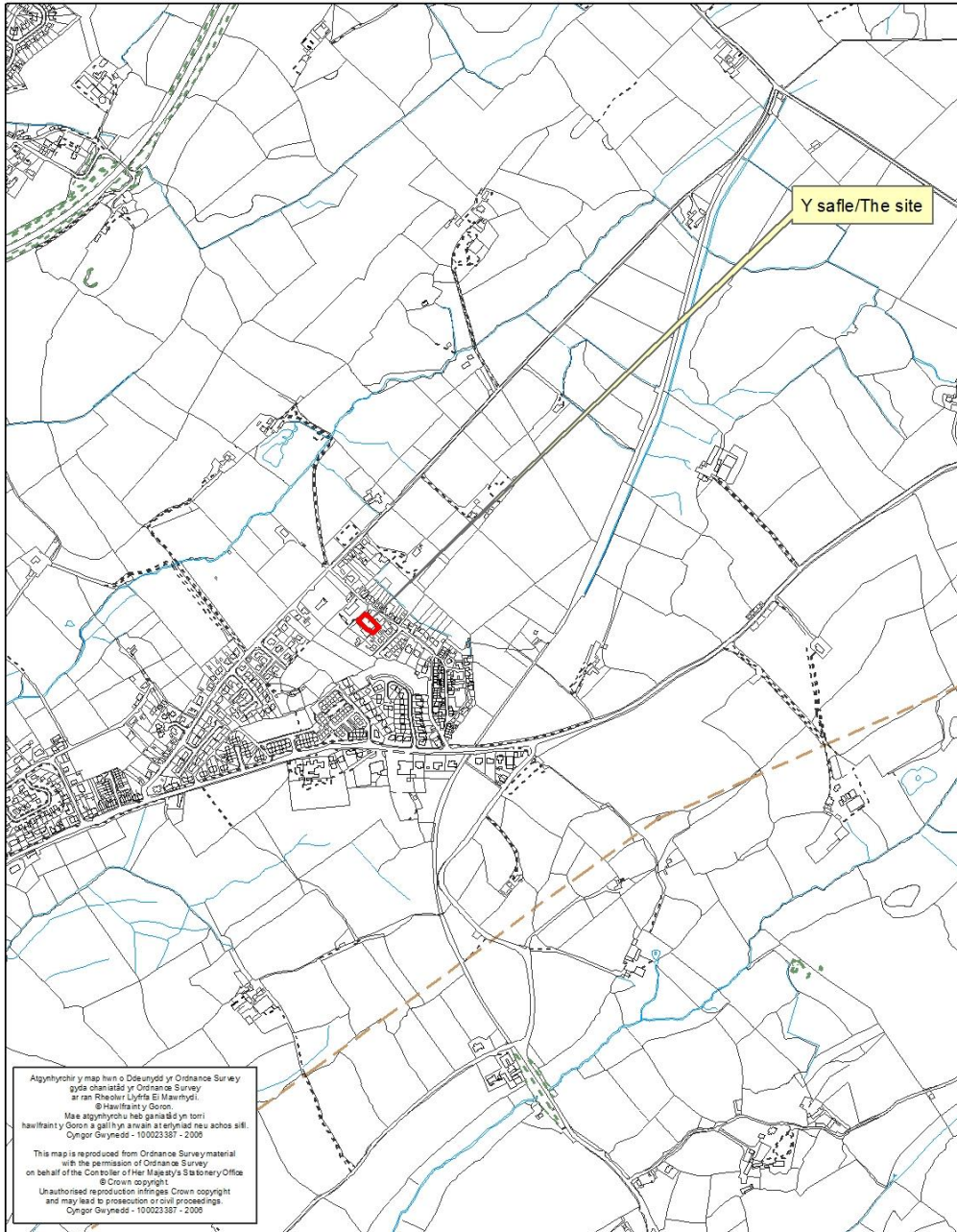


Number: 7



Rhif y Cais / Application Number : C15-0757-18-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: 28/09/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0757/18/LL
Date Registered: 23/07/2015
Application Type: Full - Planning
Community: Llanddeiniolen
Ward: Bethel

Proposal: ERECTION OF SIDE EXTENSION
Location: LLAIN Y RHOS, 2 , PARC Y WERN, BETHEL, CAERNARFON, LL55 1YH

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 A householder application to erect a two-storey extension to the side of a single-storey property.
- 1.2 The property is a semi-detached house and the attached property has already been extended with a single-storey side extension that also extends to the front. The existing property provides a kitchen, lounge, bathroom and two bedrooms. To the front of the property there is a garden and parking spaces, and beyond those a private access road with a mix of houses and the village hall is also nearby.
- 1.3 The proposal involves erecting a new two-storey extension to the side of the existing property and providing a lounge, bedroom, storeroom and bathroom on the ground floor and two bedrooms on the first floor. The proposal has been amended from its original submission by removing windows from the extension's rear gable end and including Velux windows within the new roof, the internal layout of the extension's first floor has also been changed by removing one bedroom, however, the surface area of the proposed extension remains the same.
- 1.4 The garden extends to the front and includes parking spaces for the property's occupants.

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 planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 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 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.

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Policy B24 – Adapting and extending buildings within development boundaries, rural villages and the countryside - Ensure that proposals for adaptations 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 high standard and in-keeping with the character and appearance of the local area.

Policy CH36 – Private Car Parking Facilities - Proposals for new developments, extension of 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 accessibility of public transport, the possibility of walking or cycling from the site and the distance from the site to a public car park.

