

PLANNING COMMITTEE	DATE: 04/07/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C22/0200/14/DT

Date Registered: 20/04/2022

Application Type: Householder

Community: Caernarfon

Ward: Menai (Caernarfon)

Proposal: Single-storey and two-storey extension, internal alterations and remodelling of existing property.

Location: Clegyr, 11 Cae Gwyn, Caernarfon, Gwynedd, LL55 1LL

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 04/07/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This is a full application for the erection of a two-storey side extension and rear extension, together with minor alterations to the external elevations of an existing dwelling. The two-storey extension would measure 11 metres long and 6 metres wide, and would include a living room and store room on the ground floor with an en-suite bedroom and changing room on the first floor. Folding doors will be installed on the front elevation with the first floor folding doors opening out onto a terraced area. The rear extension will extend 0.5 metres from the rear wall of the property and rise to a height of 4.5 metres to the flat roof, blending in with the rear roof of the property. The design of this extension would include extensive glazing to the north elevation.
- 1.2 The property is a two-storey house with the site located on a corner plot between Ffordd Menai and Cae Gwyn, Caernarfon. Similar two-storey detached dwellings are located to the front and back and to the north east of the site, with the house being detached within a housing estate. The rear properties are situated on a higher level whilst the land and dwellings to the north and along Ffordd Menai descend to a lower level.
- 1.3 The site is located within a residential area within the boundaries of Caernarfon town.
- 1.4 This application has been submitted to the Planning Committee as the applicant has declared a close family relationship with an elected 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 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 (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, adopted 31 July 2017**
 - PCYFF 1: Development boundaries
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping
 - PS 5: Sustainable development
 - PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 - TRA 2: Parking standards
 - TRA 4: Managing transport impacts

PLANNING COMMITTEE	DATE: 04/07/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 – February 2021) TAN 12 Design (2016)

Gwynedd Design Guidance (2003)

3. Relevant Planning History:

3.1 The site has no relevant planning history.

4. Consultations:

Community/Town Council: Support the Biodiversity Unit's observations on the TPO tree and bats. Otherwise, no objection.

Transportation Unit: We have no objections in principle to this application, however, we would ask for additional information detailing the parking arrangement which shows an appropriate number of spaces for the development.

Trees Unit The TPO tree is no longer on the site.

No observations regarding trees.

Biodiversity Unit Observations 29-03-2022

Due to the records of bats in the area, the applicant will need to provide a Preliminary Roost Assessment (bats) survey report from a qualified ecologist. The report should recommend the need for any further surveys, mitigation measures as well as appropriate biodiversity improvements. There is a TPO tree in the garden.

Following an e-mail from the applicant, the following response was received from the Biodiversity Unit on 31/03/2022:

Happy for it to be replaced with a protected species surveillance condition - need to stop work and inform NRW if a bat(s) is/are found. Bio improvements needed - install bat boxes on the building.

TPO - no further observations.

PLANNING COMMITTEE	DATE: 04/07/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended on 22/04/2022 and the following responses were received: Number of cars park on the nearby road.

- Extension is oppressive.
- Proposal leads to a loss of views for nearby neighbours.
- Design is not in keeping with the rest of the streetscape.

5. Assessment of the material planning considerations:

The principle of the development

5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The site lies within the development boundary of Caernarfon Urban Service Centre as defined by the LDP, and therefore, the application is consistent with Policy PCYFF 1 of the LDP. Policy PCYFF 3 also permits the principle of alterations to a personal property. Therefore, the principle of building an extension on this site is acceptable, subject to a series of criteria that are discussed in greater detail below.

Location, Design and Visual Impact

5.2 The main policy involving this aspect is Policy PCYFF 3 of the LDP which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the built environment.

5.3 The building in question is in an area of fairly sizeable two-storey houses of various designs. There is no particular design that is a defining feature of the character of the streetscape. When considering the nature of the houses along Ffordd Menai and Cae Gwyn, Caernarfon, it is not believed that this development would create an unsuitable feature within its urban context. Therefore, it is believed that the design blends in appropriately with its location.

5.4 When considering the scale, design and materials of the extension, there will be some increase in the bulk of the building and some change in its character. However, the original building has no special architectural features and given that there is no definite building pattern to developments in the area, it is believed that the proposal would respect the built context of the site and would be in keeping with its surrounding area.

5.5 The initial images of the external elevations are shown as a mixture of white render and cladding for the walls of the property with slate on the roof. It is considered that these features would be appropriate for the location and conditions could also be imposed to ensure that the materials used are in keeping with the rest of the house.

5.6 When considering the above, it is therefore believed that the scheme submitted, due to its scale, materials and design, is appropriately in keeping with the existing property and therefore complies with the requirements of policy PCYFF 3.

PLANNING COMMITTEE	DATE: 04/07/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Residential amenities

- 5.7 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupiers. The site is located in the middle of a residential area between Ffordd Menai and Cae Gwyn, Caernarfon, where the dwellings are set on a slope and the land gently slopes down with views towards the Menai Straits. As part of the application it is proposed to construct a terraced area on the first floor on the northern elevation which also looks towards the Menai Straits. The rear wall of this property is approximately 18m from the rear of the properties along Ffordd Menai and these properties are located on a lower level down the slope. Due to the sloping nature of land, the ground floors of the houses rise above the ridge of the roofs in front and therefore look above and beyond these dwellings. With the existing property being a two-storey building and considering the urban nature of the site and the existing inter-visibility between the houses and local gardens, it is not believed that the two-storey extension will have an additional significant harm on the privacy of Ffordd Menai neighbours.
- 5.8 Concern was expressed by a neighbour that the new extension would lead to a loss of private views for the Cae Gwyn dwellings. The loss of views in itself is not a material planning consideration but given the two-storey nature that exists on the site, it is not believed that the extension at the eastern end of the property would cause significant harm to the amenities of dwelling occupiers located on the opposite side of Cae Gwyn road and higher up with views over and beyond this site.
- 5.9 Based on the above assessment, it is not believed that this development would lead to additional significant harm to neighbours' amenities, or those of the area in general, and as such the proposal is acceptable under policy PCYFF 2 of the LDP.

Transport and access matters

- 5.10 Observations were received raising concerns about a vehicle parking on the nearby road and adequate parking spaces on the site. Having visited the site, it is clear that there is sufficient space within the curtilage of the property to service the property should the extension be granted. The proposal should not add to the number of cars parking on the estate road, and as such, it is not envisaged that the proposal will cause an unacceptable amenity impact on the residential amenities of neighbours.
- 5.11 On this basis, the proposal is acceptable under policy TRA 2 of the LDP as it relates to parking standards.

Biodiversity Matters

- 5.12 Observations were received from the Biodiversity Unit stating that a Preliminary Roost Assessment (PRA) was not required and that there was no tree subject to a Tree Preservation Order on the site. A safeguarding protected species note will be placed on any permission for that purpose. The proposal is acceptable under the requirements of policy PS 19 of the LDP.

6. Conclusions:

- 6.1 Having assessed the application against the relevant policy requirements, the proposal is considered acceptable in relation to visual amenities, general amenities and parking arrangements. Based on the above, the application can be approved according to the following planning conditions.

PLANNING COMMITTEE	DATE: 04/07/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

7. Recommendation:

7.1 To approve – conditions

1. Commence within five years.
2. In accordance with the plans.
3. Slate roof.
4. Materials to be in-keeping.

Note: To protect protected species - bats.