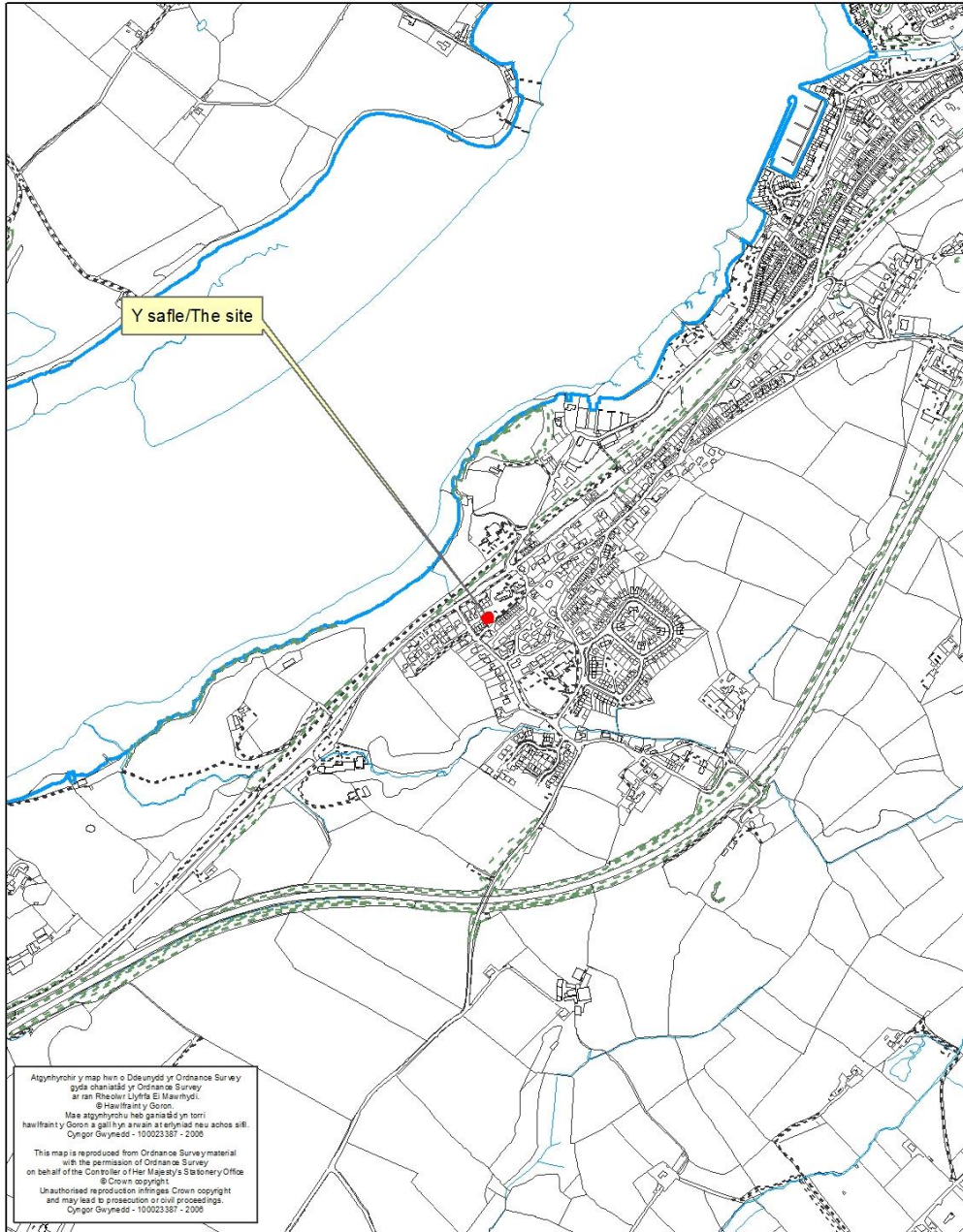


Number: 8



Rhif y Cais / Application Number : C15-0760-20-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: C15/0760/20/LL  
Date Registered: 27/07/2015  
Application Type: Full - Planning  
Community: Felinheli  
Ward: Felinheli

