

PLANNING COMMITTEE	DATE: 13/06/2022
SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER'S REPORT	

Number: 1

Application Number: C22/0251/11/DA

Date Registered: 28/03/2023

Application Type: Non-material Amendment

Community: Bangor

Ward: Glyder (Bangor)

Proposal: Non-material amendment to the plans approved by planning permission C19/0224/11/LL to allow the rear elevation of the extension to be replaced with a *pvc-u* cover in lieu of a pebble-dashed render.

Location: 23 Belmont Road, Bangor, Gwynedd, LL57 2HY

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application is a non-material amendment to the plans approved by planning permission C19/0224/11/LL to allow the rear elevation of the extension to be replaced with a *pvc-u* cover in lieu of a pebble-dashed render. It is also proposed to cover the existing rear of the house along with a small area where it is proposed to install a smaller window than the existing one on the eastern gable end of the house, but this element of the work is considered to be a permitted development under the relevant planning regulations. The application was originally approved to match the rear extension walls of pebble-dashed render with the existing walls.
- 1.2 The two-storey semi-detached house is located within an established residential area to the south-west of the city centre in ribbon form, opposite the class III county road, Belmont Road. There is direct access to the road with parking spaces/driveways at the eastern boundary of the property along with a garage in the south-eastern corner of the rear garden.
- 1.3 The application was submitted to the Committee as the applicant is a close relative of the Dewi Ward councillor in Bangor.

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 (LDP) adopted 31 July 2017: -**
- PCYFF2 - development criteria.
- PCYFF3 - design and place shaping.
- 2.4 **National Policies:**
- Future Wales: The National Plan 2040.
- Planning Policy Wales (Edition 11 - February 2021).
- Technical Advice Note 12: Design (2016).

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3. Relevant Planning History:

- 3.1 Retrospective application number C19/0224/11/LL - demolition of a substandard kitchen and conservatory to be replaced with a single-storey extension approved on appeal in August, 2019.

4. Consultations:

Community/Town Council: No response.

Public Consultation: A notice was placed on the site and the notification period has already ended, but no objections had been received from the public to the proposal following the statutory notification period.

5. Assessment of the relevant planning considerations:

Visual amenities

- 5.1 As referred to above, the property is situated within an established residential area which includes a variety of residential dwellings and other structures of mixed form, design, appearance, materials and scale. Given this context, it is not considered that covering the walls of the extension (along with other parts of the existing house) with grey *pvc-u* horizontal boards would form an incompatible feature within the local townscape and to this end, therefore, it is considered that the proposal constitutes a non-material amendment and is acceptable on the basis of meeting the requirements of Policy PCYFF2 of the LDP.

General and residential amenities

- 5.2 Residential dwellings are located to the west, east and south of the site of this dwelling, but considering that the principle of erecting an extension to the rear of the existing house has already been accepted, it is not considered that replacing the original appearance of pebble-dashed render with horizontal boards of *pvc-u* material will adversely affect the residential and general amenities of neighbouring occupants on the grounds of creating an oppressive and incompatible structure. To this end, therefore, it is believed that the proposal is an acceptable amendment based on the requirements of Policy PCYFF 2 of the LDP.

7. Recommendation:

- 7.1 To approve the application subject to the following condition: -

1. The amendment hereby permitted shall be carried out in strict conformity with the details submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying the application unless condition(s) to amend them is/are included on this planning decision notice. Notwithstanding the amendments hereby permitted, the remainder of the development must be completed in strict conformity with the details and conditions included in planning permission number C19/0224/11/LL.