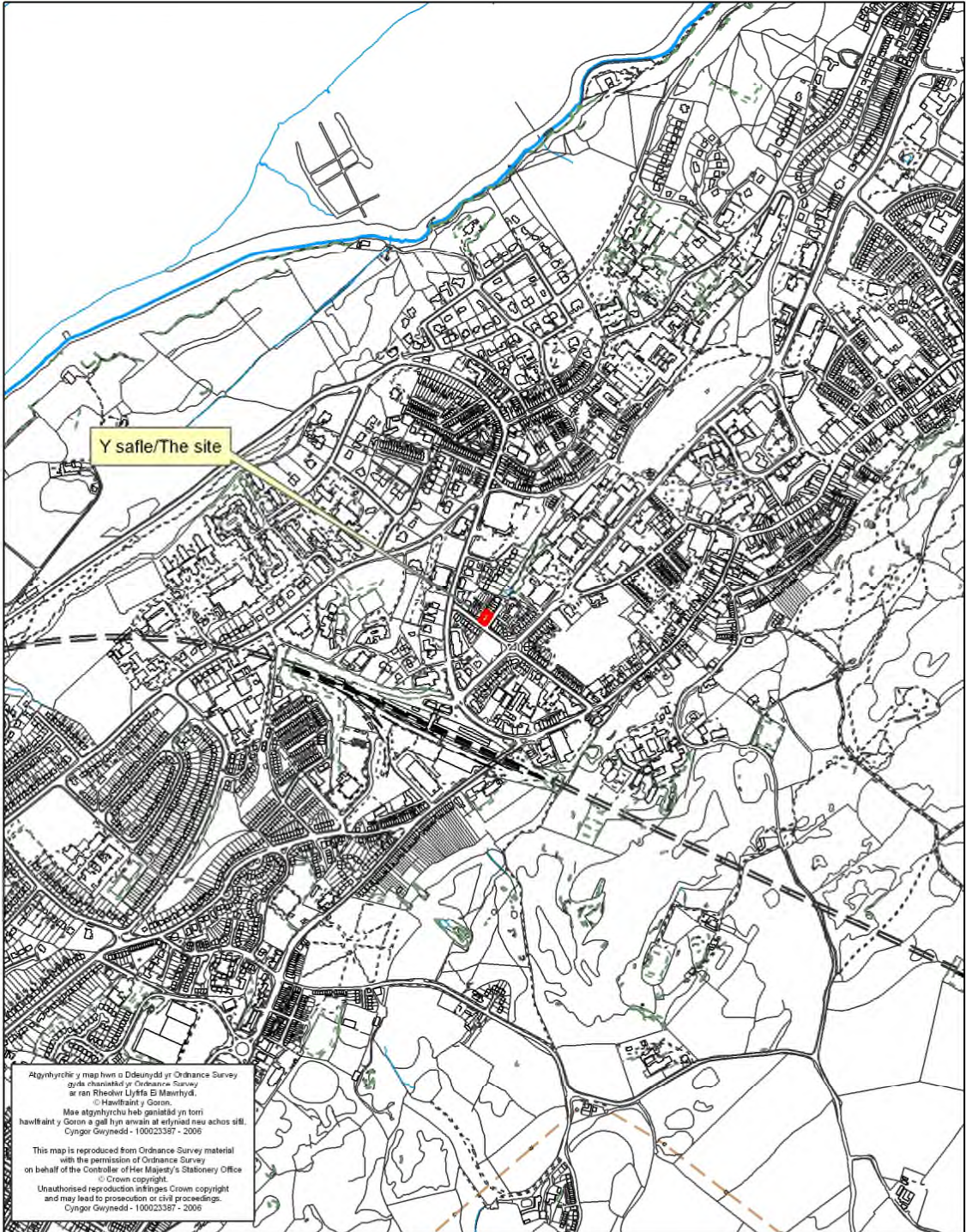


Number: 8



Rhif y Cais / Application Number : C14/0697/11/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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PWYLLGOR CYNLLUNIO	DYDDIAD: 24/11/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

Application Number: C14/0697/11/LL
Date Registered: 17/09/2014
Application Type: Full - Planning
Community: Bangor
Ward: Menai (Bangor)

Proposal: ERECT A TWO STOREY DWELLING FOLLOWING A REFUSAL UNDER REFERENCE C14/0060/11/LL
Location: 88, FARRAR ROAD, BANGOR, LL572DU

