

12.1

Gweddill y Ceisiadau

Remainder Applications

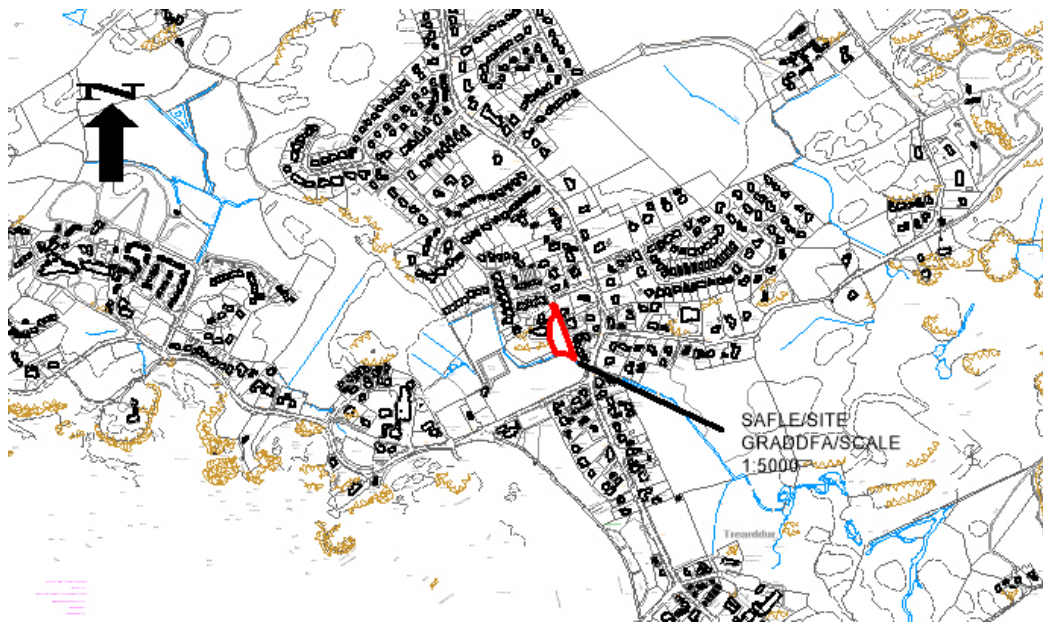
Rhif y Cais: **46C168D/DA** Application Number

Ymgeisydd Applicant

Captain D & Mrs B Warden Owen

**Cais am faterion a gadwyd yn ôl ar gyfer codi annedd sydd yn cynnwys balconi ar dir yn /
Application for reserved matters for the erection of a dwelling which includes a balcony on
land at**

Trearddur House, Bae Trearddur Bay



Planning Committee: 01/11/2017

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The application is a detailed application for the erection of one dwelling on land which previously formed the curtilage of Trearddur House. Outline permission, with all matters reserved, was granted for the erection of a dwelling in 2014.

The site is accessed along a residential road from Lôn St Ffraid. The site is elevated above the playing field located on the junction of Lôn Isallt and Lôn St Ffraid.

2. Key Issue(s)

The key issue is whether the proposal will have a detrimental impact on the amenities of the neighbouring properties, surrounding area or on highway safety or whether the proposal will harm the Listed Building which lies within the application site.

3. Main Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI5 – Local Market Housing

PS 20 – Preserving and where appropriate enhancing heritage assets

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 24: The Historic Environment

4. Response to Consultation and Publicity

Community Council – No response to date

Cllr. J A Roberts – No response to date

Cllr T L Hughes – No response to date

Cllr D R Thomas – Call-in due to concerns of overdevelopment of Trearddur, water run-off, privacy and the proposal is situated close to a Listed Building.

