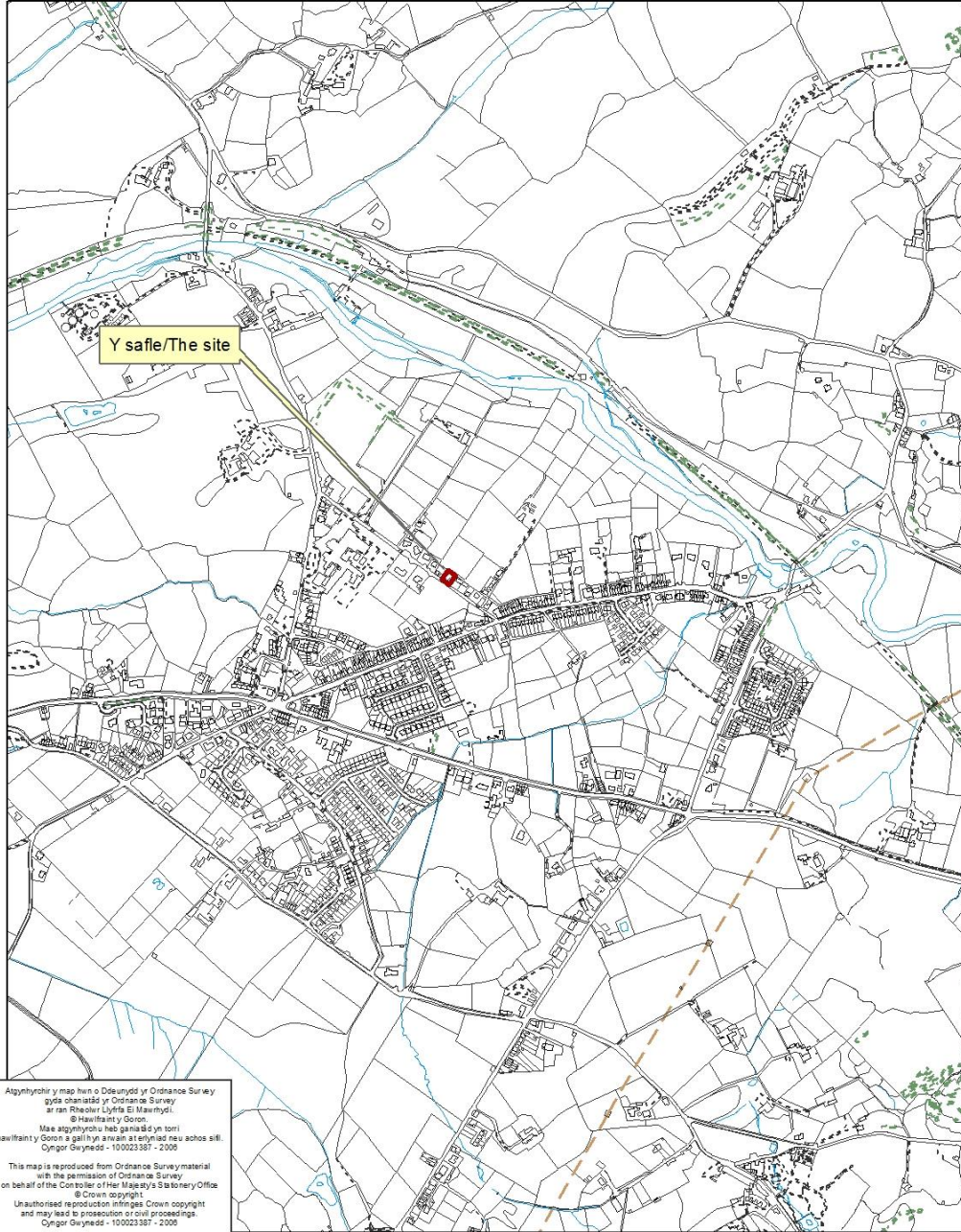


Number: 7



Rhif y Cais / Application Number : C16/0493/23/AM

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



PLANNING COMMITTEE	DATE: 25/07/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0493/23/AM
Date Registered: 04/07/2016
Application Type: Outline
Community: Llanrug
Ward: Llanrug

