

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/09/2017
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

**Number: 4**

**Application Number: C17/0494/39/LL**

**Date Registered: 18/05/2017**

**Application Type: Full - Planning**

**Community: Llanengan**

**Ward: Llanengan**

**Proposal: Extension and internal alterations**

**Location: 16, Lôn Cernyw, Bwlchtocyn, Pwllheli, LL537DH**

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

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/09/2017
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

## 1. Description:

- 1.1 This is an application for alterations to the existing house that entail the construction of an extension and also raising the height of the roof in order to use the roof-space for rooms. The roof apex would be raised by between 1.1 metres and 1.6 metres as the existing roof has two levels. It is proposed to construct the extension on the gable-end to comprise a garage and a multi-purpose room on the ground floor with a bedroom on the first floor. This extension would measure approximately 4.4 metres by 8.8 metres. It is also proposed to build an extension of 3.8 metres by 1 metre at the front of the property to create a front lean-to ridge roof extension. It is proposed to finish the development's roof with slates, and the external rendered walls would be painted to match the existing property.
- 1.2 The property is situated in the countryside of the Bwlchtocyn 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. There are dwellings situated nearby.
- 1.3 The application is submitted to Committee as three or more observations have been received contrary to the officers' recommendation.

## 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 7 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 **Gwynedd and Anglesey 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 Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.
- 2.4 **National Policies:**  
 Planning Policy Wales (Edition 9, November 2016)  
 TAN 12: Design

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/09/2017
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

### 3. Relevant Planning History:

- 3.1 2/19/247B - Amended details of dwelling-houses on plots 14,15 and 16 Ystâd Cornwall, Bwlchto cyn - Approved 20 December 1978.
- 3.2 C16/1000/39/YM - A pre-application enquiry to raise the height of the roof and install dormer windows. It was noted that the scale and size of the proposal appeared acceptable, however, dormer windows were not considered to be characteristic of the estate. Reference was also made to a concern about over-looking from the development into nearby houses.
- 3.2 C16/1439/39/YM - A pre-application enquiry to raise the height of the roof and an extension. In principle the extension in terms of its size and scale appeared to be acceptable. Concern about the amenities of nearby residents as a window and three roof lights overlooked 13 Lôn Cernyw and it was not clear if the roof lights were at a high level or not.
- 3.4 C16/1645/39/LL – Raise the height of bungalow roof to create first floor rooms and a first floor balcony on the front elevation - Withdrawn 4 May 2017.

### 4. Consultations:

Community/Town Council: Support.

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

Biodiversity Unit: No biodiversity concerns in relation to the application.

Welsh Water: Refer to the fact that not every public sewer and drain are shown on their records.

AONB Unit: 16 Lôn Cernyw is located in the Bwlchto cyn area and is within the AONB. The house is close to the road that leads towards Machroes beach and can be seen clearly from the road. The building is a small one-storey house of simple character with a slate roof and white walls. It may be argued that it is a development of a traditional one-storey cottage. The other houses at Lôn Cernyw estate are of a similar size and appearance. As with the previous withdrawn application, the development would extend and expand the house and would change its character and make it more prominent from the road and in the landscape. Approving the application could create a precedent in the case of similar applications on Lôn Cernyw Estate.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/09/2017
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

Public Consultation:

A notice was posted on site and nearby residents were notified. The consultation period has expired and three letters were received objecting to the proposal, although one of the letters noted that this latest application had at least taken some of the neighbours' concerns into consideration. The letters / correspondences object on the grounds of:

- That the height of the roof would be raised.
- Overlooking issues.
- The property would change to be two-storey and there are many bungalows in the area and this would create a precedent to change these into two-storey buildings and would have an impact on the landscape.
- Raising the roof ridge would create an oppressive appearance in the nearby garden.
- Issues regarding natural light into the garden and the rear of property of 13 Lôn Cernyw.
- Require a condition to control external light in the premises.

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

- Matters involving land covenants.

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

**Visual amenities**

5.1 The proposal involves constructing an extension together with raising the height of the roof of the existing property. The roof level would be raised between 1.1 metres and 1.6 metres. There is a difference in the level that the roof is raised as there is a variation in the level of the existing 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. We realise the concerns that have been expressed regarding raising the roof level. However, it is not considered that raising the height by approximately 1.1 to 1.6 metres would not have a detrimental impact on the area's visual amenities. Although the property in question is part of the estate, it also appears to be a little separate and its main elevation faces the adjacent unclassified road and it also has direct access to the unclassified road. Therefore, it would not be necessary to go through the estate to gain access to the site. An example of a dormer bungalow already exists on the estate at number 1 Lôn Cernyw, where there are rooms in the roof space. There are also 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. Therefore, it is not considered that this proposal in itself would create a precedent for such developments here and any such application would be assessed according to its own merits. It is considered that the proposal is acceptable in terms of Policy PCYFF 3 LDP.