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application to erect a new two-storey house, create a vehicular access and new parking spaces, and erect a supporting wall. This application is a re-submission of a previous application that was refused, with further amendments made to the proposal from what was submitted originally.
- 1.2 The site is located off Upper Farrar Road which is fairly close to the city centre. The site is on a junction with the two adjacent roads being access roads only. Nearby houses vary in terms of size and appearance, and many of the houses have a striking appearance, especially in respect of materials. The site is on an elevated level from the adjacent roads, with a limited growth of hedges and shrubs within.
- 1.3 The proposal involves erecting a new two-storey house to include a lounge, kitchen/dining room and a toilet on the ground floor with three bedrooms and a bathroom on the first floor. The plans submitted show that the current entrance to the site will be closed but a new entrance will be created with two parking spaces within the site. Externally, the building will have a natural slate roof whilst the external walls will be finished in a combination of smooth render with tiles installed on the front elevation of the first floor.

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 planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

Policy B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

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POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY C1 - LOCATING NEW DEVELOPMENT – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals that give priority to reusing previously developed land or buildings and which are located within or adjacent to development boundaries will be permitted provided the site or the building and use are appropriate.

POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES – Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new development, extension of existing development or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.3 National Policies:

Planning Policy Wales (Version 7, 2014)

TAN 12: Design

3. Relevant Planning History:

- 3.1 Application number C14/0060/11/LL – a full application to erect one 3-storey house – refused 28.03.14
- 3.2 Application number C10A/0411/11/AM – an outline application to erect one house – approved 01.04.11
- 3.3 Application number P3/11/1241 – a reserved matters application to erect two townhouses – approved 17.12.91
- 3.4 Application number 3/11/1241 – an outline application to erect two townhouses – approved 08.03.91

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4. Consultations:

Community/Town Council:	No objection
Transportation Unit:	No objection, recommend the same conditions as suggested previously.
Natural Resources Wales:	Standard advice
Welsh Water:	Recommend including standard advice/conditions.

Public Consultation: A notice was posted on the site and nearby residents were informed. The original advertising period ended on 18.09.14 and correspondence was received objecting on the following grounds:

- A house in multiple occupation for students rather than a residential family property
- An increase in traffic/parking
- An increase in noise/litter
- A harmful effect on the character of the area.
- Overdevelopment
- Loss of visual amenities/privacy
- Overlooking/dominates nearby properties.
- No improvement from what was refused

The application has been revised twice from its original submission. These amendments were re-advertised and following the latest re-advertising period, one further letter was received who continued to object and endorsed the above:

- The setting of the property affects residential amenities. The previous outline permission set the property in line with other building on Farrar Road in order to safeguard the visual amenities.

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 This site is located within the development boundaries of the city of Bangor on land that is considered to be previously developed land; therefore it is believed that the proposal complies with the requirements of policies C1 and C3. The proposal does not reach a specified threshold for affordable housing requirements; therefore it is not considered that all the requirements of the policy are entirely relevant in this case. Nevertheless, it is believed that the proposal complies with the general requirements of policy CH3.

5.1.2 Previous planning applications for the site have approved a residential development here, therefore a residential development is considered acceptable in principle, subject to consideration and assessment of all the relevant planning matters and compliance with other relevant policy requirements.

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5.2 Visual amenities

- 5.2.1 This site is located in a relatively prominent position within the local area, the site forms part of a domestic garden which was, until fairly recently, a garden connected to the property known as 88 Farrar Road. It is surrounded by residential houses of various sizes, designs and finishes.
- 5.2.2 This application has been amended from the previously refused application, and further amendments have been made to the size and design of the building and the number of parking spaces.
- 5.2.3 This proposed development has now been revised as a result of discussions between officers and the agent so that its size in terms of the building itself and the number of bedrooms inside, now reflects what is considered to be an ordinary residential property. The changes made to the proposed external finishes are also an improvement from what was refused, as it is now intended to include a common element seen within the local area, such as tiles installed on the building's front walls. The houses in the local area vary in appearance, therefore there is a variety of appearances within the local area, and it is considered that the proposal is appropriate because it conveys one of these elements, and the size is also reasonable considering what already exists in the vicinity.
- 5.2.4 Therefore, it is believed that the proposal in its revised form is acceptable and that it satisfies the requirements of policies B22, B23 and B25. A condition is included to request that landscaping details are agreed upon for the site; therefore it is also believed that the requirements of policy B27 are also satisfied.

