

PLANNING COMMITTEE	DATE: 02/07/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	CAERNARFON

Number: 4

Application Number: C20/0083/11/DT

Date Registered: 05/02/20

Application Type: Householders

Community: Bangor

Ward: Glyder

Proposal: An application to erect a two-storey front and rear extension and to install windows in the roof (this is an amended design to the one refused under application C19/1135/11/LL)

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

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 02/07/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	CAERNARFON

1. Description:

- 1.1 This is an amended application to the one refused under planning application C19/1135/11/LL to create an additional bedroom within the roof space by erecting a dormer window extension. It is proposed to erect an extension above the existing garage on the front of the property, and a one-storey extension to the rear of the property. The extension above the garage will be situated on the front elevation and will include a pitched roof and a window on the first floor. The rear extension is one-storey with a pitched roof, and will include a new door and windows on the rear and side elevations that face the highway. By erecting the rear extension two windows on the first floor of the rear elevation will be removed. In addition to these extensions, the plans indicate that windows will be installed in the roof (on both sides). By doing this the applicant proposes to convert the attic to create an additional bedroom, and it has to be noted that planning permission is not required to create an additional attic bedroom or to install windows in the roof.
- 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 property is located within the development boundary of Bangor as contained in the Anglesey and Gwynedd Joint Local Development Plan, 2011-2026 (LDP) and on the south-western outskirts of the city.
- 1.3 The Local Member has called in this application to be considered by the Planning Committee.

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 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 (July 2017)**
- PCYFF2: Development criteria
PCYFF 3: Design and place shaping
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
- 2.4 **National Policies:**
Planning Policy Wales, Edition 10, November 2018
Technical Advice Note 12: Design

PLANNING COMMITTEE	DATE: 02/07/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	CAERNARFON

3. Relevant Planning History:

- C19/1135/11/DT Create an additional bedroom within the roof space (amended plan to permission number C19/0764/11/LL - Delegated decision refused on 21/01/2020
- C19/0764/11/LL Extension (amended plan to that approved under application ref C19/0328/11/LL) Delegated decision approved with conditions on 12/08/2019.
- C19/0328/11/LL Rear and front extensions to the property - Approved by Committee with conditions on 02/04/2019.
- C18/0337/11/AM Construction of a house - Delegated decision refused on 18/04/2018.

4. Consultations:

Community/Town Council: No response received.

Transportation Unit: **Response received on 26/02/2020:**

I confirm that I have no objection to the above application.

The proposal increases the number of bedrooms from four to five, but retains the integrated garage for its original purpose. In addition to the garage, the curtilage has parking for at least another two vehicles, therefore this conforms to the usual parking standards namely to provide three spaces for (new) housing with four bedrooms or more.

The only recommendation I can offer in relation to transportation matters is to include a standard note regarding extending the bullnose kerb in front of the entrance. The applicant, or the former owner, has widened the entrance but has not extended the bullnose kerb in line with this.

Welsh Water:

Response received on 06/02/2020:

We would inform you that a public sewer is crossing the application site. We have attached a copy of the public sewer record indicating the location of these assets. We would therefore request that a condition be included in any planning consent you are minded to grant: The proposed development site is crossed by a public sewer with the approximate position being marked on the attached record plan. No development (including the raising or lowering of ground levels) will

PLANNING COMMITTEE	DATE: 02/07/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	CAERNARFON

be permitted within the safety zone which is measured either side of the centre line.

Public Consultation: A notice of the application was posted on site and nearby residents were informed. The advertisement period has expired and no response was received.

5. Assessment of the material planning considerations:

Visual amenities

- 5.1 Policy PCYFF 3 of the Local Development Plan (LDP) is the policy to be considered when assessing design, materials and the visual impact of any development. The policy states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria.
- 5.2 The site is located on a corner plot and is visible from nearby private gardens and from the public highway. Other residential properties in this area have varied designs and extensions.
- 5.3 The front extension will be erected above the existing garage and will include a 4.5m high pitched roof, 1.5m below the level of the main roof, with a window installed on the first floor. In the rear gable-end the extension will extend out up to 4m and at a width of 7m. The roof of the rear extension will go up to a height of 5.5m to the apex, which is 3m lower than the apex of the main roof. It is proposed to install windows on the elevations that face the public highway and property 26, Lôn y Bryn and by erecting the rear extension the first floor windows will be removed. These extensions mean that the bulk will be broken down by stepping down the height of the property's roof when looking from the sides.
- 5.4 It is considered that the extensions are acceptable in terms of scale, setting and design and would not lead to the creation of incongruous structures in this section 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