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/09/2017
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

- 5.2 As with the previous withdrawn application, the development would extend and expand the house and would change its character and make it more prominent from the road and in the landscape. Approving the application could create a precedent in the case of similar applications on Lôn Cernyw Estate. As the property would be extended and adapted it is likely to be more prominent from the adjacent road. However, the fact that it would be more prominent does not mean that it would have a detrimental impact on the landscape. The property would be situated amidst the built form of this part of Bwlchtocyn and consequently it would not stand out in the landscape. It is not considered that the proposal in question would have a detrimental impact on views across the AONB. As noted above, it is not considered that approving this proposal in itself would create a precedent for similar developments within the estate, and any similar application would be assessed according to its own merits. 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. It is considered therefore that the proposal is acceptable in terms of Policy AT 1 LDP.

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

- 5.4 Dwelling houses surround the application site. There are no concerns regarding overlooking or loss of privacy from the proposal towards houses to the north and south of the site. The property towards the west, 13 Lôn Cernyw, is situated on a lower level than the application site. A high hedge has been planted on the boundary between that property and the application site. Although an extension will be erected, in terms of the ground floor windows the situation is not considered to be any different to the existing. It is also intended to raise the height of the roof and install four roof lights in the roof slope that faces 13 Lôn Cernyw. A plan has been submitted as part of the application indicating that these roof lights would be in the higher level namely 1.8 metres from ground level. Having the roof lights at this level will prevent over-looking from the development into property number 13 Lôn Cernyw. In order to prevent any doubt regarding the lower level of the roof lights a condition may be imposed on the planning permission to ensure that these roof lights are not installed lower than 1.8 metres from the floor level. As the roof lights will be installed 1.8 metres from the floor it is considered that no over looking or unreasonable loss of privacy will occur to 13 Lôn Cernyw.
- 5.5 Concern was also expressed that the proposal would have an impact on natural lighting into the property and garden of 13 Lôn Cernyw. The application site is located to the east of this property. Light from the sun comes from this direction for a short period during the morning, however, for the majority of the day the sun's light comes from the south and therefore during these periods the proposal in question would not have any impact in terms of lighting on the property in 13 Lôn Cernyw. It should also be remembered that raising the height of the roof by approximately 1.1 m to 1.6m is what is in question, and therefore having considered the existing situation in comparison with the proposal, it is not considered that it would cause any significant harm in terms of lighting to the nearby property. In addition, it is considered that the proposal would not create an oppressive element to the property at 13 Lôn Cernyw as a result of the fact that it is only proposed to raise the height of the

PWYLLGOR CYNLLUNIO	DYDDIAD: 04/09/2017
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	CAERNARFON

existing property, and also that there was approximately 15 metres between the back of the house subject to this application and the house at 13 Lôn Cernyw.

- 5.6 A comment was also received requesting a condition to regulate light outside the house by imposing a condition as a result of the fact that a bright light had been installed on the property last summer. Usually external lighting for housing does not require planning permission and it is considered that it would not be reasonable to impose such a condition on a planning permission. If a light is causing a nuisance there are other regulations in force that could seek a solution to any such conflict.
- 5.7 As a result of the above, it is considered that the proposal would not have a significant detrimental impact on the local neighbourhood and therefore it is considered that the proposal is acceptable in terms of Policy PCYFF 2 LDP.

#### **Transport and access matters**

- 5.8 The proposal will not make any alterations to the access and sufficient parking spaces would continue 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.

#### **Biodiversity matters**

- 5.9 The Biodiversity Unit was consulted on the application. They have no concerns regarding the proposal. It is therefore considered that the proposal is acceptable in relation to biodiversity matters.

### **6. Conclusions:**

- 6.1 In light of the above, it is considered that the proposal would not have a detrimental harmful impact on neither the area nor the AONB and that the proposal's design is acceptable. Also, it is not considered that there are implications in terms of road safety and amenities of nearby residents.

### **7. Recommendation:**

- 7.1 To approve – conditions
1. Commencement within five years.
  2. In accordance with the plans
  3. Slates of the roof to match.
  4. Exterior walls to be of white coloured render.
  5. Roof lights in the roof on the western elevation (back) to be at least 1.8 metres higher than floor level.