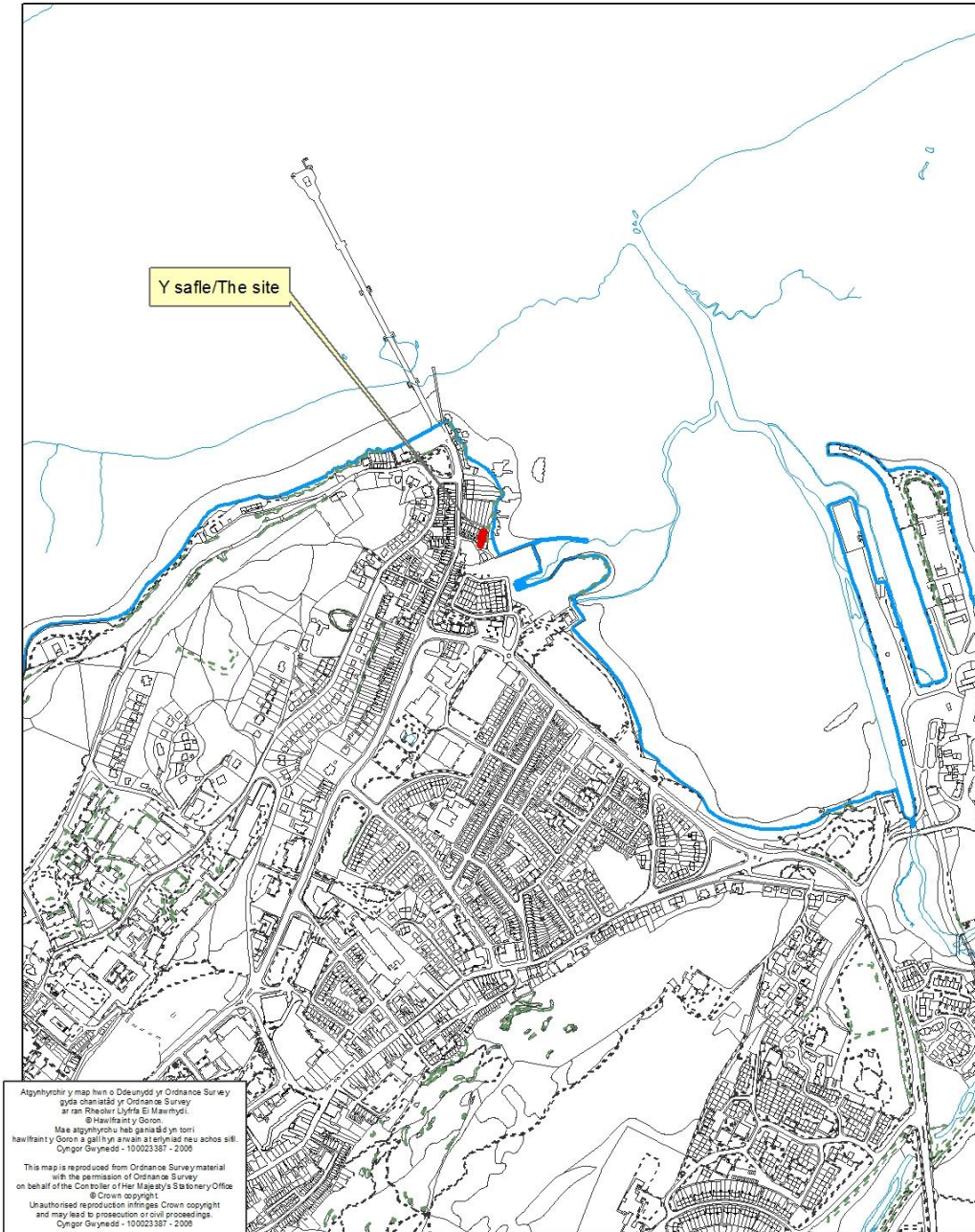


Number: 2



Rhif y Cais / Application Number : C16/0440/11/CR

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



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Application Number: C16/0440/11/CR  
Date Registered: 03/05/2016  
Application Type: Listed Building Consent  
Community: Bangor  
Ward: Garth

Proposal: DEMOLITION OF AN EXISTING REAR EXTENSION AND THE ERECTION OF A PART TWO-STOREY AND PART SINGLE-STOREY EXTENSION TO THE REAR OF THE PROPERTY