5.3 General and residential amenities

- 5.3.1 The location of this proposed building is close to the existing property known as 88 Farrar Road. The site of the new house that is the subject of this application used to be an informal garden for 88 Farrar Road in the past, but the site has now been divided as the land and the property have been sold separately and are in different ownership. We must therefore consider the effect of the new building mainly on the residential amenities of this property.
- 5.3.2 There would be a distance of just over three and a half metres between the wall of the existing property and the new building. An effort has been made to locate the new building in the part that is likely to have the least effect on 88 Farrar Road, whilst also avoiding including too many windows on the rear elevation of the building which would cause concern in terms of overlooking.
- 5.3.3 The front of 88 Farrar Road faces the land that is to be developed, it needs to be ensured that the development's effect on this property is minimised, and consequently, it is believed that the location as shown is the best position on which to construct the proposed property as it is not directly in front of 88 Farrar Road. From doing so, it is accepted that there will be some likely effect on the amenities of other houses nearby, but this is not thought to be excessive, and bearing in mind that planning permission has already been granted for developing the site and that consideration has been given in the past to the effect of a development on local amenities, it is believed that this proposal in its revised form is acceptable and satisfies the requirements of policy B23.

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ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

5.4 Transport and access matters

- 5.4.1 The Transportation Unit has no objection to this proposal, the amendments made to the size of the building and the number of bedrooms means that the number of parking spaces required is also smaller. The location of the proposed access and the parking spaces within the site have been assessed. They are believed to be acceptable, and therefore satisfy the requirements of policies CH33 and CH36.

5.5 Relevant planning history

- 5.5.1 It is seen from the planning history of this site that previous applications have already approved a residential development here. It is not considered that the situation has changed and that the principle of developing on this site is acceptable provided it satisfies the requirements of all relevant policies and guidelines.

5.6 Response to the public consultation

- 5.6.1 Concern was expressed by local residents about the effect of the development on the residential and general amenities of the area. Three letters of objection had been received originally to the proposal, and consequently the application is submitted to the planning committee.
- 5.6.2 Although the same number of objections was not received to the amendments made, a neighbour still has concerns regarding the effect of the development on their residential amenities. It is believed that what is proposed here, in the form as shown, has responded to the main concerns relating to the site. The site's planning history is a material consideration and based on this, we believe the proposal is now acceptable. Full consideration was given to all the relevant planning matters that were raised as part of the public consultation, and having considered all the relevant matters, the recommendation is to approve.

6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, and the observations and responses received, it is believed that this application is acceptable and satisfies the requirements of the relevant policies noted above.

7. Recommendation:

- 7.1 To approve – conditions
1. Time
 2. Comply with plans
 3. Materials / slates
 4. Landscaping
 5. Complete the access and parking spaces
 6. Drainage matters
 7. Removal of permitted development rights
 8. Note on requirements of party wall act.



Rhif y Cais / Application Number : C14/0697/11/LL

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16 MEBI 2014



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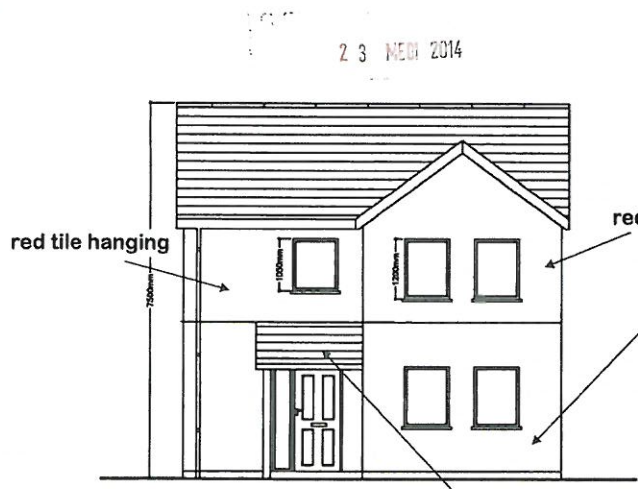
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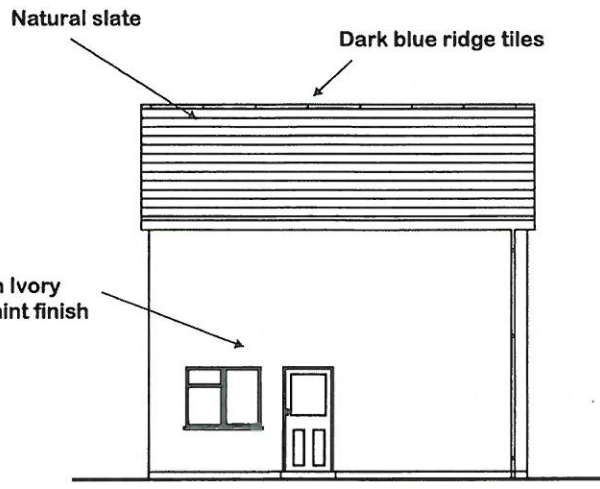
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88 Farrar Road,
Bangor,
Gwynedd.
LL57 2DU