Highway Authority – Recommended conditional approval

Drainage Section – Drainage details acceptable

Gwynedd Archaeological Planning Service – No objection and comments

Welsh Water – No objection

Natural Resource Wales – Recommended conditional approval

CADW – No response to date

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 28th July, 2017 and at the time of writing this report, 6 letters of representation had been received at the department with 5 of the letters objecting to the scheme and one letter of support. The main issues raised objecting to the scheme can be summarised as follows;

- i) Flooding concerns from surface water
- ii) Loss of privacy
- iii) Noise levels and traffic
- iv) Overdevelopment, out of character and extends the building line and will harm the surrounding landscape
- v) Listed Building
- vi) Part of the land not within applicant's ownership

In response to these issues I would respond as follows;

i) The proposal has been forwarded to Welsh Water, Natural Resource Wales and the Drainage Section of the Authority. The Drainage Section requested further information and following the receipt of the additional details the Drainage Section have confirmed that the drainage scheme is acceptable. All paths, terraces and vehicular access areas are to be finished with permeable surfaces.

ii) There is a distance of between 16 metres and 14 metres between the proposed dwelling and immediate neighbouring properties. The guidance contained in the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment recommends a distance of 15 metres between secondary aspects. Whilst the distance between the proposed dwelling and the rear of Wellington Court is only 14 metres the proposal is considered acceptable.

Due to these distances it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the surrounding properties.

The protection of private views is not a consideration of sufficient weight to influence the recommendation made. It is not considered that the development would lead to any overlooking or loss of light to such an extent that permission should be withheld.

iii) It is not considered that the erection of one additional dwelling in a residential area within the settlement of Trearddur will generate noise and traffic nuisance that would detrimentally harm the amenities of the neighbouring properties.

iv) The site has the benefit of an extant planning permission. There is ample space within the site to accommodate the proposal. There is no distinct pattern of development in the locality. Whilst it is acknowledged that the dwelling will protrude closer towards Lon Isallt than Trearddur House by 11 metres. However the block of houses known as Wellington Court, which lie along Lon St Ffraid and immediately next to the application site, extend towards the junction of Lon St Ffraid with Lon Isallt it is not considered that the siting of the dwelling in this location will harm the surrounding landscape.

v) The proposal is situated 7 metres away from the Listed Building and therefore will not harm the setting of the structure. A permitted development restriction will ensure that no future extensions will have a detrimental impact on the structure.

vi) Not all of the land that is outlined in red is within the applicant's ownership and therefore the applicant has served the requisite notice on the landowner.

The main reasons for supporting the application were;

- i) The applicant is a local person

5. Relevant Planning History

46C168 - Erection of a dwelling on land at Trearddur House, Trearddur Bay – Approved 31/07/1995

46C168A/FR - Outline application with all matters reserved for the erection of a dwelling on land at Trearddur House, Lon St Ffraid, Trearddur Bay - Approved 03/07/2014.

46C168B - Full application for the creation of a balcony at Trearddur House, Trearddur Bay – Approved 03/10/2016

46C168C/FR - Full application for the erection of 3 dwellings which includes balconies on land adjacent to Trearddur House, Lon St Ffraid, Trearddur Bay. Withdrawn 04/10/2017

6. Main Planning Considerations

Policy Context - The principle of the residential development of the site has been established by the granting of outline planning permission on 7th July, 2014. The proposal is a reserved matters application in order to consider the matters that were reserved for future consideration.

Joint Local Development Plan - Trearddur is identified as a Local, Rural / Coastal Village where only Local Market Housing can be supported under Policy TAI 5. In order to control the value of market unit the size of the proposed units are controlled. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

The application currently under consideration does not comply with Policy TAI 5 of the Joint Local Development Plan; however, as the site benefits from outline planning permission and the proposal currently under consideration is a detailed application to consider the matters that were reserved for further consideration the proposal does not need to comply with current policies.

Affect on neighbouring properties – The concerns raised by members of the public have been addressed in the 'Response to Consultation and Publicity' Section above.

There is a distance of 16 metres between the side of the proposed dwelling and Trearddur House. There is a distance of between 14 metres between the side of the proposed dwelling and the rear of the properties located at Wellington Court. A first floor balcony is proposed off the first floor master bedroom and a condition will be imposed on the permission that a screen is erected along the side of the balcony in order to ensure the amenities of the neighbouring properties on Wellington Court.