- 5.5 Policy PCYFF2 of the LDP 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.
- 5.6 No additional windows will be installed in the side of the front extension and therefore there will be no loss of privacy or direct overlooking arising from this part of the development. In the rear extension, windows will be installed on the ground floor and two windows on the first floor will be lost. Due to the distance between the proposed openings and their settings compared to other residential property, it is considered that there would be no unacceptable overlooking or loss of privacy to nearby residents.

PLANNING COMMITTEE	DATE: 02/07/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	CAERNARFON

- 5.7 Although the work to create an additional bedroom on the second floor does not require planning permission, it is considered that increasing the number of rooms from four to five would not lead to a significant or unacceptable increase in terms of disturbance that may affect the amenities of the area's residents.

Relevant Planning History

- 5.8 It has to be noted that the site has been subject to a number of recent applications for extensions. Extensions to the rear and front of the property were approved under application references C19/0328/11/LL and C19/0764/11/LL, and the plans approved are similar to the application before you. Under applications C19/0328/11/LL and C19/0764/11/LL, a front extension was approved above the garage that is the same size as the front extension in the application before you. In relation to the rear extension, a much higher two-storey extension was approved under applications C19/0328/11/LL and C19/0764/11/LL. Under these permissions, there is consent for a rear extension that is 8.5m high.
- 5.9 Under the permissions that have already been approved, the extension above the garage enables the size of one of the bedrooms to be extended while the rear extension creates a new dressing room and en suite.
- 5.10 Having considered the application before you, the front extension is exactly the same measurements (height, length and width) as that which has already been approved. The rear extension is of the same floor area as that which has already been approved but with a significantly lower height. The height of the rear extension for this application is 5.5m, while the previous permission entailed erecting a rear extension of 8.5m in height. Rather than create a dressing room and an *en suite* on the first floor (as approved already) only a one-storey extension is proposed here.
- 5.11 In summary, as part of the application before you, the only changes to what has already been approved and requiring formal planning permission is to reduce the height of the rear extension.
- 5.12 Consequently, the proposal entails creating a rear extension that is less bulky and with less height and is therefore an improvement in terms of its visual impact on the streetscape.
- 5.13 It has to be borne in mind that planning permissions already exist for two-storey extensions that are significantly larger than the proposal before you, therefore it would be very difficult to justify refusing this application.

Enforcement issues

- 5.14 It has become evident that this property currently operates as a House in Multiple Occupation and the matter has been passed on for investigation to the Council's Planning Enforcement Team. This does not stop our ability to determine the application for extensions that are smaller than those already approved.

PLANNING COMMITTEE	DATE: 02/07/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	CAERNARFON

Transportation Matters

- 5.15 Correspondence was received from the Local Member expressing concern that the additional bedroom at this property would lead to an increase in motor vehicles that would have an impact on parking standards and public road safety. The extensions that are subject to the application will not lead to additional rooms (as explained already, planning permission is not required to convert an attic into a bedroom). Despite this, the Transportation Unit was consulted and a response was received stating that the proposal would not have a detrimental effect on parking standards or public road safety. The existing property conforms to normal parking requirements for houses with four bedrooms or more by providing two parking spaces and a garage.
- 5.16 In order to alleviate any concerns regarding parking standards and road safety, it is proposed to impose a condition to ensure that the parking spaces and the existing garage are available to park vehicles at all times.
- 5.17 Because of these reasons, it can be considered that the proposal will not have an unacceptable impact on road safety and will not have a detrimental effect in the site's ability to meet relevant parking standards and therefore it is considered that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP.

6. Conclusion

- 6.1 Following the above discussion and having considered all the relevant planning matters including local and national planning policies and guidance and the associated planning history, it is deemed that this application is acceptable based on principle, design, location, materials, local building forms, setting, highway matters and residential amenities and therefore complies with the requirements of relevant local and national policy and guidance.

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:
1. Five years.
 2. In accordance with plans.
 3. Welsh Water
 4. Slates.
 5. Materials
 6. To remove General Permitted Rights for any windows/new dormer windows
 7. The garage/car parking spaces have to be available to park motor vehicles at all times.