

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0306/14/AC

Date Registered: 10/05/2024

Application Type: Varying a Condition

Community: Caernarfon

Ward: Menai

Proposal: Varying condition 2 of the original planning permission C23/0122/14/DT, to change the proposal's design

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

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1. This application is to vary condition 2 of the original Planning permission C23/0122/14/DT to change the proposal's design. The design will change from a two-storey extension to the side of the property and a single-storey extension to the rear of the property to only a single-storey extension to the rear. The change would entail a design of a flat roofed single-storey extension to the rear of the property with rooflights, folding door on the northern elevation and a door and small window to the eastern elevation. Because of the size of the proposed rear extension, it will be possible to see a section of it from the front of the property.
- 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 itself 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 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 7 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 2011-26, 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

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

TAN 12 Design (2016)

3. Relevant Planning History:

C22/0122/14/DT Householder application to demolish existing rear extension, conservatory and outbuilding to be replaced with a two-storey side extension and a single storey extension to the rear of the property.

4. Consultations:

Community/Town Council: Support the application. The Council notes that it is important that any new development in Caernarfon recognises the importance of names and that it is in-keeping with other local buildings - regarding the Welsh language (unanimous).

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and a letter / correspondence of objection was received

5. Assessment of the material planning considerations:

The principle of the development

5.1 This is an application to vary condition 2 of planning permission C23/0122/14/DT to change the plans of the proposed development. The principle of this proposal has already been accepted and established by approving the application in 2023.

5.2 It is a requirement that planning applications are determined in accordance with the adopted development plan, unless other material planning considerations state 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 an existing 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.

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Visual amenities

- 5.3 In accepting that there will be some change to the finish of the proposed extension, it is not deemed that it is likely to have more of an impact than what has already been permitted on the site. The change to the submitted plans create an extension that is substantially less than what has already been granted and now there is no two-storey aspect as part of the application.
- 5.4 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 nearby properties also include improvements including a two-storey extension. 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 believed that the design blends in appropriately with its location.
- 5.5 The single-storey extension is situated at the back of the property and it can be seen from the front of the property as its width is a little more than the existing property. Despite this, previous permission was granted for a two-storey side extension that was very visible from the front of the property therefore it is deemed that there is less impact as a result of the change in the plans to the proposed extension.
- 5.6 When considering the above, it is therefore believed that the plan submitted, due to its scale, materials and design, is appropriately in-keeping with the existing property and therefore complies with the requirements of policy PCYFF 3.

General and 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 occupiers. In relation to the rear extension, two dwellings are 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 the site from the rears of adjacent dwellings along with 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 single-storey extension would include a side door and a window that would serve the utility room and would face the gable end of the neighbouring property, namely Pen Morfa. The folding doors would look in a northern direction over the private rear garden with surrounding thick vegetation and in the primary school's direction. It is believed that the proposal would not cause an increase in disruption as the use of the site is already residential. It is also noted that no objections have been received from neighbours when 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.

Biodiversity Matters

- 5.10 A Green Strategy Statement was submitted as part of the application. The Green Strategy Statement concludes that the proposal avoids any adverse impact on habitats and species, due to its scale and nature relating to an extension of this size. It was determined that it was suitable to

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

install bird box on the property to improve the site's biodiversity and any external light would be installed downwards to reduce light pollution. The biodiversity improvements proposed are considered reasonable given the nature of the development in question, and a condition can be imposed on the permission to ensure that the biodiversity improvements are implemented.

Language Matters

- 5.11 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.12 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.13 The proposal before you is to undertake work within the site of the established residential property. Planning consent has already been approved in the past for work that is attached to the residential use, and the proposal before you entails further maintenance work that is a little different. It is not considered that the proposal is likely to have a detrimental impact on the Language as a result of the proposal and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

Transport and access matters

- 5.14 Having visited the site, there is plenty of space within the front curtilage of the property to service the property should the extension be granted. The proposal should not add to the number of cars parking at 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. On this basis, the proposal is acceptable under policy TRA 2 of the LDP that deals with parking standards.

6. Conclusions:

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

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Recommendation:

Approve - conditions

1. In accordance with the plans
2. Time
3. Ensuring biodiversity enhancements