Proposal: ERECTION OF EXTENSIONS TO CREATE AN ADDITIONAL SELF-CONTAINED FLAT

Location: LAURENCE HOUSE, TAFARNGRISIAU ESTATE, FELINHELI, GWYNEDD, LL56 4SQ

**Summary of the Recommendation:**

TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 This is an application for the erection of an extension to create an additional self-contained flat.
- 1.2 The application site is located within the Felinheli development boundaries. It is a four-storey building and is substantial in size. It is already split into four flats. The building has a significant curtilage with parking spaces and a drive leading to it from Brynffynnon Road.
- 1.3 The proposal involves erecting extensions to the building in order to provide an additional flat in the building. It is intended to erect an extension on the side elevation of the building (the main elevation which faces the drive) which measures 4m by 5m and 3m in height to the eaves and 4.5m in height to the roof ridge. This extension would provide a bedroom for the existing ground floor flat, and would enable the construction of a separate flat on part of this ground floor. The rear extension (which is on the main elevation) measures around 10m by 7m at most, and measures between 2.8m and 3.5m in height. It would provide a bedroom, a living room and kitchen in order to create an additional flat, and it is proposed to provide a bathroom and bedroom for this flat within the existing building. The side extension is to be finished with natural stone and a slate pitched roof, and the rear extension is to be finished in painted render.
- 1.4 The block plan indicates eight parking spaces for a total of four two-bedroom flats and one one-bedroom flat.
- 1.5 Amended plans have been submitted indicating internal stairs on the proposed plans, along with changes to the location of the parking spaces which means there is no need to dig into an embankment on the side of the site which abuts the Tafarn y Grisïau houses.
- 1.6 A Design and Access Statement was submitted with the application.

**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.

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## 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 safeguarding 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 – ALTERATIONS AND BUILDING EXTENSIONS 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 building materials are of a high standard and are in keeping with the character and appearance of the local area.

### 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 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 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.

## 2.3 National Policies:

Planning Policy Wales (Edition 7) (2014)

TAN 12 Design

## 3. Relevant Planning History:

- 3.1 C06A/0722/20/LL Change of use of basement to a residential dwelling.  
APPROVED 07-Nov-2006

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3.2 P3/20/1B Erection of four houses and alteration to existing access (approval of matters reserved under outline planning permission granted under reference no: 3/20/1b). APPROVED 04-Jan-1995

3.3 3/20/1B Erection of 6 no dwellings APPROVED 02-Mar-1994

3.4 3/20/1C Conversion to 3 no flats APPROVED 02-Nov-1994

#### 4. Consultations:

Community/Town Council: No response.

Transportation Unit: No objection.

Biodiversity Unit: No observations to offer.

Welsh Water: No response.

Public Consultation: A notice was placed on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting on the following grounds:

##### Material planning issues

- Impact on sunlight
- Parking and road safety issues
- The impact of removing an embankment on the foundations of nearby houses
- Cadw's opinion
- Access to the basement flat

##### Issues that are not relevant to planning

- The need for an additional flat

#### 5. Assessment of the material planning considerations:

##### The principle of the development

5.1 The proposal involves erecting extensions in order to provide an additional flat on the site. The site is located within the development boundary of the town of Felinheli, and within a residential area and site. The proposal is for one additional living unit only, and therefore an affordable percentage cannot be requested. Based on this, it is considered that the proposal complies with the requirements of policies CH4 and C1 of the UDP, and there is no need to request an affordable element in this case.

##### Visual amenities

5.2 The proposal involves the erection of a single-storey extension with a pitched roof on the side of the property, together with a single-storey flat roof extension at the rear of the property. The front and main elevation of the existing building faces the sea and the rears of houses in front of it, therefore the rear extension will not be visible at all from this direction. However, the drive which leads to the site and parking area is exactly outside the side and rear extension, and houses are located behind the

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development which face the rear of the building. All extensions will therefore be visible from one direction or the other. The side extension - which is more visible from the front and the side - is to be finished with natural stone and a slate pitched roof which is in-keeping with the original building. This extension is small when compared with the existing building, and it is in-keeping with the building and the area in terms of size, design, scale and materials.

