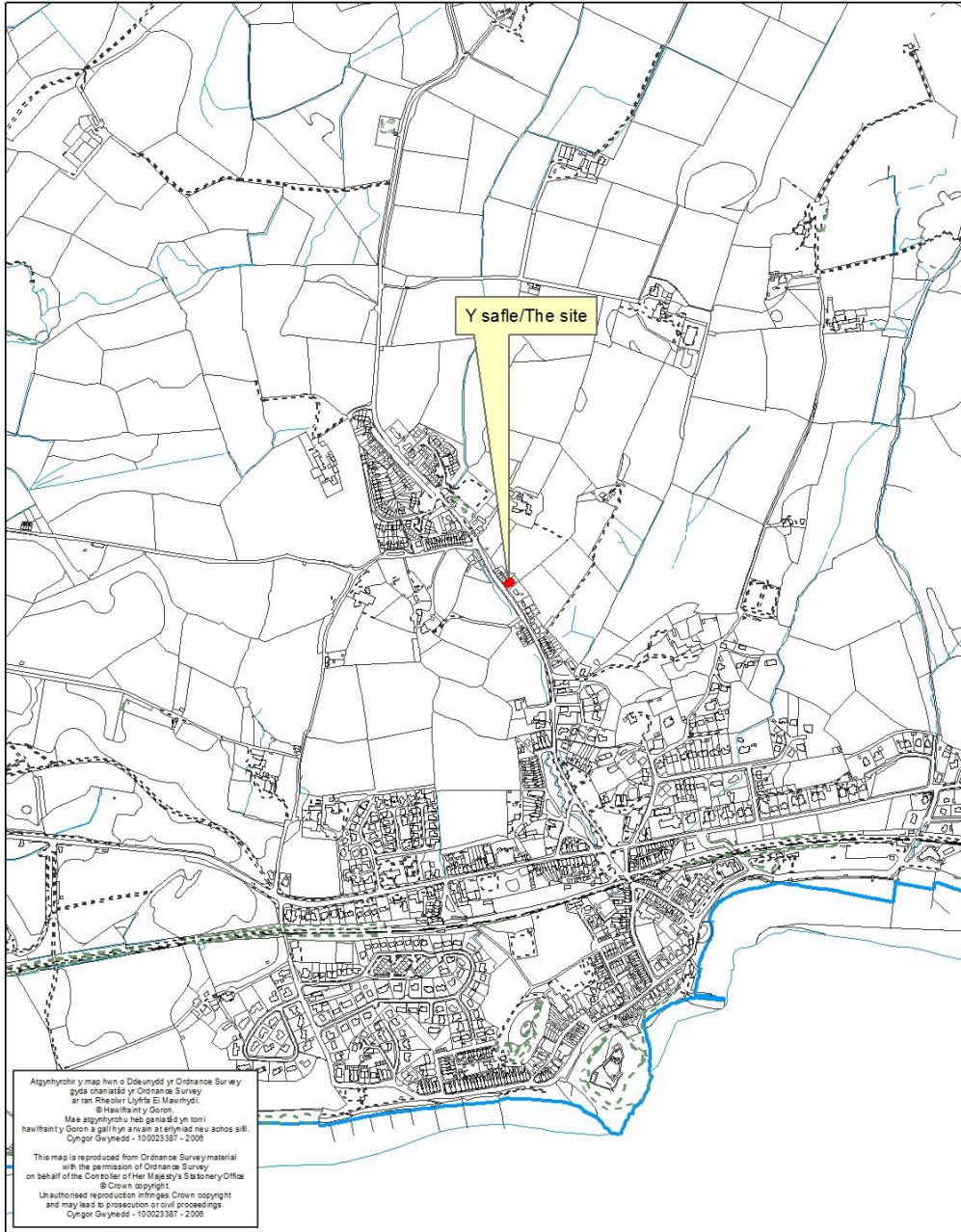


Number: 11



Rhif y Cais / Application Number : C15-0847-35-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: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C15/0847/35/LL
Date Registered: 13/08/2015
Application Type: Full - Planning
Community: Cricieth
Ward: Cricieth

Proposal: ERECTION OF TWO STOREY REAR EXTENSION TO DWELLING
Location: CILAN, CAERNARFON ROAD, CRICIETH, GWYNEDD, LL52 0AU

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 This is an application to extend an existing two-storey house by erecting a new two-storey section to the rear of the property. The existing house is a three-bedroom detached property in a row of houses of varying sizes and designs in a residential area on the main road out of Cricieth towards Caernarfon. The house has a pitched slate roof with hipped roofs, rendered and painted walls and the existing materials and designs are reflected in the designs for the extension.
- 1.2 One element of the extension would fill the gap in the south eastern corner of the existing house by extending the two-storey element by 3.9m to the east, creating a 6.5m high section over the area where there is currently a small single-storey extension. This second section would extend the existing two-storey section at the rear of the house, which is currently 3.9m in length, to 9.5m in length, and it is also intended to raise the level of the roof from 6.5m to 6.9m along its length. The resulting house would have five bedrooms on the first floor, with a new dining room and office on the ground floor.
- 1.3 The application is being submitted to the Planning Committee following receipt of more than three objections which are contrary to the officer's recommendation.

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 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.

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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.

Gwynedd Design Guidance Chapter 12: Alterations and extensions.

