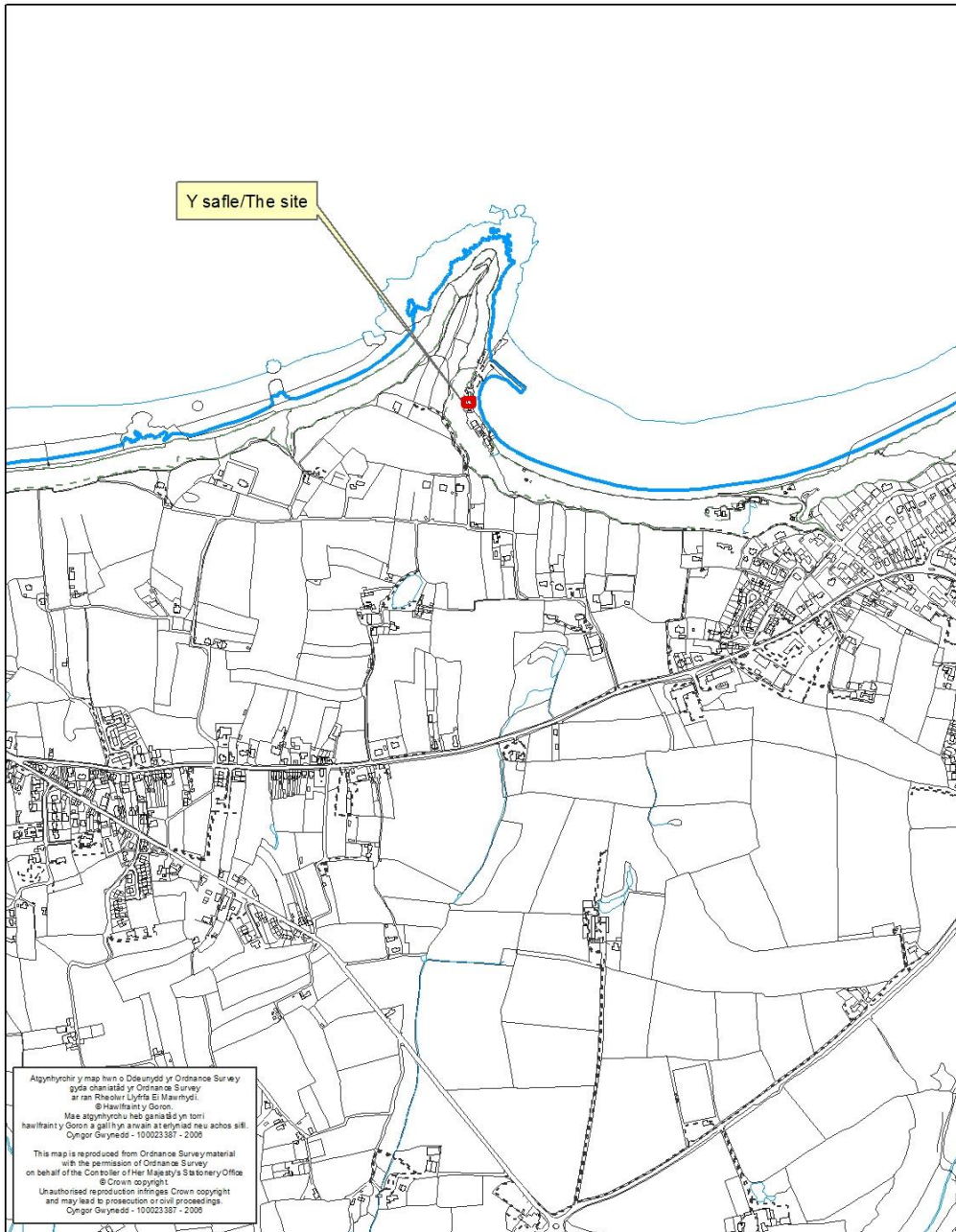


Number: 11



Rhif y Cais / Application Number : C16/0743/42/LL

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



PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0743/42/LL
Date Registered: 30/06/2016
Application Type: Full - Planning
Community: Nefyn
Ward: Nefyn

Proposal: CONSTRUCTION OF A TWO-STOREY SIDE EXTENSION AND CONSTRUCTION OF FRONT PORCH

Location: GLAN Y MÔR, NEFYN, PWLLHELI, LL536EP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 This is a householder application to construct a two-storey extension on the side of the house and a front porch extending outwards, on the Glan y Môr property in Nefyn. There is currently a single-storey side extension with a zinc flat roof and a lean-to porch extension to the front. It is proposed to demolish the existing extension and construct a new one to provide a multi-use room on the ground floor and a small bedroom and bathroom on the first floor. The roof of the extension would be set down from the ridge of the existing roof and would be finished with slate to be in keeping with the original.