- 5.3 The rear extension is visible from the side elevation and in parts from the rear elevation, although there is a high boundary wall between this part of the site and the houses behind it. This extension would be visible from the drive towards the building and the car park. Although this extension is of a modern design with a flat roof and painted render finish, its location at the rear of the building is somewhat hidden and the flat roof means that its scale and appearance is smaller, and is therefore in-keeping with this part of the site which forms an external yard surrounded by a high boundary wall.
- 5.4 It is therefore considered that in this case, the extensions are appropriate and are in-keeping with their location and the surrounding area and that the proposal complies with the requirements of policies B22, B24 and B25 of the UDP.

#### **General and residential amenities**

- 5.5 The proposed extensions are single-storey and are to be located on the building's ground floor (namely the car park level). There are parts to the rear and front of the building that are lower, and the building has a basement floor which is mainly visible from the front elevation. The rear extension is located in part of the site which is surrounded by a high boundary wall, and therefore this extension is unlikely to have any impact on any nearby property in terms of size, height or overlooking. The windows of this ground floor extension face the car park and the high boundary wall.
- 5.6 The side extension is single-storey with a pitched roof and is located on the ground floor level (car park). A bedroom window is located on the property's front elevation which faces the rears of Gwêl y Fenai houses located on the highway underneath this site. Despite this, the window is located 12-13m away from the boundary with the curtilage of the basement houses, and the extension and window have been stepped back from the front elevation where several windows exist that look over these houses, and which are around 2m nearer to them. There is a bathroom window together with a door on the elevation which faces the car park and the Tafarn y Grisïau houses. The site's boundary with the path in front of these houses is around 12m away from this extension, and the houses are on a higher level than the car park and the proposed extension. The residents of these houses have objected to the proposal on the grounds of a loss of light, but due to land levels, the distance of the extension from the houses and the fact that the extension is single-storey, it is considered that the impact on the Tafarn y Grisïau houses is not significant at all.
- 5.7 Therefore, it is considered that the proposal complies with the requirements of Policy B23 of the UDP.

#### **Transport and access matters**

- 5.8 The proposal involves formalising the car park to provide a total of eight parking spaces. There is an existing entrance to the site off Brynffynnon Road and down an approximately 60m long drive to the site.

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- 5.9 The Transportation Unit has confirmed that it does not object to the proposal, and although there are objections which note that the number of parking spaces is insufficient and that the site is not large enough to fit that amount of vehicles, it is considered that the parking provision is adequate in terms of numbers to serve the site (eight spaces for four two-bedroom flats and one one-bedroom flat) and is of a standard size (2.4m by 4.8m). It is therefore considered that the proposal complies with the requirements of policies CH33 and CH36 of the UDP.

### **Response to the public consultation**

- 5.10 Following a period of public consultation, correspondence was received objecting to the proposal. Matters involving impact on sunlight and parking and road safety matters have been assessed above.
- 5.11 The objections refer to a need for another flat on the site as the other flats are vacant. While the fact that the flats are vacant does not prove that there is no need in the area (there could be other reasons why there are no tenants in them), it is considered in planning terms that the site is suitable to provide an additional unit.
- 5.12 The entrance door to the basement flat remains in the same location at the front of the building, and the application does not propose to change that.
- 5.13 The original plan indicates removing an embankment in order to provide more parking spaces on the boundary between the site and the Tafarn y Grisiau houses, and by now this has been changed, and the amended plan confirms that it is possible to locate eight standard parking spaces within the existing site without removing this embankment, and therefore there will be no impact on the path in front of the houses, or the houses themselves.
- 5.14 The building is not listed and therefore CADW permission is not required in this case.
- 5.15 Therefore, it is not considered that the objections are sufficient so as to change the recommendation of the application.

### **6. Conclusions:**

- 6.1 Based on the above assessment, it is not considered that the proposal is contrary to the relevant policies noted, nor is there any material planning consideration that states otherwise.

### **7. Recommendation:**

To approve – conditions

1. Five years
2. Complete in accordance with the plans
3. Agree on external materials
4. Slates on the pitched roof
5. The parking spaces must be completed prior to occupying the additional living unit hereby permitted

Welsh Water Note, Party Wall