Location: 7, GLANDWR TERRACE, BANGOR, GWYNEDD, LL572SL

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

**1. Description:**

1.1 This is a listed building application for the demolition of an existing rear extension and the erection of a part two-storey and part single-storey extension to the rear of the property along with the erection of a 1.8m high fence along the side of the house. The property is a three-storey house with a two-storey section to the rear along with a partially single-storey ancillary outbuilding. It is proposed to demolish a section of the existing two-storey rear building and re-construct a new extension of the same length but higher by approximately 0.1m and wider by approximately 1.7m. It is also proposed to demolish the existing single-storey outbuilding and re-construct a new single-storey extension that will form part of the house and measure approximately 0.6m wider and 0.2m higher than the existing, with a conservation type roof-light. This outbuilding has a "lean to" roof and extends outwards from the house's construction line by approximately 1.3m and it is proposed to retain this element in the new extension. It is proposed to install timber sliding doors along the ground floor of the two-storey extension and it would lead from the kitchen, with a timber door and window on the side elevations of the new single-storey extension, and a timber door to the storage area at the far end. A timber fence would be erected on this side of the property. On the north-western elevation of the outbuilding, it is proposed to create a new opening with a conservation type roof-light. The external finish of the extension would be lime render and it would have a slate roof and cast-iron rainwater goods. No internal adaptations form part of the application.

1.2 The site is located within the development boundaries of the city of Bangor and an unclassified road is located nearby and an access road to the houses leads to the rear of the site. The building is an end-of-terrace house in a terrace of 7 and they are all grade II listed as they are a good example of nineteenth-century middle-class houses.

**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 in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan. In the context of Listed Buildings and Conservation Areas, the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990 is also relevant.

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In the context of listed building applications the Planning (Listed Buildings and Conservation Areas) Act 1990, applies.

- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision.

2.3 **Gwynedd Unitary Development Plan 2009:**

B2 – ALTERATIONS TO LISTED BUILDINGS OR BUILDINGS IN THEIR CURTILAGE - Ensure that proposals do not cause substantial damage to the special architectural or historical character of Listed Buildings.

B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

2.4 **National Policies:**

The Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas.

Planning Policy Wales - (Edition 8, January 2016) Chapter 6: Safeguarding the Historic Environment

3. **Relevant Planning History:**

- 3.1 C13/0156/11/LL - Demolition of an existing rear extension and the erection of a part two-storey and part single-storey extension to the rear of the property, along with the provision of French doors and erection of new 1.8m fence near the right of way - application also submitted before the Committee.

4. **Consultations:**

Community/Town Council: Object as the proposal would change the appearance of the listed building; therefore, it would have a detrimental impact on the remaining properties within the listed terrace.

British Archaeological Council: Not received

Ancient Monuments Society: Not received

The Georgian Group: Not received

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The Society for the  
Protection of Ancient  
Buildings:

Not received

The Victorian Society:

Not received

Royal Commission on the  
Ancient and Historical  
Monuments of Wales:

The extension that is proposed to be demolished is a relatively late addition without much architectural interest. No record would need to be made of the extension before its demolition should the application be approved.

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Public Consultation:

A notice was posted on site and in the press, and nearby residents were informed. The advertising period has ended and several objections were received objecting on the basis of the following relevant planning matters:

- The effect of the proposal on the terrace as listed buildings
- Over-development in terms of size, form and mass
- The design of the single-storey extension is insensitive to the original building - the building should be restored.
- The new single-storey extension would be larger in size and it would have a different roof that would differ from the rest of the terrace.
- The design, materials or construction method are not suitable for a Victorian listed building.
- Installing new sliding doors in the building would disrupt the appearance and setting of the terrace and the historic character of the property. The location and design of the doors do not reflect the character of a Victorian listed building.
- Erection of a fence within the garden divides the open garden.
- Impact of the fence on access to the historical steps leading to the beach
- UPVC windows are not suitable in a listed building
- The proposal's impact on the rear profile of the entire terrace
- Installation of roof-lights on the rear extension is out of character with the rest of the terrace
- Note that the Royal Commission's observations state that the outbuildings are dated later than the main property and thus they do not have any architectural feature; however, this is inadvertent as the outbuildings are contemporary with the main house.

Objections were also received that were not relevant planning matters:

- Lack of access to a private right of way
- The new doors would open outwards in front of a new 1.8m high fence that conflicts with the statement in the Design and Access Statement.
- It would be easy to divide the extension into a separate residential unit in the future.
- The steps leading to the beach are not owned by number 7 or located on their land

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## 5. Assessment of the material planning considerations:

- 5.1 As this is a listed building application, the only matters that are assessed are the conservation matters, namely the impact on the appearance and historic character and architectural nature of the listed building. There are no other matters that are relevant in assessing this application.
- 5.2 Paragraph 68 of the Welsh Office Circular 61/96 "Planning and the Historic Environment: Historic Buildings and Conservation Areas" states that Local Planning Authorities should have particular regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy B2 of the GUDP upholds this and states that proposals for external or internal alterations, additions or change of use of Listed Buildings will be approved provided that the proposal will not cause significant harm to the special architectural or historic character of the building.
- 5.3 The application details have been outlined in the description at the beginning of this report. It must be stated that a number of alterations have been carried out before the property was listed statutorily, such as replacing the traditional timber windows with plastic sash windows. No external changes are proposed to the front of the building, only to the extension and rear external building, along with the erection of a 1.8m high fence along the side of the house. It is proposed to demolish a section of the existing two-storey rear building and re-construct a new extension of the same length but higher by approximately 0.1m and wider by approximately 1.7m. It is also proposed to demolish the existing single-storey outbuilding and re-construct a new single-storey extension that will form part of the house and measure approximately 0.6m wider and 0.2m higher than the existing, with a conservation type roof-light. This outbuilding has a "lean to" roof and extends outwards from the house's construction line by approximately 1.3m and it is proposed to retain this element in the new extension. It is proposed to install timber sliding doors along the ground floor of the two-storey extension and it would lead from the kitchen, with a timber door and window on the side elevations of the new single-storey extension, and a timber door to the storage area at the far end. On the north-western elevation of the outbuilding, it is proposed to create a new opening with a conservation type roof-light. The external finish of the extension would be lime render and it would have a slate roof and cast-iron rainwater goods.
54. The Royal Commission's observations state that the outbuildings are likely to be dated later than the main property and thus they would not call for any photographic record as they do not have much architectural features. There is some confusion over the age of these outbuildings and whether or not they should be retained rather than demolished. Even if they are buildings that date back to the same period as the main property, this does not necessarily mean that any demolition or re-building work will be refused. The proposal involves extending the rear extension and the outbuilding and change the shape of the roof so that they are included as part of the house. The proposal is to a scale that respects and matches rear sections of the nearby houses and it is not considered that it would create an alien, dominant or intrusive feature in the streetscape.
- The existing outbuilding extends beyond the construction line of the main building, and a number of objections state that the proposal would extend substantially and have a harmful impact on the appearance of the terrace in its entirety. The proposal involves extending some of the two-storey extension outwards past the side of the main house, however, this would only extend approximately 0.2m more than the

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construction line of the existing single-storey outbuilding. It is not considered that this increase of approximately 0.2m is likely to have a detrimental impact on the appearance or character of this single property or on the terrace in its entirety, in particular due to its location to the rear/side and also considering that the application site is an end-of-terrace property. It is also proposed to erect a 1.8m high timber fence along the side of the property in order to divide the garden and the private right of way that runs past the site. Although the fence would measure 1.8m high, it is not believed that it would have a detrimental impact on the appearance or character of the property or terrace as it is also of a type that can be removed without causing damage.

- 5.5 Therefore, considering the proposal in its entirety, it is not considered that the demolition work, the scale of the extensions, the design, its features or materials suggested (and that can be ensured by condition), are likely to cause significant harm to the special architectural or historic character of this Listed Building or would cause harm to the special character of other listed buildings within the terrace and near the application site. Therefore, it is considered that the proposal complies with the requirements of policies B2 and B3 of the GUDP. Circular 61/96 states that modern extensions should not dominate the existing building in terms of scale, materials or location, and it is considered that the proposal complies with the relevant advice in the Circular.

## **6. Response to the public consultation**

- 6.1 Some concern exists regarding the private right of way that runs through the site, and it must be expressed that this does not appear to be a planning matter; rather it is a civil matter. Concern has also been expressed regarding the possibility for the outbuilding to be divided to create a separate living unit in the future; however, again, this is not a part of the application and thus these objections are not relevant considerations in this case.

## **7. Conclusions:**

- 7.1 It is considered that the proposal is acceptable in principle and it is not believed that it is likely to excessively disrupt the appearance, character or setting of the terrace due to its location to the rear. As noted above, policy B2 approves proposals for alterations to listed buildings or buildings in their curtilage, provided that proposals do not cause substantial damage to the special architectural or historic character of Listed Buildings. No alterations are made to the front of the building; therefore, the striking and relatively uniform appearance of the front of the terrace will continue to reflect the group value as referred to in the terrace's description and the rear extension is in keeping with the streetscape as it takes a very similar form to the existing. Therefore, it is considered that the proposal complies with the requirements of Circular 61/96 which states that when determining the impact of any adaptation or extension, it is essential to assess the elements that create special interest in the building in question, namely the interests of the terrace group in this case.

## **7. Recommendation:**

- 7.1 To approve subject to receiving confirmation from CADW and to relevant conditions relating to:
1. 5 years
  2. In accordance with the plans

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3. Slate
4. New timber windows and doors painted in a colour to be agreed
5. New double-glazed (Slimlite or similar) windows and doors
6. Conservation-type roof lights
7. Lime render finish with the colour to be agreed
8. Cast-iron rainwater goods