1.2 It is a countryside site located on Nefyn beach, which has a Heritage Coast designation and is within the Llŷn Registered Historic Landscape. The property is connected to the Hendafarn property on the southern side which is a Grade II listed building. The site is outside but a C2 Flood Zone abuts it. The slopes to the rear of the property have been designated as the Clogwyni Pen Llŷn Special Area of Conservation and Site of Special Scientific Interest.

1.3 The application is being submitted to Committee as three objections to the application have been received.

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 also to 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; in making the recommendation the Council has sought to ensure that present needs 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 recommendation.

2.3 **Gwynedd Unitary Development Plan 2009:**
POLICY B3 DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed

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Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B9 THE HERITAGE COAST - Refuse proposals for any building or structure on the heritage coast unless they can conform to a series of criteria aimed at avoiding significant damage to recognised features.

Policy B12 PROTECTING HISTORICAL LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

POLICY B15 PROTECTION OF NATURE CONSERVATION SITES OF INTERNATIONAL SIGNIFICANCE - Refuse proposals which are likely to cause significant harm to the integrity of nature conservation sites of international significance unless they conform to a series of criteria aimed at managing, enhancing and safeguarding the recognised features of such sites.

POLICY B16 PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES - Refuse proposals which are likely to cause significant harm to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing the recognised features of the sites.

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.

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 B24 ALTERING AND EXTENDING BUILDINGS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 BUILDING MATERIALS - Safeguard the visual character by ensuring that the building materials are of a high standard and in keeping with the character and appearance of the local area.

Policy B29 DEVELOPMENTS ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they conform with a series of criteria relevant to the features on the site and to the purpose of the development.

Design Guidelines: Gwynedd Council

Gwynedd and Anglesey Joint Local Development Plan, which is currently being prepared, is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for making decisions on planning applications.

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2.4 **National Policies:**

Planning Policy Wales (2016)

Technical Advice Note (TAN) 5: Planning and Nature Conservation (2009)

Technical Advice Note (TAN) 12: Design (2016)

Circular 61/96 Planning and the Historic Environment, historic buildings and Conservation Areas

3. **Relevant Planning History:**

3.1 No relevant planning history.

3.2 C16/0349/42/YM - A pre-application enquiry for the construction of a two-storey extension, erection of a front porch, re-modelling and internal renovation. No objection in principle to the construction of an extension but advised to make slight changes to the design. This current plan is in response to the observations made during the enquiry.

4. **Consultations:**

Community/Town Council: No objection.

Footpaths Unit: No objection.

Biodiversity Unit
There is a metal roof on the extension which is to be demolished and re-built and it is unsuitable for bats, therefore, no survey will be required before determining this application.

The building borders on an SSSI and also the Clogwyni Pen Llŷn SAC. The plan could have implications for the SAC site and Gwynedd Council, as the Eligible Authority, must therefore conduct a Test of Likely Significant Effect under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) before determining the application.

Test of Likely Significant Effect

This development does not have the potential to affect the Features of a European Site. The building is located at the bottom of the the designated seaside hill. As there are no impact pathways, the demolition and construction work which are on a very small scale cannot negatively affect the European site.

There are no concerns or further observations about the application.

Natural Resources Wales: Advise to contact the Biodiversity Officer in case bats are affected and in order to conduct a Test of Likely Significant Effect as the site is nearby a SAC and SSSI.

The site is near a C2 Flood zone, but it is considered that, due to the scale of the development, the risk could be acceptable if the developer is notified of the potential for flooding and that flood resistance measures are included.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period ended on 4 August 2016 and three correspondences were received objecting to the application on the following grounds:

- Visual amenities - concern about the design and visual impact of the extension as the property is historic.
- Finish - PVC Materials
- Concern about access for carrying out maintenance on the adjacent Hafod y Môr property and access to the rear of their property.

5. Assessment of the material planning considerations:

Visual amenities

5.1 The property in question is located between two other properties, in an open and prominent location on Nefyn beach. The property is physically connected to the Hendafarn grade II listed building to the south and is very close to the Hafod y Môr property to the north. It is considered that the property in question has an architectural character and that the main elevation has unique features.

