it is not considered that there would be overlooking from inside the holiday unit. The terrace on top of the roof of a single-storey extension on the western elevation of the holiday unit shows that there would be no direct overlooking from the house, and, given the residential nature of the area, it is not considered that there would be unacceptable additional overlooking from the

curtilage of Merilyn Crossing Cottage. Due to the above it is not considered that the development would have an unacceptable impact on the amenities of nearby houses and therefore it is considered that the application conforms to policy B23, which specifically involves amenities.

Transport and access matters

- 5.10 The application has been assessed by the Council's Transportation Unit and it has no objections to the development. Therefore, it is considered that the application meets the requirements of policies CH33 and CH36.

Response to the public consultation

- 5.11 It is considered that the use of the site, the design and the proposed materials are acceptable and that they will not have an adverse effect on the character and appearance of the area. All material considerations that were raised by objectors have been addressed when determining this application; however, this has not changed the recommendation.

6. Conclusions:

- 6.1 Given the above observations, it is believed that the proposal is acceptable based on its use, location, setting, design, materials, scale and general amenities and therefore it meets the requirements of the relevant local and national policies noted in the report.

7. Recommendation:

7.1 To approve – with conditions

1. Five years
2. Colours and materials
3. Holiday use only/keep a register
4. Withdrawal of general permitted development rights
5. Water conditions
6. Comply with the approved plans
7. Opaque glass in the screen on the balcony and in the first floor rear window