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| <b>PLANNING COMMITTEE</b>  | <b>DATE: 11/01/2021</b> |
| <b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE<br/>MANAGER</b> |                         |

**Number: 1**

**Application Number: C20/0811/14/LL**

**Date Registered: 19-10-2020**

**Application Type: Full**

**Community: Caernarfon**

**Ward: Menai (Caernarfon)**

**Proposal: Application for the extension of the existing balcony on the front elevation of the property**

**Location: Llanw, 6 Sydney Road, Caernarfon, Gwynedd, LL55 1ET**

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

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**1. Description:**

- 1.1 Application for a balcony extension on the front elevation of the property.
- 1.2 The property is a single-storey dwelling and is located on a slope on a junction within a residential area in the town of Caernarfon. A public road surrounds three sides of the property.
- 1.3 The proposal entails the extension of the existing balcony located on the front elevation of the property. There is an intention to extend the balcony by approximately 2m outwards around the front and side elevation of the property around the existing dining room and lounge. It is proposed to provide the balcony on a steel frame with glazed panels and timber board flooring.
- 1.4 This application is submitted to the Planning Committee as the applicant is related to a Planning Committee Member.

**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 decisions should be made 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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. 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 making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

**2.3 Gwynedd and Anglesey Joint Local Development Plan 2011 - 2026, July 2017**

- PS 5: Sustainable development
- PCYFF 2: Development Criteria
- PCYFF 3: Design and place shaping

**2.4 National Policies:**

- Planning Policy Wales (Edition 10) 2018
- Technical Advice Note (TAN) 12: Design (2009)

**3. Relevant Planning History:**

None

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#### **4. Consultations:**

Community/Town Council: Support

Dŵr Cymru: No observations.

Public Consultation: A notice was posted on the site and nearby residents were informed. The advertising period expired on 04.12.2020 and no observations were received.

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

##### **The principle of the development**

- 5.1 The property is a single-storey dwelling and is located within a residential area in the town of Caernarfon. A public road surrounds the property on three sides.
- 5.2 The proposal entails the extension of the existing balcony located on the front elevation of the property so that it extends by approximately 2m outwards along the front and side elevations of the property.
- 5.3 It is considered that the proposal is suitable for the site and the existing dwelling in terms of size and design and, therefore, the proposal complies with the requirements of policies PCYFF 2, 3 and PS5.

##### **Visual, general and residential amenities**

- 5.4 There is an existing balcony on the property, which looks over the front garden of the property next door and the highway that runs directly in front of the property. The front elevations of dwellings in this area are open and visible from the highway, therefore, no high level of privacy currently exists. Based on the current situation and the proposal in question, it is considered that it would not have more of a substantial impact on any neighbouring property and it is considered that it would not have more of a substantially detrimental impact on the amenities of the area.
- 5.5 Therefore, it is considered that the proposal complies with the requirements of criterion 7 of policy PCYFF 2 and criterion 3 of policy PCYFF 3.

#### **6. Conclusions:**

- 6.1 Having weighed up the proposal against the requirements of relevant policies, it is considered that the proposal is acceptable based on visual and residential amenities. Therefore, the application can be approved with the planning conditions noted below.

#### **7. Recommendation:**

To approve - subject to conditions

1. In accordance with the plans  
Welsh Water Note