Proposal: OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING
Location: LAND NEAR BRYN CELYN, LÔN GROES, LLANRUG, CAERNARFON, GWYNEDD, LL554AF

1. Description:

- 1.1 This is an outline application to erect a residential dwelling on a plot of land that forms part of the curtilage of Bryn Celyn, Llanrug which is located off an unclassified road. The site is relatively flat and uniform in terms of its shape and is between two houses that are located within the development boundary of the village. There are houses overlooking Lôn Groes to the front and open fields to the rear.
- 1.2 As this is an outline application, the only matters that require consideration are the principle of developing the site. All other matters are reserved, and these include access, the location of the house within the site, appearance, scale and landscaping. Nevertheless, all outline applications are required to show an indicative location plan for the houses, together with the maximum size/height of the dwelling.
- 1.3 The plan and information refers to a house measuring 11m by 6m of approximately the same height as Bryn Celyn with a garden to the front and rear and a parking space for two cars. The curtilage of Bryn Celyn will also be adapted in order to provide two new parking spaces in front of the property.

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 safeguarding 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 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 B3 – INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

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 B27 – LANDSCAPING PLANS

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B32 – INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES

Approve proposals to build new dwellings on unallocated sites within the boundaries of Local Centres and Villages provided they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH18 – AVAILABILITY OF INFRASTRUCTURE

Development proposals will be refused if there is no adequate provision of necessary infrastructure for the development, unless they can conform to one of two specific criteria which require that appropriate arrangements are made to ensure adequate provision, or that the development is carried out in phases in order to conform to any proposed scheme for the provision of infrastructure.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can 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.

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Gwynedd Design Guidelines

2.4 National Policies:

Planning Policy Wales, Edition 8

Technical Advice Note 12: Design

3. Relevant Planning History: None

4. Consultations:

Community/Town Council:

- Drawing attention to the fact that a ditch runs underneath the site and reiterates observations that have already conveyed this.
- No objection to one house.
- Ensure that there is a sufficient parking space as the road is busy and is the road for Ysgol Uwchradd Brynrefail.
- Also note that this house is being allocated and falls within new houses that are to be built within the boundaries of Llanrug.

Transportation Unit:

No objection to the proposal, and it is presumed that the site is suitable for a residential unit, without having a detrimental impact on the local roads network. Recommend that the relevant conditions / notes are included: Provide sufficient parking spaces, completion of the access, completion of the turning space to allow vehicles to have access from the highway and exit in a forward gear.

Natural Resources Wales: No objection, general observations / advice.

Welsh Water: No objection, standard advice and condition:

"Surface water and/or land drainage are not permitted to be discharged either directly or indirectly to the public sewerage system"

Land Drainage Unit:

A water course flows through or near the site. If the applicant intends to create a culvert to carry the water course that flows through or near the site. In order to safeguard the amenities of the proposed development and of the nearby property, I advise that any planning permission granted should include the following requirements as a condition:

- a) The developer must safeguard the water course.
- b) In accordance with the requirements of Section 23(1) Land Drainage Act 1991 the developer shall submit the details of his proposals to safeguard the water courses to Gwynedd Council and Natural Resources Wales for approval.
- c) The developer shall be responsible for the cost of the work of safeguarding the water course.

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ch) In accordance with the requirements of Section 263 Public Health Act 1936 and Section 23(1) Land Drainage Act 1991 the developer shall submit the details of his proposals to culvert the water course to Gwynedd Council for approval.

If the applicant intends to discharge the surface water to the water course that flows through the site, or near the site, the applicant must submit the details of the plans to Natural Resources Wales for approval.