2.3 National Policies:

Planning Policy Wales (Edition 7) 2014
 Technical Advice Note (TAN) 12: Design (2009)

3. Relevant Planning History: None

4. Consultations:

Community/Town Council: No objection

Welsh Water Observations
 Need to ensure that the main sewer is safeguarded during the development.

Public Consultation: A notice was posted on the site and neighbouring residents were informed. The advertising period has ended. Correspondence was received supporting the application on the following grounds:

- There would be no adverse impact on anyone as a result of the development

The following observation was also received that is not a material planning matter:

- The extension is needed to meet the needs of a local young family.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policies B22 and B24 of the Unitary Development Plan generally approve proposals to extend existing houses as long as they comply with the associated criteria and the above-mentioned policies which include.

- The proposal will respect the site and its surroundings in terms of scale, size, form, density, location, layout, symmetry, the quality and suitability of materials, aspect, microclimate and density of land use/buildings and spaces around and between buildings.
- The proposal will not have an unacceptable adverse effect on the form and character of the surrounding landscape or townscape or the local natural or historic environment.
- The proposal will not have an unacceptable detrimental impact on prominent views that the public have into, out of, or across the centre, village, rural village or open countryside.
- The design and scale are in keeping with the main building and the local area surrounding the development.
- No extension will lead to an unacceptable reduction in amenity space within the curtilage of the house

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- 5.2 In this case, the proposal is for an extension to create a house which would be substantially larger than the existing property. In terms of the general design and materials, it is accepted that these would be in keeping with the existing house. However, it is not accepted that the scale and volume of the extension are acceptable, especially in considering its location which is approximately 3m from the south-eastern boundary of Number 1, Victoria Terrace's garden. This development would have a similar effect to building a 6.9m high wall along the majority of next door's garden boundary, creating an oppressive feature that would shade the amenity areas of Number 1's garden, and would also be likely to dominate the amenities of the other gardens in Victoria Terrace. Therefore, it is considered that the extension would have a detrimental impact on the developed form of the area and would be contrary to policy B22 of the Unitary Development Plan.
- 5.3 The Gwynedd Design Guidance notes that extensions should not dominate the original building and in general, extensions should be smaller in size with a lower ridge line. In this case, it is considered that the increase in the volume and size of the extension would be totally out of character with the size and form of the original house and an extension of this size would change the character of the rear of the property to the detriment of the amenities of neighbours. Therefore, it is considered that the extension in terms of its design and scale is not in keeping with the original building or the site.
- 5.4 In addition, if the development is completed, there would only be approximately 5m of garden remaining in the north-eastern end of the site, which would probably lead to an unacceptable reduction in the amenity space around the house. It is noted that it appears that an unauthorised extension to the curtilage has already occurred on agricultural land outside the development boundary, which suggests that the amenity space surrounding the house itself is already insufficient, and that permitting this development would exacerbate the situation. It is therefore considered that the proposal would be an over-development of the site and is contrary to policy B24 of the UDP.
- 5.5 It is considered that the proposal in its entirety is contrary to the principles of policies B22 and B24 of the Gwynedd Unitary Development Plan and the Gwynedd Design Guidance.

General and residential amenities

- 5.6 Policy B23 aims to safeguard the amenities of the local neighbourhood. As explained above, it is considered that the height and volume of the extension along the north-western boundary would have an unacceptable detrimental impact on the amenities of the houses in Victoria Terrace. These effects would be exacerbated as its location is to the south of these houses, and therefore the sun would be hidden from the rear of their houses and gardens for periods of the day.
- 5.7 It is also noted that it is proposed to add new windows to the north-western elevation and it is likely that the first floor window would overlook the rear gardens of the houses in Victoria Terrace. Therefore, it is considered that the extension would be tantamount to an over-development of the site based on its volume and height and that it would have a detrimental impact on the amenities of neighbouring properties which is contrary to policy B23 of the Unitary Development Plan.
- 5.8 Policy B25 of the Gwynedd Unitary Development Plan involves the finishing materials of the proposal. It is intended to finish the extension walls with painted render and slate would be used on the roofs and it is considered that the materials, when assessed alone, are suitable. Therefore, it is considered that the proposal complies with this policy in terms of materials alone.

6. Conclusions:

- 6.1 It is considered that this proposal does not comply with the requirements of policies B22, B23 or B24 of the Unitary Development Plan due to the size, volume, form, scale and design of the proposal and its unacceptable impact on the amenities of the residents of neighbouring properties due to shadowing and overlooking.

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7. Recommendation:

To Refuse – reasons

1. The extension, due to its size and volume would be a harmful and oppressive obtrusion on the visual amenities of neighbouring houses, especially due to its impact of shadowing and overlooking. The development would also lead to an unacceptable reduction in amenity space within the curtilage of the house, and would be tantamount to an overdevelopment of the site. The extension, due to its volume, size and location, would appear as an incongruous feature on the existing dwelling and would have a detrimental impact on the appearance of the property. Therefore, the proposal is contrary to policies B22, B23 and B24 of the Gwynedd Unitary Development Plan along with the advice included in the Gwynedd Design Guidance that states that extensions to existing buildings should respect the site and its surroundings in term of scale, size, form, bulk, location, design and symmetry; and that the design of extensions should not cause significant harm to the amenities of the local neighbourhood's residents.