

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

**Number: 1**

**Application Number: C20/0324/17/DT**

**Date Registered: 28/04/2020**

**Application Type: Householder**

**Community: Llandwrog**

**Ward: Groeslon**

**Proposal: Front, side and rear extension**

**Location: Y Borth, 30 Cae Sarn, Y Groeslon, Caernarfon, Gwynedd, LL54 7TW**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

<b>PLANNING COMMITTEE</b>	<b>DATE: 24/09/2020</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER</b>	

**1 Description:**

- 1.1 Full application for the demolition of a front porch, side flat roof garage and rear conservatory to construct a single storey flat roof extension on the side and rear elevations of a semi-detached house. The proposed extension will include a bedroom, playroom, porch and dining/living room. It is intended to install an artificial slate roof on the front of the proposed side extension along the gable end of the house. The plan shows that the principal windows are to be installed on the front and rear elevations. It is intended to install two high level windows in the side elevation of the side extension.
- 1.2 The property shares a boundary with properties to the north east and south west. The proposed side extension would be along the neighbouring boundary to the south west, and the proposed rear extension would be located approximately 0.50 metres from the neighbouring boundaries on both sides.
- 1.3 It should be noted that the proposal includes three parking spaces in the front curtilage instead of the garage.
- 1.4 The semi-detached property is located within a residential estate and the village's development boundary.
- 1.5 The site is served by an unclassified county road.

**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
  - TRA 2: Parking standards
  - TRA 4: Managing transport impacts
  - PCYFF 1: Development boundaries
  - PCYFF2 – Development criteria.
  - PCYFF3 – Design and place shaping
- 2.4 National Policies:
  - Planning Policy Wales (Edition 10, November 2018)
  - TAN 12 Design (2016).

<b>PLANNING COMMITTEE</b>	<b>DATE: 24/09/2020</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER</b>	

### 3. **Relevant Planning History:**

3.1 The property has no recent relevant planning history.

### 4. **Consultations:**

Community/Town Council: No observations.

Transportation Unit: No objection.

Biodiversity No concerns.

Public Consultation: A notice was posted on the site and nearby residents were notified.  
No response had been received within the advertising period.

### 5. **Assessment of the relevant planning considerations**

The principle of the development:-

5.1 It is proposed to construct an extension to a semi-detached house that is located within the village's development boundary. The proposal is therefore in accordance with the objectives of policy PCYFF 1.

Visual amenities:-

5.2 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 or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height 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 they limit the risk and danger of flood water run-off and prevent 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.

5.3 The proposal involves demolishing the existing single-storey extension at the side of the building, the conservatory to the rear, and constructing a larger single storey side and rear extension. The plans show the proposal to erect a roof of artificial slate on the proposed side extension. From the adjacent county road only the front of the extension would be visible, and it is considered that the intended design is acceptable. The proposal would not have a negative impact on the appearance of the house or the area in general. It is considered that the proposal complies with policy PCYFF 3.

General and residential amenities:-

5.4 The application was advertised near the site and nearby residents were notified. The proposal involves demolishing the existing extensions and constructing a larger extension. The property shares a boundary with another property to the north east and south west. The proposed extension would be single-storey, and located close to the property's boundaries with neighbouring houses. The proposed side extension would be along the neighbouring boundary to the south west, and the proposed rear extension would be approximately 0.50 metres from the neighbouring boundaries on both sides. The plan shows that the proposed rear extension would extend out approximately 4 metres from the rear elevation of the house, and the principal windows would be located in the rear elevation of the extension. It is intended to install two high level windows in the side elevation of the side extension. It is also noted that there is a high timber fence on the side boundaries of the property's rear garden.

<b>PLANNING COMMITTEE</b>	<b>DATE: 24/09/2020</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER</b>	

5.5 In the above circumstances, it is not considered that the proposal would have a significant negative impact on the amenities of nearby residents. The proposal is not significantly contrary to policy PCYFF 2.

Transport and access matters:-

5.6 The plans show that it is proposed to demolish a garage to create a bedroom and playroom on the gable end of the house. The proposed extension would extend out from the front elevation of the house by approximately 1.50 metres which is the same distance as the current porch. The pictures submitted by the applicant show that the front section of the curtilage has already been covered by hard core material and is used as a parking space. It is not considered that supporting the application will significantly affect the property's parking. Observations received from the Transportation Unit confirm that it has no objection to the proposal. The proposal therefore complies with Policy TRA 2 and TRA4.

6. **Conclusions:**

6.1 Having considered the proposal in the context of relevant policies it is deemed that the proposal is acceptable for approval.

7. **Recommendation:**

7.1 To approve – conditions

1. Commence the work within five years.
2. In accordance with the plans