

PLANNING COMMITTEE	DATE: 20/05/2019
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 5

Application Number: C19/0328/11/LL

Date Registered: 09/04/2019

Application Type: Full - Planning

Community: Bangor

Ward: Glyder

Proposal: Extension at the rear and at the front of the property

Location: 33, Bryn Eithinog, Bangor, LL57 2LA

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application from the occupiers of the house to extend the existing two-storey house at the rear and in the front. The rear extension will be two-storey and the front extension will be above the existing garage. The external elevations of the extensions will be in keeping with the existing elevations of the two-storey dwelling.
- 1.2 The site is served by a double entrance off an unclassified nearby county highway (Bryn Eithinog) with parking spaces for at least three vehicles within the front curtilage. The site is within an established residential area which also includes a considerable number and varied residential dwellings in terms of scale, design, size and elevations and many of these have already been extended and adapted in the past. The site is located within the development boundary of Bangor as contained in the Anglesey and Gwynedd Joint Local Development Plan, 2017 (LDP) and on the south-western outskirts of the city.
- 1.3 The application is submitted to the Committee at the Local Member's request.

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 Act (Wales) 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 adopted 31 July 2017:-**

Policy TRA2 – parking standards.

Policy TRA4 – managing transport impacts.

Policy PCYFF2 - development criteria.

Policy PCYFF3 – design and place shaping.

2.4 National Policies:

Technical Advice Note 12 Design (2016).

Planning Policy Wales, Edition 10 (2018)

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3. Relevant Planning History:

- 3.1 Application number C18/0337/11/AM - construction of a house was refused in July, 2017 on the grounds of overdevelopment and that it would create an oppressive and harmful structure to the amenities of nearby residents.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection as the development is unlikely to lead to a significant flow of traffic or to any additional parking problems in the site's vicinity.

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

- Loss of light by creating oppressive structures.
- Loss of privacy and overlooking into property known as 31 Bryn Eithinog.
- Creation of additional traffic.
- Impairing the area's character.

As well as the above objections, objections were received that were not material planning objections and these included:

- Possibility that the property may be transformed into a multiple occupation dwelling.
- The house is let to students.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy PCYFF2 states that proposals that would have a significant detrimental impact on health, safety or amenities of the owners of local property, land materials or other property or the features of the local area due to an increase in activities, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of disturbance or pollution, will be refused. Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria, including: that the proposal adds to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass, and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of

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flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users. Therefore, to this end, it is believed that the proposal is acceptable in principle.

Visual amenities

- 5.2 The site is located on a corner plot and is visible from public rights of way areas and nearby private gardens. The existing dwellings that are located around the site have different appearances that vary from painted render, traditional clean stonework and pebble dash of different colours. The majority of these are of contemporary designs and many have been extended and changed in the past. The proposal in question involves erecting a two-storey extension with a slate roof to the rear with the roof ridge set 500mm below the main roof together with a 2.7m high flat roof above the extension to the kitchen and of an appearance that will reflect the existing house elevations (i.e. white UPV-c windows and painted rough rendered windows). It will extend out by 2.7m to the rear garden with a length of 7m. The front extension is located above the existing garage with a partial flat roof and is set 1.2m lower than the ridge of the main roof in a gable form that is an improvement on the grounds of visual amenities to the appearance of the existing flat roof. Despite these extensions, their scale and setting mean that only a very small percentage of the existing curtilage will be lost and will therefore ensure that there is sufficient amenity area available within the curtilage. Given the layout, form, materials, scale and design of these extensions it is believed that they would not create incongruous structures in this part of the streetscape. To this end it is considered that the proposal complies with the requirements of Policy PCYFF3 of the LDP.

General and residential amenities

- 5.3 Residential dwellings and private gardens are situated to the west (31 Bryn Eithinog) and north (26 Lôn y Bryn) that is exactly opposite the application site with dwellings to the east and south located further away and separated from the site by unclassified county highways. As referred to above, an objection was received from the resident of number 31 Bryn Eithinog on the grounds of:
- Loss of light by creating oppressive structures.
 - Loss of privacy and overlooking into property known as 31 Bryn Eithinog.
 - Creation of additional traffic.
 - Impairing the area's character.
- 5.4 Loss of privacy and overlooking - the extensions have been designed to avoid any direct overlooking into nearby premises (31 Bryn Eithinog and 26 Lôn y Bryn in this context). There are no windows on the first floor within the extensions facing the side or the back of number 31 Bryn Eithinog although a window on the first floor of the front extension will face the south. New windows will be installed on the ground floor facing number 26 Lôn y Bryn and towards the east, however, they will be at eye level only and number 26 has no openings facing the rear of the application site. Therefore, to this end, it is believed that the proposal as submitted will not entail overlooking or the loss of privacy to nearby residents.
- 5.5 Creating additional traffic - the existing property has four bedrooms and it is not proposed to extend the number of bedrooms within the house but rather to improve facilities for two of the bedrooms by creating en-suite rooms. To this end, it is not anticipated there will be any increase in traffic in and out of the site itself if the

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application is approved and in addition there are parking spaces within the site for at least three vehicles with the original drive extended in the past to create these parking spaces. Therefore, and considering that the Transportation Unit has no concerns regarding road safety or parking to this end, it is believed that the proposal is acceptable based on the requirements of Policy TRA2 and TRA4 of the LDP.

- 5.6 Impairing the area's character - as referred to above, the nearby area includes a varied collection of different types of residential dwellings in terms of appearance, scale, form and designs and many of these have already been extended and adapted in the past. Given this assessment it is considered that the extensions will not create oppressive or incongruous structures in this part of the streetscape and therefore they would not impair the character of the nearby area. It is therefore deemed that the proposal conforms to the requirements of Policy PCYFF2 of the LDP.

Response to the consultation period

- 5.7 As part of the consultation period observations were submitted that are not relevant to planning:-
- Possibility the house will be transformed into a multiple occupation dwelling - the application was submitted on the grounds of erecting extensions to a residential dwelling Use Class C3, rather than for a multiple occupancy dwelling Use Class C4. Having received this concern the applicant's agent was contacted and he confirmed in writing that the proposal did not entail the change of use from a dwelling (C3) to a multiple occupation house (C4). Each application should be considered on the grounds of the information submitted with the application and not on any presumption or concern about what may happen in the future. If a complaint is received in the future regarding changing the legal use of the house then this in turn will be a matter for the Enforcement Unit to look into.
 - The house is let to students - from the information with the application there is no evidence submitted that shows that the house is used as a multiple occupation house.

6. Conclusions:

- 6.1 Having considered the above-mentioned assessment and all the relevant planning matters including local and national planning policies and guidance and the observations received including correspondence objecting, it is deemed that this application is acceptable based on principle, design, location, setting, use, materials, residential amenities, visual amenities and complies with the policy requirements and relevant local and national planning guidance.

7. Recommendation:

- 7.1 Approve - conditions:-
1. Five years.
 2. In accordance with the plans.
 3. Natural slate.