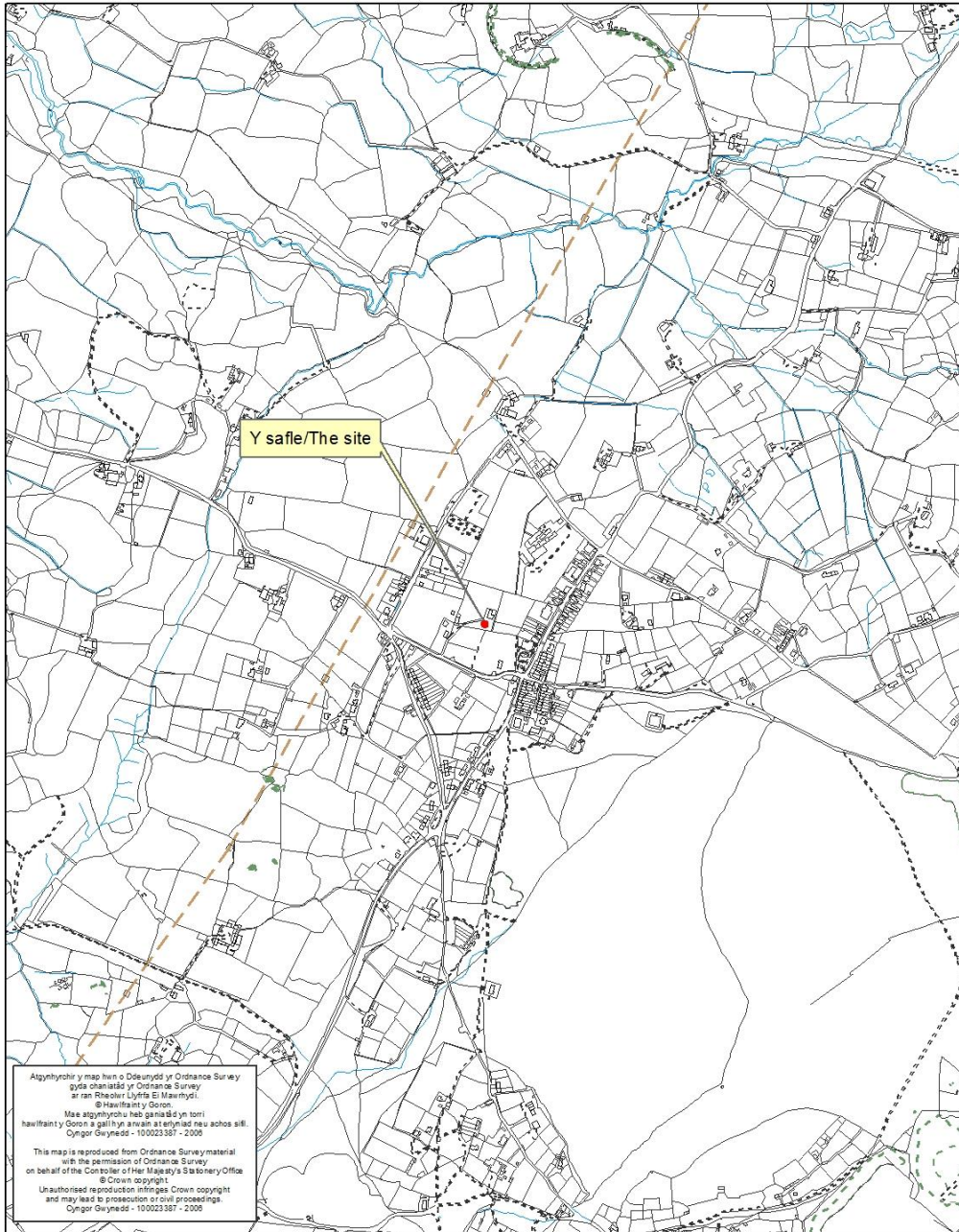


Number: 5.8



Rhif y Cais / Application Number : C16/0399/17/LL

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



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| PLANNING COMMITTEE | DATE: 13/06/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

Application Number: C16/0399/17/LL
Date Registered: 22/04/2016
Application Type: Full - Planning
Community: Llanllyfni
Ward: Talysarn

Proposal: APPLICATION FOR THE ERECTION OF A GARAGE
Location: CAE YMRYSON, CARMEL, CAERNARFON, GWYNEDD, LL547AS

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application to erect a proposed double garage within the existing curtilage of a residential property on the outskirts of the village of Carmel.
- 1.2 A private road leads up to the site from the adjacent highway (which also serves a detached residential house) with open lands surrounding the site. An existing hard-standing lies on the site of the proposed garage with two timber sheds (which are to be removed) on part of the plot. A stone wall forms the boundary of the site with mature trees within and outside the site.
- 1.3 The proposal involves erecting a garage with an internal floor surface area of 28.3m and it would be 4m high. Externally, the walls are to be finished with pebble-dash to match the nearby property and will have a pitched-roof of natural slate.
- 1.4 The application is submitted to Committee since the applicant works for the Council.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision.

2.3 Gwynedd Unitary Development Plan 2009:

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

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POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding 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.

2.4 National Policies:

Planning Policy Wales, (version 8) 2016

TAN 12: Design

3. Relevant Planning History:

3.1 It appears that the site has no relevant planning history.

4. Consultations:

Community/Town Council: Not received

Welsh Water: Standard advice

Public Consultation: A notice was posted on the site and nearby residents were notified and the period will come to an end after the report has been prepared. No response had been received to date.

5. Assessment of the relevant planning considerations:

5.1 The principle of the development

The principle of erecting a double garage within a residential curtilage and for domestic use as intended here is acceptable. Due to the location of the garage, which will protrude further than the front wall of the residential property on the site, formal planning consent is required. Should it be relocated approximately 4m back so as not to protrude further than the front wall of the residential property, it would not require planning permission as it would be a permitted development under the relevant Town and Country Planning Order.

5.2 Visual amenities

Policies B22 and B25 of the Gwynedd Unitary Development Plan (July 2009) are considered for these aspects of the application. As submitted, it is considered that the design of the proposed development is acceptable based on appearance, size, location and the use of materials. The proposal would be located on an existing hard-standing within the curtilage and therefore it is not considered that the proposal would stand out in the landscape. Stone walls create the site boundaries with trees scattered within the site and on nearby land. Therefore, it is not considered that implications in terms of visual amenities arise from the proposal. Therefore, it is considered that the proposal is acceptable and in line with the requirements of the criteria of policies B22 and B25.

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5.3 General and residential amenities

Policy B23 of the Unitary Development Plan safeguards the general and residential amenities of local areas. The proposed garage would be located partly where there are existing sheds on a concrete hard-standing within the existing curtilage of the property. It is not considered that the garage would cause significant harm to the amenities of the local neighbourhood including the residential dwellings closest to the site based on its location and size, and it is considered therefore that the proposal is acceptable in terms of the requirements of Policy B23.

6. Conclusions:

- 6.1 Given the above and having considered all the material planning matters including, it is believed that this proposal to erect a double garage within the residential curtilage for domestic use is acceptable and consequently complies with the requirements of the relevant policies noted above.

7. Recommendation:

- 7.1 To approve – conditions

1. Time
2. Comply with plans
3. Materials
4. No business use
5. Welsh Water Note