

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

**Number: 4**

**Application Number: C23/0122/14/DT**

**Date Registered: 17/02/2023**

**Application Type: Householder**

**Community: Caernarfon**

**Ward: Menai**

**Proposal: Householder application for the demolition of existing rear extension, conservatory and outbuilding to be replaced with a two-storey side and single storey extension to the rear of the property.**

**Location: Bron y Gaer Ffordd Bethel, Caernarfon, Gwynedd, LL55 1DY**

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

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## 1. Description:

- 1.1 This is a householder application for the erection of a two-storey side extension and a single-storey rear extension. The proposal involves demolishing the existing outbuilding in the rear garden and demolishing the existing single-story extensions and replacing them with a two-storey side extension that will measure 2m by 5m and 7m to the ridge and a single-storey extension to the rear measuring 4.7m by 8m and 2.7m to its highest point. On the ground floor the proposal includes a kitchen and dining room that opens to the living room with a utility room located to the side of the property while the two-storey extension on the first floor will provide an additional bedroom. Folding doors will be installed on the rear elevation which will open out onto the property's rear garden. The rear extension will include a flat roof with roof lights while the two-storey extension's hipped roof will link into the side roof of the property. Externally, the two-storey extension will be constructed of slate, timber cladding for the front elevations and white painted rendered walls to match the existing house along with a mix of dark grey UPV-c windows/doors.
- 1.2 There are parking spaces to the front of the house and an access from the adjacent class II county road (Ffordd Bethel). The property has an extensive curtilage with a large garden to the rear of the property screened by established shrubs, trees and *cloddiau*. The property is located within the town's development boundary and within an established residential area on the northern periphery of Caernarfon.
- 1.3 This application has been submitted to the Planning Committee as the applicant is an employee of Cyngor Gwynedd's Planning Department.

## 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  
TRA 2: Parking standards  
TRA 4: Managing transport impacts
- 2.4 **National Policies:**
- Future Wales: The National Plan 2040

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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: Resolved that there is no objection (unanimous)

Local Member: No objection to the application following the delegated procedure. It appears acceptable to me.

Transportation Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.

Welsh Water: Standard conditions regarding surface water drainage.

Public Consultation: A notice was posted on the site and nearby residents were notified. The notification period ended on 21/03/2023 and no objections were received.

### 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.

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### **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 fully considers the context of the built environment.
- 5.3 The building in question is one of two semi-detached two-storey houses of a traditional design. Dwellings in the vicinity vary in design and size and the adjacent properties also include improvements including a two-storey extension similar to this application. When considering the nature of the houses along Ffordd Bethel, Caernarfon, it is not believed that this development would create an unsuitable feature within its urban context. Therefore, it is deemed that the design blends in appropriately with its location.
- 5.4 The single-storey extension is located to the rear of the property while the two-storey side extension is set back and is not visible from vantage points to the east to an extent to the front of the site. Its design follows the form and design of the existing house which has an architectural character to it, especially to the front elevation. Its height will not extend further than the height of the existing house and although the extension is quite large it is believed that it respects the character of the existing house without creating an unacceptable impact on visual amenities.
- 5.5 The drawings for the external elevations demonstrate a mix of white render and cladding for the property walls and a slate roof. It is believed that these features would be in keeping with the remainder of the house and are appropriate for the location.
- 5.6 When considering the above, it is therefore believed that the scheme submitted, due to its scale, materials and design, is suitably in keeping with the existing property and therefore complies with the requirements of policy PCYFF 3.

### **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 occupants. In relation to the rear extension, there are two dwellings located on either side of the application site (Y Glog and Pen Morfa) with both houses and windows facing the rear of the application site. Shrubs/trees and *cloddiau* screen the rear of this site from the backs of adjacent dwellings and also the grounds of the primary school which is located directly behind the site. The rear single-storey extension (which includes roof lights and folding doors that open directly onto private garden space to the rear of the property) has been designed to reduce any impact on the amenities of local residents based on overlooking and loss of privacy.
- 5.8 The two-storey extension would include a side door and an opaque glass window that would serve the utility room on the first floor and would face the gable-end of the neighbouring property, namely Pen Morfa. The windows of the new bedroom on the first floor will look out to the north over the rear garden and in the primary school's direction. It is believed that the proposal would not cause any increased disruption as the use of the site is already residential. It was also noted that no objections have been received from neighbours in preparing this report.
- 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.

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### **Transport and access matters**

- 5.10 Having visited the site, it is clear that there is adequate space within the front curtilage of the property to serve the property should the extension be granted. The proposal should not add to the number of cars parking to the front of the property, 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.

### **6. Conclusions:**

- 6.1 Having fully considered the observations received and having assessed the application against the relevant policy requirements, the proposal is considered acceptable in relation to visual amenities, general amenities, and parking arrangements.

### **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.
  5. Condition regarding surface water drainage.