

PLANNING COMMITTEE	DATE: 17/04/2023
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C23/0179/11/DT

Date Registered: 27/02/2023

Application Type: Householder

Community: Bangor

Ward: Glyder

Proposal: Extension and alterations to a property, together with conversion of the roof space into a bedroom and bathroom and an annex to the rear of the dwelling.

Location: 33 Bryn Eithinog, Bangor, Gwynedd, LL57 2LA

Summary of the Recommendation : TO APPROVE WITH CONDITIONS

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1. Description:

1.1 This application is for carrying out alterations to an existing two-storey dwelling. The work would include:

- erecting a first-floor extension on top of the existing single-storey garage at the front of the property
- erecting a single-storey front extension with a lean-to roof beside the existing garage
- converting the roof space in the existing dwelling into additional living space, and
- erecting a two-storey rear extension to serve as an annex to the main house.

1.2 The site is within the curtilage of "33 Bryn Eithinog" house, which is a detached property in a residential area within the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan. The site lies within a housing estate and is served by unclassified roads that lead from Belmont Road near Ysgol Tryfan.

1.3 The front extension would extend the first floor 2.3m outwards over the existing garage. The two-storey rear extension would extend 6.6m to the east and would measure 6.6m to the ridge of the roof.

1.4 In the end, the property would increase from a four-bedroom house to a house with an annex with a total of six bedrooms.

1.5 This is a revised plan to the previously refused plan, where the Committee considered that the proposal would equate to an over-development of the property and that due to the scale, layout and height of the extensions, they would have created an oppressive element which would dominate nearby private properties (planning application C22/0608/11/LL).

1.6 The main changes to the plans included in this application are:

- Reducing the width of the ground floor of the annex by retracting it 1.4m from the boundary with Number 31 (to the north).
- Removing the dormer windows from the southern elevation, and replacing them with roof-lights
- Installing an additional roof-light in the rear (northern) roof slope of the annex

1.7 This application is submitted to the Committee at the request of the Local 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.

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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**

TRA 2 – Parking standards

TRA 4 – Managing transport impacts

PCYFF 1 – Development boundaries

PCYFF 2 – Development criteria

PCYFF 3 – Design and place shaping

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, February 2021

Technical Advice Note 12: Design

3. Relevant Planning History:

C22/0608/11/LL: Extension and alterations to the front of the property, together with conversion of the roof space into a bedroom and bathroom and a two-bedroom annex at the rear of the property to provide additional accommodation - Refused 26/09/22

C20/0083/11/DT – An application for the erection of a two-storey front and rear extension and addition of roof-lights (a revised design to that refused under application C19/1135/11/LL) – Approved 06/07/20

C19/1135/11/DT Create an additional bedroom within the roof space (a revised plan to permission number C19/0764/11/LL – Refused 21/01/2020.

C19/0764/11/LL Extension (a revised plan to that approved under application ref. C19/0328/11/LL) - Approved 12/08/2019.

C19/0328/11/LL Rear and front extensions to the property – Approved 02/04/2019.

C18/0337/11/AM Construction of a house – Refused 18/04/2018.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No observations to make as it is deemed that the proposal will not adversely affect any road.

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Welsh Water: Request a condition to prevent additional surface water flow to the sewage system, and guidelines for the applicant

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended, and correspondence was received objecting to the proposed development based on the following material planning grounds:

- It would be harmful to the neighbours' privacy
- The extension would cast a shadow on neighbouring properties
- This is an over-development of the site
- Concern about the increase in transportation that could arise from the increase in residents at the property
- The development could damage the local drainage system
- The annex would be equivalent to a separate house
- The design is not in keeping with other houses in the area

The following observations were also received; these are not material planning considerations:

- Concerns that the annex would be used as a house in multiple occupation (HMO)
- It would be harmful to the views from private properties
- The building work would affect the neighbours' amenities
- The information submitted with the application is incorrect and misleading

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 the Bangor Sub-regional 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, subject to a series of criteria that are discussed in greater detail below. Overall, therefore, this proposal is consistent with the principle of the adopted Development Plan.

5.2 The front extensions have already been approved as part of the plans that were granted permission through planning application C20/0083/11/DT, therefore planning consent is not required for

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changing the roof space into living space nor for installing roof-lights in the existing house (provided they do not protrude more than 15cm above the roof surface). Therefore, apart from their contribution to the cumulative impact of the development on the site, detailed consideration is not given to these elements in this report although they were included in the plans submitted.