The distances between the proposed dwelling and Trearddur House exceeds the distances recommended within Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment (SPG). Although the distances between the proposed dwelling and properties on Wellington Court is 1 metre less than the guidance contained within the SPG it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the dwelling.

Due to the distances between the proposal and neighbouring properties, it is not considered that the development would lead to any overlooking or loss of light to such an extent that permission should be withheld.

Effect on Wider Amenities: The site is elevated above the playing field at the junction between Lôn Isallt and Lôn St Ffraid. Properties are clearly visible on this ridge and Wellington Court occupies a prominent position in the street-scene to the east of the proposed site. The proposal will in-fill an existing gap without detriment to the visual character of the area. The site already has the benefit of planning consent and this fall-back position must be weighted. The site can comfortably accommodate the proposal.

Listed Building: Planning permission for the erection of a dwelling was granted on the plot in 1995. A stone turret structure on the eastern boundary of the site is a Second World War pillbox fortification forming part of the defences for Trearddur and was listed as a grade II listed building in 1998. It was listed because it represents an unusual fortification type following a design believed only to have been used on Anglesey.

Paragraph 5.13 of Technical Advice Note 24 states that when determining listed building consents planning application local planning authorities should consider ...

The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.

The impact of the proposed works on the significance of the building....

The site has the benefit of an extant planning permission for the erection of a dwelling. The pillbox is located within the existing garden area of Trearddur House and it is not readily discernible from public views e.g. on Lôn Isalt, as it is ivy-covered and partially screened by a belt of trees on lower ground. Nevertheless, the pillbox will remain unobscured from public views due to the siting of the proposed dwelling being further back into the site.

Highway Safety – The Highway Authority have confirmed that they have no objection to the proposal subject to the inclusion of standard highway conditions in regards to the submission of and approval of a Traffic Management Plan and that the parking provision is in accordance with the submitted plan.

Flood Risk – Due to the elevated nature of the proposed dwelling Natural Resource Wales have raised no concern regarding the risk of flooding.

7. Conclusion

The site has the benefit of an extant permission and outline planning permission. The proposal is a reserved matters application and not an application for planning permission and therefore the proposal does not need to comply with the recently adopted Gwynedd and Anglesey Joint Local Development Plan.

The design will not have a detrimental impact on the amenities of the surrounding properties, surrounding area, highway safety or harm the setting of the neighbouring Listed Building.

8. Recommendation

Permit

(01) No surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(02) The development shall take place in accordance with the reasonable avoidance measures for bats, birds and Herptiles (reptiles and amphibians) outlined in Section 3 of the P J Ecological Solutions Protected Species Survey report submitted under planning reference 46C168D/DA.

Reason: To ensure that any protected species which may be present are safeguarded

(03) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(04) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(05) No development shall commence until full details of the external lighting shall be submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity.

(06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:

Drawing / Document number	Date Received	Plan Description
PA3027/02	30/06/2017	Existing site plan
PA3027/01B	30/06/2017	Location plan
PA3027/03	30/06/2017	Proposed site plan
PA3027/08	30/06/2017	Sections
PA3027/05	30/06/2017	Proposed first floor plans
PA3027/04	30/06/2017	Proposed ground floor plans
PA3027/06 - A	09/10/2017	Proposed elevations
PA3027/07/B	09/10/2017	Proposed elevations
Bat and bird position	09/10/2017	Bat and bird position
P J Ecological Solutions Report	28/09/2017	Protected Species Survey
Percolation Test Results	26/09/2017	Drainage details
PA3027/DA	30/06/2017	Design Analysis

under planning application reference 46C168D/DA and the details which may be required to be considered under the above condition(s).

Reason: For the avoidance of doubt.

Note – To be read in conjunction with outline permission 46C168A/FR and conditions contained therein

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.