23 MCH 2014

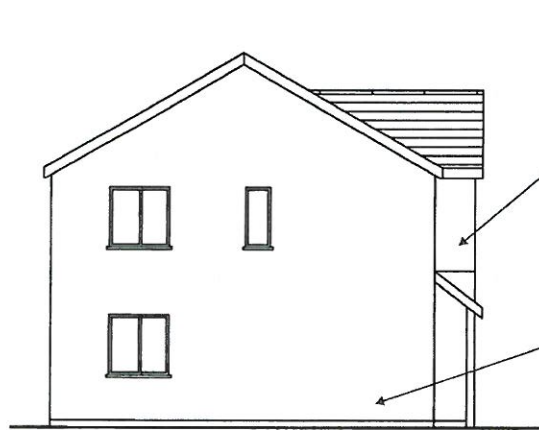


Proposed Front Elevation

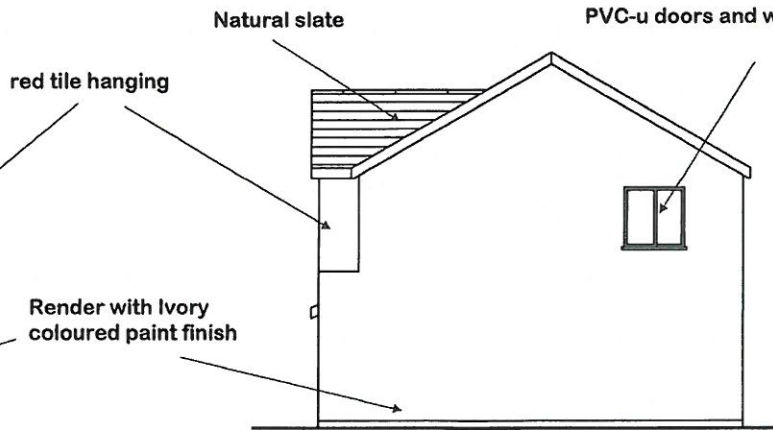
Natural slate



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

CYNLLW BDIWYNDIG
REVISED PLAN

Derbynwyd/Received: 23/9/14
 Llofnod/signature: *atn*

General Notes

No.	Revision/Issue	Date

Prep Name and Address
 A.I.I. Building Design Ltd
 Glasdy, Station Road, Llanrug,
 Caernarfon, Gwynedd. LL55 4AG
 Tel: 01286 238 297
 email: a.i.design@bt.com

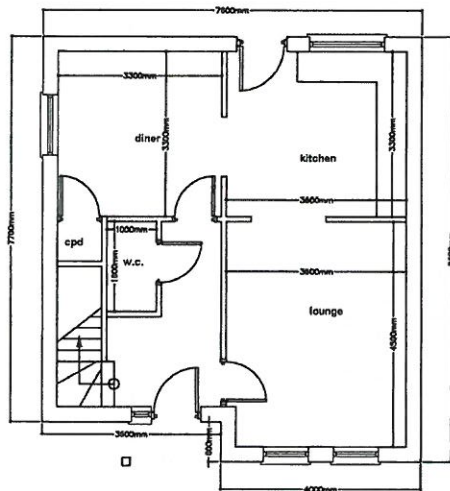
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 88 FARRAR ROAD,
 BANGOR, GWYNEDD
 LL572DU

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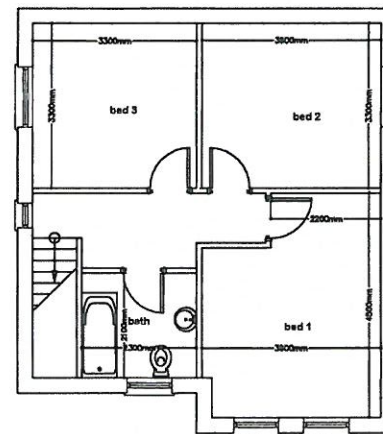


23 NECH 2014

CYNLLUN DYMUNEDDIG
 REVISED PLAN
 Delwyddiad/Received 23/9/14
 Llofnod/signature GR



Proposed Ground Floor



Proposed First Floor

General Notes		
No.	Revisory/Issue	Date
Firm Name and Address A.L.I. Building Design Ltd Gledy, Station Road, Llunrug, Caermerfon, Gwynedd, LL55 4AG Tel: 01286 236 297 email: alidesigntd@gmail.com		
Project Name and Address --- --- ---		
Project	---	Sheet
Date	23/09/2014	2
Scale	1:100	