

PWYLLGOR CYNLLUNIO	DYDDIAD: 10/06/2019
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	GWYNEDD

Number: 4

Application Number: C19/0355/17/LL

Date Registered: 05/04/2019

Application Type: Full - Planning

Community: Llandwrog

Ward: Groeslon

Proposal: Application for the alteration of the roof at the front of the building in order to facilitate an extension to the existing property.

Location: 7, Beddgwenan Estate, Llandwrog, Caernarfon, LL545LL

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 A householder application to erect a first floor extension to the front of an existing two-storey residential property. The extension would include making internal alterations including moving an existing bedroom to the new extension space and the creation of a bathroom in place of the former bedroom, as well as increasing the size of an existing bedroom on the first floor and extending the existing hallway on the ground floor. Externally, this would include a new pitched-roof, and the new walls would be finished with boards of a light grey colour.
- 1.2 The property is a two-storey house in an estate of similar houses within the development boundary of Llandwrog but outside the conservation area. There is an enclosed garden to the rear of the property, an integrated garage at the front which faces the estate road, and associated parking spaces. The site backs on to open agricultural fields.
- 1.3 This application has been resubmitted as a previous application for the same proposal was refused. It can be seen that some changes have been made to the previous proposal by making certain changes to the form of the front part of the proposed extension's roof. It was previously shown to include a pitched-roof with a full gable end, where the application now shows that a hip-roof would be included for the front part. There have been no changes made to interior of the previous proposal.
- 1.4 The application is submitted to committee at the Local Member's request, as he is of the opinion that a further assessment of the plans is needed.
- 1.5 A statement was presented by the applicant in support of the proposal, giving the background to the estate's development and the changes made since the initial permission which mean that, at first glance, houses appear similar to each other but now have obvious differences including pitched-roofs and gable ends which face in different directions. Confirmation is given that sufficient parking space is available to the front of the property, which is not available to the majority of the other houses. Meanwhile, all manner of changes have been made to other houses including the adjoining property. Confirmation is given that the purpose of the application is to gain more internal space, and that the most appropriate way to do this is as presented, without affecting adjoining houses. The roof gradient fits in with the existing roofs, and a hip-roof has been included to mitigate the effect, whilst compromising on what was previously refused with the wall finishes blending in with those of nearby houses. It is not believed that the extension would be in prominent view from the estate entrance and beyond. There are no objections from neighbours or from any other individual.

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

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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 2011-26, adopted 31 July 2017**

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

TRA 2: Parking standards

TRA 4: Managing transport impacts

In addition to the above, the following is also considered pertinent:

Gwynedd Design Guidance

2.4 **National Policies:**

Planning Policy Wales (Edition 10, December 2018)

NCT 12: Design

3. **Relevant Planning History:**

3.1 Application C18/0496/17/LL - First floor extension to the front of the property - refused 02.10.18

4. **Consultations:**

Community/Town Council: No objection

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended. No letters of objection had been received at the time of writing this report.

Two letters / items of correspondence were received from neighbours, supporting / providing observations on the application on the basis of the fact that:

- The proposal would not affect the residential amenities of neighbours
- There had been no objection to the original proposal which included a roof shape which was of a more suitable appearance than the current proposal
- The property cannot be seen from the road

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5. Assessment of the material planning considerations:

5.1 The principle of the development

The principle of extending residential dwellings is acceptable as long as the proposal is of high quality and complies with the relevant criteria. In this case consideration is given mainly to the requirements of policy PCYFF 3 that specifically involves design matters and place shaping.

Visual amenities

5.2 The property is a two-storey house with a comparatively modern appearance which is in keeping with the majority of other housing on Bedd Gwenan estate in the village of Llandwrog. The estate is characterised by relatively large houses set within individual plots with a standard estate road leading to the individual sites. The proposal involves erecting an extension which would protrude from part of the current roof-space at the front of the property.

5.3 Policy PCYFF 3 states that proposals will be approved provided they can conform to specific criteria. In this case, it is believed that the following apply:

1. That the development must add to and enhance the character and appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass and elevation treatment.
2. That the development respects the context of the site and its place in the local landscape.

5.4 It is considered that the scale and design of the front extension would change the form and appearance of the property without improving the character and appearance of the site. Whilst making use of sites through innovative design is usually encouraged, it is considered that the scale of the proposal in this case is excessive and top-heavy within the context of the estate. It is accepted that the proposal has been amended from the previously refused application, including the addition of a hip-roof to the front of the extension. However, it is believed that this new element at the front would still present a dominant visual feature not in keeping with the current form of the property, and that it would not respect or improve the character or the appearance of the site. The majority of the dwellings on the estate continue to be in their original form, and approving an extension in this form is likely to create a precedent for similar extensions within this estate where the houses are located very close to each other. It is acknowledged that some buildings have already been changed and extended. However, it is believed that the scale, form and location of these changes are acceptable within the context of the estate as they are not visually prominent and are of a more acceptable form.

5.5 It is considered that this proposal before you neither respects nor considers the context of the site or its setting as part of the streetscape. It is therefore concluded that the design, setting, appearance and scale as a whole conflict with the requirements of policy PCYFF 3 of the Local Development Plan, and particularly criteria 1 and 2, as the development would introduce an alien feature not in keeping with its surroundings which would not respect the context of Bedd Gwenan estate.

General and residential amenities

5.6 The property stands in one of the farthest plots from the estate entrance. Despite this, its setting is visible from the entrance and on the approach along the estate road. The

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main elevation of the property looks out over the estate road to the front. Although it is considered that the extension is unacceptable from a visual aspect, it is not believed that it would have a detrimental effect on the neighbours' amenities nor that it would cause them an unacceptable disturbance. Therefore, with regard to this aspect, it is not believed that the extension would be contrary to the requirements of policy PCYFF 2 LDP.

Highways Matters

- 5.7 Although a new extension to include a new bedroom would be created, there is no actual increase to the number of bedrooms in the house. The internal refurbishment would mean that the new bedroom would swap places with the existing bathroom.
- 5.8 The parking spaces to the front and side would remain, as would the existing garage. The extension would not affect vehicular access to and from the site. The Transportation Unit does not object to the proposal. Based on this and the fact that there would be no increase in the number of bedrooms, the proposal in this case would not be unacceptable under the relevant requirements of policies TRA 2 and TRA 4.

6. Conclusions:

- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, as well as observations received including the applicant's observations, it is believed that this proposal to extend the property in the form submitted is unacceptable in this case and is therefore contrary to the relevant requirements of the Council's adopted policies as noted above.

7. Recommendation:

- 7.1 To refuse – reason:
1. It is considered that the setting, appearance and scale of the proposed extension presents the property with a dominant, top-heavy and alien feature which would neither improve its character nor respect its site context within the estate. It is therefore considered contrary to policy PCYFF 3 of the Gwynedd and Môn Joint Local Development Plan (July 2017).