

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

Number: 3

Application Number: C19/0306/03/DA

Date Registered: 08/04/2019

Application Type: Minor Amendments

Community: Ffestiniog

Ward: Bowydd and Rhiw

Proposal: Non material amendment to approval C13/0288/03/LL in order to construct a smaller extension with white render instead of natural stone finish as approved.

Location: 3 Pant yr Onnen, Ffordd Glanypwll, Rhiwbryfdir, Blaenau Ffestiniog, Gwynedd, LL41 3LN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application for minor amendments to plans previously approved under reference number C13/0288/03/LL, to approve amendments to those approved plans. The previous application included a two-storey gable-end lean to the back with a stone surface in the front elevation and a pebble dash to the side and rear elevation. The amendments include erecting a two-storey side extension without the gable-end lean to in the back and a white render to the front elevation, side and rear. The amended extension would comprise a kitchen on the ground floor and a bedroom and a bath on the first floor. The house is situated within a residential area. The site is served by an existing class 3 county highway.
- 1.2 The site lies within the development boundary and a Landscape of Outstanding Historic Interest.
- 1.3 The application is brought before the Planning Committee as the applicant is a Councillor.
- 1.4 It is understood that work has already commenced on the original permission and an e-mail was received from the Building Control Department confirming this.

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 (LDP) adopted 31 July 2017:-

TRA 2: Parking standards

TRA 4: Managing transport impacts

PCYFF 1: Development boundaries

PCYFF2: Development criteria

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PCYFF3: Design and place shaping

PS 20: Protecting and where appropriate enhancing heritage assets

AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

2.4 **National Policies:**

Planning Policy Wales (Edition 9, November 2016)

TAN 12 Design (2016).

3. **Relevant Planning History:**

Application number C13/0288/03/LL - Two storey extension on the side of the dwelling - Approved 19.04.2013

4. **Consultations:**

There is no need to consult on minor amendment applications.

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

The principle of the development

- 5.1 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 to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass, 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 it limits the risk and danger of flood water run-off and prevents 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.
- 5.2 Planning permission was given to build a two-storey gable-end lean to back extension for a terraced house in 2013; the plans indicated the intention to finish the front elevation with stone and pebble dash the rear elevation in keeping with the existing building. The proposed plans mean erecting a two-storey side extension without the gable-end lean to, and to also finish the front elevation, side and rear with a white painted render. The house is located at the end of a row of houses. Please note that housing in the site's vicinity have been finished

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with various materials and therefore it is considered that finishing the extension in white would not look out of place in the area. The site is visible from the adjacent county highway. It is considered that the proposal would not have a significant detrimental effect on the area's amenities, designated as an Area of Outstanding Historic Interest. The proposal is not considered to be contrary to policy PS 20, AT 1 and PCYFF 3 of the LDP.

General and residential amenities

- 5.3 The previous application approved in 2013 was advertised on site and nearby residents were notified and no objection was received. The current application entails erecting a two-storey extension without the lean to, with a different finish to the front elevation. Please note that it is not a requirement to inform nearby residents of such an application and nearby residents were not informed in this case, however, it can be stated that the amendments would not impact local residents any more than the previous application. It is considered that the proposal would not have a significant detrimental effect on the amenities of nearby residents and is not contrary to policy PCYFF 2 in the LDP.

Transportation

- 5.4 There was no objection to the previous application by the Transportation Unit. It is not considered that the proposal would affect road safety. The proposal is in accordance with policy TRA 2 and TRA 4 of the LDP.

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 Approve - conditions:-
1. Five years.
 2. In accordance with the plans.