Use of the Annex

- 5.3 It should be noted that the term "annex" has a specific meaning in planning context and to be considered an "annex", the building must be subservient to the main house and must not be used as a separate dwelling. It should be linked to the main dwelling through its everyday use; normally this would mean its use as a semi-independent, but connected, living accommodation by members of the same family. In this case, considering the building's location connected to the main house, in a position where the street cannot be independently accessed, it is believed that although the plans show the annex would contain a bathroom and a separate kitchen, it is reasonable to consider the new structure as a subservient annex to the main dwelling. It should be noted that it is an annex being applied for in the application, and by imposing an appropriately worded planning condition, we believe that the use of the building can be managed appropriately.

Visual amenities

- 5.4 The main policy relating to this aspect is Policy PCYFF 3 of the LDP which states that all proposals are expected to demonstrate a high-quality design that gives full consideration to the context of the surrounding built environment. It also emphasises that plans for new developments will only be approved provided they can comply with a series of criteria. This application is discussed in the context of the relevant criteria below:

1. Although the rear extension (the annex) is a two-storey building, when considering the developed nature of the area and the size of the garden where the extension would be erected, we do not believe it would constitute a dominating feature in the streetscape, nor that it would cause a significantly harmful impact on the appearance of the site or the surrounding area. It is believed that the pitched roofs and rendered walls proposed to be installed on the extensions would complement the other developments nearby.
2. Considering the relatively small scale of the extensions in respect of their built context, we believe the new extensions would respect the character of the site and would be in keeping with the surrounding area.
3. A condition can be imposed to ensure that the exterior materials are appropriate to their location.

General and residential amenities

- 5.5 Neighbours have expressed concern regarding potential overlooking of their property from the new extensions, however, we note that only one new first-floor window is shown in the northern elevation of the property which would serve a new bathroom in the existing house. As this window would be installed in the side elevation of the house, in accordance with the General Permitted Development Order, it would be a requirement that the window in question remains permanently opaque. There would be two roof-lights in the new extension which would serve a bathroom and the space above the stairs, but having considered the location and use of these spaces we do not believe that a condition is required to manage the nature of those windows.

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- 5.6 There was also concern that the new extensions would cause unacceptable harm in terms of casting a shadow over neighbouring properties and that they would be dominating over their properties. Having regard to the size of the site, the distance between the neighbouring houses and the fairly short height of the extensions, it is not believed that there would be significant harm to neighbours' amenities arising from these matters.
- 5.7 Overall therefore, we believe that the proposal is acceptable under the requirements of policy PCYFF 2 of the LDP as it relates to the protection of private and general amenities.

Transport and access matters

- 5.8 Concern was expressed that there would be an increase in use of the site access, and that the lack of parking provision would lead to increased transport problems in the area. While acknowledging these concerns, we do not believe that increasing the number of bedrooms from four to six is likely to have a significant impact on traffic flow, especially given that the site is in an urban location with easy access to alternative modes of transport. The Transportation Unit did not declare any concerns regarding the proposal, and overall, it is not believed that this development would lead to any added significant harm to the accessibility of the main road, and as such the proposal is acceptable under policy TRA 2 and TRA 4 of the LDP.

Other matters

- 5.9 Objectors raised several points relating to matters that although are valid concerns, are not material planning considerations for this particular application. All applications must be dealt with on their own merits, and since this is an application for a residential annex for use by the householders, together with other changes to the residential property, we cannot give consideration to matters regarding other developments that are claimed could take place on the site e.g. a house of multiple occupation. Similarly, from a planning perspective, the property in question is a residential property in Use Class C3, and thus any application must be dealt with as is appropriate to such a property. It is standard practice to impose a condition on any planning permission to ensure that the annex shall only be used for ancillary use to the main house, and not for any other purpose. Additional planning permission would be required for any material change of use of the annex or the house in general.
- 5.10 An objector stated concerns regarding the impact of the development on the area's drains, and Welsh Water noted that their assets may be crossing the site and emphasised that the granting of planning permission would not remove the need to obtain separate permission from themselves for any work affecting the public sewer or the water supply.

6. Conclusions:

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

Recommendation:

- 7.1 To approve – conditions
1. Commence within five years.
 2. In accordance with the plans

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3. Materials and colours to be agreed
4. Use of the annex to be ancillary to the house only
5. Welsh Water Condition

Note: Welsh Water

SUDS