

PLANNING COMMITTEE	DATE: 05/09/2022
REPORT OF THE SENIOR MANAGER PLANNING AND PUBLIC PROTECTION SERVICE	

Number: 3

Application Number: C22/0182/30/DT

Date Registered: 28/02/2022

Application Type: Householder

Community: Aberdaron

Ward: Aberdaron

Proposal: Single-storey extension

Location: Pelydryn, Aberdaron, Pwllheli, Gwynedd, LL53 8BE

Summary of the Recommendation: APPROVE SUBJECT TO CONDITIONS

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1. Description:

- 1.1 This is an application to erect a single-storey extension at the front of an existing single-storey house. The development would include extending the existing garage, which forms an integrated part of the house, 1.5m forwards. The new element would have a pitch roof measuring 3.8m high (1.2m lower than the pitch of the roof itself), with a garage door to the front, 2.6m high and 3.0m across.
- 1.2 The property itself is a house within a row of detached houses near the B4413 class 2 road in a residential area within the development boundary of the Coastal - Rural Village of Aberdaron, as defined in the Gwynedd and Anglesey Local Development Plan. It is also within a designated Area of Outstanding Natural Beauty and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.
- 1.3 The application is submitted before the Committee at the request of the local member that was in post at the time when the application was submitted, as he objected to the visual impact of the development on the streetscene and due to concerns about the amenity impact on neighbours.
- 1.4 This application was discussed at the Planning Committee on 04/07/22 when it was decided to postpone the discussion in order to allow a site visit.

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 (Wales) Act 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**
- PCYFF 2: Development criteria
PCYFF 3: Design and place shaping
PCYFF 4: Design and landscaping
AMG 1: Areas of Outstanding Natural Beauty Management Plans
AT 1 : Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

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Technical Advice Note (TAN) 12: Design

3. Relevant Planning History:

C03D/0029/30/LL: Construction of a single-storey house with rooms in the roof-space - Approved 17/03/03

C01D/0105/30/AM : Renewal of permission - construction of a dwelling house - Approved 17/04/01

C98D/0177/10/AM : Construction of a dwelling house - Approved 29/06/98

4. Consultations:

Community/Town Council: Express concern regarding the visual impact of the development and its impacts on the amenities of neighbours

Welsh Water: Request a condition to safeguard the drainage system and offer guidance for the applicant

Transportation Unit: Not received

AONB Unit: Not received

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has expired and observations objecting to the development were received on the following material planning grounds:

- The extension is too large and disrupts the street's appearance
- The development would be damaging to the amenities of neighbours
- The development would be out of character with the streetscene
- The extension would cause harm to neighbours as it would cast a shadow on their properties

In addition, observations were also received which are not material planning matters for this application:

- That an unauthorised development has been carried out on another part of the site
- That the applicant intends to keep a tractor in the garage
- That the development is for leisure purposes
- There is no need for the development

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5. Assessment of the material planning considerations:

- 5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.

Location, Design and Visual Impact

- 5.2 The main policy involving this aspect is Policy PCYFF 3 of the LDP which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the built environment.
- 5.3 In this case, when considering the scale, design and materials of the extension, it is believed that the change to the site's appearance would be very small in comparison with the existing house and it is not believed that any harm would be caused to the built quality of the property as a result of the development. Conditions could also be imposed to ensure that the materials used are in keeping with the rest of the house.
- 5.4 In addition, although there would be some increase in the bulk of the building and an extension to the "building line" slightly to the front, when considering that there is no definitive building pattern to development in the area, as well as the small-scale change proposed, it is believed that the proposal would respect the built context of the site and would be in keeping with its surrounding area.
- 5.5 When considering the above, it is therefore believed that the scheme submitted, due to its scale, materials and design, is appropriately in keeping with the existing property and therefore complies with the requirements of policy PCYFF 3.
- 5.6 The site lies within an Area of Outstanding Natural Beauty (AONB), but for the reasons noted above, and considering its urban location, it is not considered that the proposal in question would affect the character of the AONB. Similarly, it is not believed that this will change the Landscape of Outstanding Historic Interest, therefore, it is believed that the proposal is acceptable under the requirements of Policies AMG 1 and AT 1 of the LDP.

Visual, general and residential amenities

- 5.7 Considering the small size of the extension and its proposed location on the property, it is not believed that any additional significant impact is likely to derive from the development in terms of overlooking or shadowing any other property. Although the observations received are acknowledged, it is believed that the proposal is acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities.

Other matters

- 5.8 A number of comments were received regarding matters that are not material to the decision on this application, including a concern that unauthorised development has taken place on another part of the site. However, every planning application must be considered on its own merits. It is noted that this is a "homeowner" application for a development that relates to a specific development for the property's legal residential use and only material planning matters that are relevant to such developments are considerations when determining the application.

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6. Conclusions:

6.1 It is considered that the design and proposed materials are acceptable and that they will not impair the character and appearance of the area. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

Recommendation:

7.1 To approve subject to conditions:

1. Commence within five years.
2. In accordance with the plans
3. Slate roof
4. Materials to be in-keeping
5. Welsh Water Condition

Welsh Water Note