2.3 National Policies:

Planning Policy Wales – edition 7, 2014

Technical Advice Note 12: Design

3. Relevant Planning History:

- 3.1 A formal request was submitted for pre-application advice, for the exact same plans submitted as part of this application. It was confirmed that the principle was acceptable and that the scale of the proposed extension is unacceptable and that the plan should be amended.

4. Consultations:

Community/Town Council:	Not received
Transportation Unit:	No observations
Biodiversity Unit:	It is unlikely that the proposal would affect bats, but the standard advice is proposed.
Welsh Water:	Not received
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting on the following grounds:</p> <ul style="list-style-type: none"> Concerns of overlooking <p>As a result of amending the application and removing windows from the rear of the proposed extension, a second formal consultation was held with the objector and confirmation was received that he was now satisfied with the proposal in its amended form.</p>

5. Assessment of the material planning considerations:

5.1 The principle of the development and visual amenities

- 5.1.1 Generally, policies B22 and B24 of the Unitary Development Plan approve proposals to extend houses provided they comply with the associated criteria and the above-

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mentioned policies. The explanation included with Policy B24 states: “It is important to ensure that proposals for adaptations or extensions to buildings do not create a visual intrusion that would have a detrimental adverse effect on the character of the main building, the environment or the amenities of the occupiers of the buildings or neighbouring area.” In this case, it is not considered that the proposal complies with the policy requirements for the reasons outlined below.

- 5.1.2 The property is a relatively small semi-detached house and the attached property has already been extended with a single-storey extension to the front. The proposal would involve constructing a two-storey extension to the property that would be wider and substantially taller than the existing property. The height would be greater than that of the eaves and the ridge. Specifically, the extension on the ground floor would measure 6.7m x 8m while the first floor would measure 6.7m x 13m, the height to the roof ridge will be approximately 6.5m. It is acknowledged that there are relatively similar developments within the local area, but it is not believed that the situation is the same, namely the nature and form of the existing property and its relationship with the attached property.
- 5.1.3 There is concern here about the scale and extent of the proposed extension compared with the existing property and it is considered that the proposed extension would dominate the existing property. This was referred to in a formal response by the Service to a pre-application enquiry and the need to reduce the size of the proposed extension in order to satisfy the requirements of relevant policies. However, the proposal has been submitted in the same form as the pre-application enquiry (without any change) and it is considered that the proposal appears to be incompatible with the existing property.
- 5.1.4 The Supplementary Planning Guidance: Design adopted by the Council states that extensions should not dominate the original building and in general, extensions will be considered more acceptable if they are smaller in size (in terms of scale and extent), with a lower ridge line, and set back slightly from the original. The extension in question is contrary to this – is substantially larger, has a higher ridge line, the eaves are higher and is wider than the original. It is therefore considered, due to the scale, size and design of the extension, that the extension would be incompatible with the current property (semi-detached), and would appear as an obtrusive, oppressive and incongruous feature. It is therefore considered that the proposal is contrary to the requirements of policies B22 and B24 of the GUDP.
- 5.1.5 It is not considered that the proposed external finish of the proposed extension is unacceptable and therefore it is not considered that the proposal is contrary to the requirements of Policy B25.

5.2 **General and residential amenities**

- 5.2.1 The proposal should also be considered in terms of the requirements of Policy B23 of the GUDP which relates to amenities. The local area has a densely built form which means that buildings are within close proximity of each other. The application has been amended from its original submission to respond to concerns raised by a neighbour regarding issues of overlooking and the amendment involves removing the windows on the gable-end of the extension, and replacing them with Velux windows.
- 5.2.2 However, given the site’s vicinity and the fact that the property is semi-detached, it is believed that the proposal, in its submitted form, would be an overdevelopment of the site and an oppressive, obtrusive and incongruous extension in the local area. On this

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basis, the proposal is considered unacceptable in terms of Policy B23 of the GUDP as it would cause significant harm to the amenities of the local neighbourhood by overdeveloping the site.

Highways matters

The Highways Unit has no objection to the proposal, it is therefore believed that the current and proposed parking arrangements are acceptable and therefore, it complies with the requirements of policy CH36.

6. Conclusions:

- 6.1 It is acknowledged that there is no uniform pattern to the existing development within the nearby area in terms of design, size, form and finish of buildings and extensions, including an extension to a detached house that is relatively similar in size and form to this proposal. However, every case has to be considered on its own merits, and its impact on the amenities of the nearby area should also be considered.
- 6.2 Despite the variation in the area, it is not believed that the proposal in this case is acceptable due to its size, scale, bulk, location and form. The current property is relatively small and it is believed extending it on the proposed scale would make it oppressive and incongruous with the existing property and the attached property. It is believed that it would have a detrimental impact on the area's visual amenities and the residential amenities of neighbours.
- 6.3 It is considered that the proposal due to the scale, size and design of the extension would appear obtrusive and incongruous to the existing property. It is therefore considered that the proposal is contrary to policies B22, B23 and B24 of the GUDP and Supplementary Planning Guidance: Design.

7. Recommendation:

- 7.1 To refuse – reasons –
1. The proposal, due to its scale, size and location would appear intrusive and incongruous to the existing property and it is considered that the proposal is therefore contrary to the requirements of policies B22 and B24 of the Gwynedd Unitary Development Plan and the Gwynedd Council Design Guidelines.
 2. The extension, due to its scale, size and design would create a bulky and oppressive development in the streetscape that equates to an overdevelopment of the site that is contrary to the principles of policy B23 of the Gwynedd Unitary Development Plan and the Gwynedd Design Guidelines.