Public Consultation:

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

- A culvert runs through the site.
- Site has been flooded in the past.
- Causes a flood risk to nearby houses and field.
- No turning space shown within the curtilage, this road is already busy.
- Need to provide new parking spaces for the existing house and proposed house and ensure this by imposing a condition.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policies C1 and CH4 are relevant to this application. Policy C1 relates to locating new developments, and the main focus of the policy is to support developments within the development boundaries of towns and villages. The application site is within the development boundary of Llanrug, therefore the application complies with policy C1.
- 5.2 Policy CH4 permits constructing new housing on unallocated sites within the development boundaries of local centres and villages, provided the proposal satisfies the criteria in the policy. The policy seeks for sites to provide a percentage of affordable units unless, having considered all the relevant factors, that it would not be appropriate to provide affordable housing on the site. Taking into account the scale of the application (a single dwelling only) and the fact that it would contribute positively towards the area's housing stock, it is not essential for it to be an affordable dwelling. It is therefore considered that the application is in accordance with policies C1 and CH4 and is acceptable in principle.

Transport and access matters

- 5.3 Policy CH33 and CH36 are relevant to this element of the application. The policies ensure safety on roads and streets and the provision of private parking facilities. The indicative plans show an intention to provide two parking spaces for the new house and two new spaces within the curtilage of Bryn Celyn. Although the Transportation Unit had no objection to the proposal, the unit has requested a condition to ensure that a turning space is provided within the site to ensure that cars can gain access from the highway and exit in a forward gear. Objections have also raised a concern regarding the busy nature of the road and the need for parking provision within the existing site and proposed plot.

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- 5.4 In order to comply with the requirements of policies CH33 and CH36, it is considered that it would be necessary to impose conditions to ensure this. In order to achieve this, the location and size of the house will possibly need to be changed, but that is a matter for the developer to consider prior to submitting an application for reserved matters. Following this, it will be considered that the application meets the requirements of policies CH33 and CH36 of the UDP which relate to road safety and the provision of private parking with appropriate conditions.

General and residential amenities

- 5.5 The site is relatively flat and uniform in terms of its shape between two houses. There are houses overlooking Lôn Groes to the front and open fields to the rear. Due to the residential nature of the area, it is not considered that the development would be out of character nor would it have a detrimental impact on the area's visual or residential amenities.
- 5.6 As this is an outline application no details were received about the design of the proposed houses, apart from its indicative size and height. A plan and details were received which showed the layout of the site, including the location of the house and a confirmation that it would not be higher than Bryn Celyn. The proposed development will be considered on its own merits, and it is considered that the general layout of the site is acceptable, that the density of the development is acceptable (1 dwelling) and suitable in terms of maximum scale, and that it is possible, through conditions and by considering an application for reserved matters, to manage the remaining details of the development. It is therefore considered that the application satisfies the requirements of policies B22, B23 and B25 of the UDP and it will not have a detrimental effect on the area's visual or residential amenities.

Infrastructure matters

- 5.7 Policy B32 and CH18 are relevant to this element of the application. The policies relate to managing surface water and ensuring that there is sufficient provision of infrastructure for the development. Following the statutory consultation period, a number of objections raised concerns about flooding and the fact that a water course / culvert runs through the site and the possibility for the development to cause flooding. Subject to conditions, neither Welsh Water, Natural Resources Wales nor the Council's Land Drainage Unit had an objection to the development.
- 5.8 In order to comply with the above policies, a condition must be imposed to ensure that the development cannot be commenced until a water drainage plan for the site is submitted, which protects the water course in an acceptable manner and also complies with the requirements of Welsh Water. By imposing such conditions, it is believed that it can be ensured that the development will not create flood risk and also that the proposal is in accordance with policy B32 and CH18.

6. Conclusions:

- 6.1 The objections from local residents have received full consideration as noted above. Based on the above assessment, and having considered all the relevant matters, including the objections, it is not considered that the proposal is contrary to the local and national policies and guidelines noted in the assessment, nor are there any other material planning considerations that state otherwise. Based on the above, it is considered that the proposal is acceptable subject to relevant conditions.

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7. Recommendation:

7.1 To approve the application subject to relevant planning conditions relating to:

1. The commencement of the development and submitting reserved matters
2. Materials and finishes
3. Access and parking
4. Landscaping
5. Submitting a land drainage plan prior to commencing any work on the site
6. Welsh Water - surface water
7. Development to comply with the approved plans
8. Withdrawal of permitted rights