5.2 The proposal would involve the erection of a two-storey extension on the northern gable end of the property, which adjoins Hafod y Môr, with a single-storey front porch extending outwards. The extension would replace an existing single-storey extension with its flat roof and lean-to porch. A pre-application enquiry was submitted for the construction of a two-storey extension on the property, and the design has been changed in response to the advice provided, with the roof of the extension lowered and the design of the porch changed from a pitched roof to a lean-to, which is more similar to the existing extension. It is considered that the scale, size, form and density of the proposed extension are acceptable and are in keeping with the existing property. It is believed that by setting down the roof of the extension from the ridge of the existing roof, the extension would be less dominant and would appear as a subordinate element to the main house, not dissimilar to the gable end extension of the adjacent Hafod y Môr property. There are unique flying buttress features on the front of the building and it is believed that the lean-to design of the porch retains some continuity with the existing pattern. Given that there is currently a single-storey extension on the site, it is not considered that constructing a two-storey extension in its place would significantly change the views of the place that the public currently experience nor is it likely to have a detrimental impact on the character of the landscape. It would not reduce amenity space in the curtilage either as it will adhere closely to the footprint of the existing extension. Therefore, it is believed that the proposal is acceptable in respect of design policies B22 and B24 of the Gwynedd Unitary Development Plan.

5.3 It is not clear from the proposed application what the extension's external finish would be, as the application form specifies a finish that is in keeping with the original, and the plans give the impression that timber or plastic boards will be used on external walls. Bearing in mind the sensitivity of the site, which is adjacent to a listed building, it is believed that white render would be a more suitable finish for the extension in this case, especially on the extension's main front elevation. It would be

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possible to impose a condition to this end. With such a condition, it is believed that the proposal is acceptable in respect of policy B25 materials of the GUDP.

- 5.4 As the property is physically connected to the Hendafarn grade II listed building, the developer was reminded during the pre-application enquiry to be cautious that the design neither impair nor harm the setting of the listed building. The extension would not adjoin the listed building or lead to the loss of important historical features. The visual gap would remain visible between the Hafod y Môr property and it is believed that the proposed design ensures that the extension appears as subordinate to Glan y Môr, neither imposing on the property nor on the adjacent listed building. On these grounds, it is considered that the extension would neither affect the setting of the listed building nor is it contrary to the requirements of policy B3 of the GUDP.
- 5.5 As this will be an extension to an existing house, and that it is not a new build, it is not considered that a small-scale extension such as this would cause significant harm to the landscape or the built environment of the Heritage Coast. It is therefore considered that the proposal is acceptable in terms of policy B9 of the GUDP.
- 5.6 The site is located within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the historic landscapes where the impact of proposals that are of such scale and magnitude that their impact would be greater than merely a local impact, are assessed. In light of the scale and size of the proposed extension, it is considered that it would have a local impact but that it would not have a broader impact on the historic landscape. Therefore, it is not considered that the proposal is contrary to Policy B12 of the GUDP.

General and residential amenities

- 5.7 On the whole, the proposal would be constructed on the existing footprint, therefore, it is not considered that the proposal is an over-development. There are two windows on the existing gable end wall facing the Hafod y Môr gable end wall and it is proposed to retain the opening on the ground floor. There are no windows on the Hafod y Môr gable end, therefore, there is no concern about overlooking.
- 5.8 Three objections were received from individuals who own the adjacent Hafod y Môr property and this is the reason for submitting the application to the Committee. A relatively narrow gap separates both properties, and the main concern noted by them is that approving the application would cause access problems at the rear and make it difficult to undertake maintenance work on their property's gable end. Their concerns are appreciated; however, this is not a material planning consideration. Based on the requirements of policy B23 of the GUDP, the proposal is not likely to cause significant harm to the amenities of the local neighbourhood and therefore, it is considered that it complies with the policy.

Biodiversity Matters

- 5.9 The coastal cliff behind the property has been internationally designated as the Clogwyni Pen Llŷn Special Area of Conservation (SAC) and as a national Site of Special Scientific Interest (SSSI). Natural Resources Wales and the Council's Biodiversity Unit were consulted on the application and their observations have been noted above. After conducting a Test of Likely Significant Effect, the Biodiversity Unit was satisfied that an extension of this size would not affect the features of the European Site. Therefore, it is considered that the proposal is acceptable in respect of policies B15 and B16 of the GUDP.

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Flooding Matters

- 5.10 This site is located on Nefyn beach, outside but nearby a C2 Flood zone. Natural Resources Wales were consulted on the matter, who considered that the risk could be acceptable given the scale of the development, if the developer is notified of the potential for flooding on the site. A copy of NRW observations can be sent as part of the application so that the applicant can ensure that flood prevention measures are put in place. Based on NRW observations, it is considered that the proposal is acceptable in terms of policy B29 of the GUDP.

6. Conclusions:

- 6.1 Having weighed up the proposal against the policies listed above, it is considered that the proposed two-storey extension is acceptable in terms of visual and general amenities, biodiversity and flooding policies, and is therefore acceptable to be approved with the conditions noted below.

7. Recommendation:

- 7.1 To approve – conditions

1. 5 years
 2. In accordance with the plans
 3. Slate in order to be in-keeping
 4. White render finish to be in-keeping
- Note: A copy of NRW observations