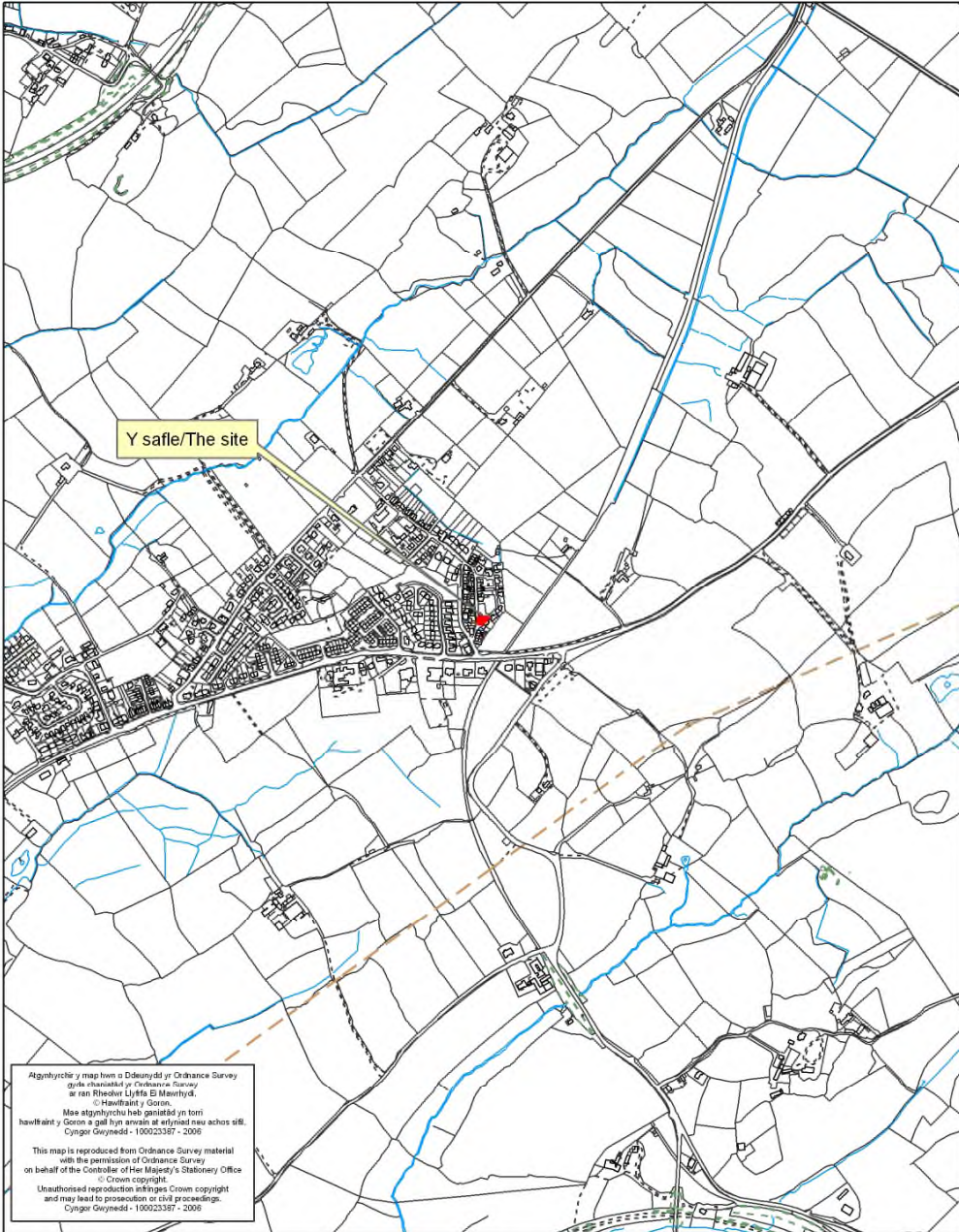


Number: 13



Rhif y Cais / Application Number : C14/0939/13/LL

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PWYLLGOR CYNLLUNIO	DYDDIAD: 24/11/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

Application Number: C14/0939/13/LL
Date Registered: 30/09/2014
Application Type: Full - Planning
Community: Bethesda
Ward: Gerlan

Proposal: EXTENSION ON THE SIDE OF THE PROPERTY
Location: YR HEN FECWS, TYN Y COED, CARNEDDI, BETHESDA, BANGOR, GWYNEDD, LL57 3SF

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 This is an application to construct an extension to the rear and side of the property that would link the existing property to an external building within the curtilage, which is also currently used as part of the residential property.
- 1.2 The property is surrounded by a variety of housing within the vicinity of the village. There is an agricultural field immediately behind the property and a row of terraced houses to the front.
- 1.3 The residential property is a single-storey cottage with a pitched roof and a single storey 'lean to' extension at the side, providing the current bedrooms. There is an existing single storey external building within the curtilage to the side of the main property which is used as part of the main property.
- 1.4 The proposal involves constructing an extension to the rear and side of the property providing additional floor space on the ground and first floors. The extension will have a mono-pitch roof with a dormer window with a shallow pitch going across to create a space in the roof to accommodate the first floor. The extension measures 14.4m by 5m at its maximum, with a maximum height of 6m at the roof ridge. It is proposed to finish the extension with a smooth render, with a slate roof and rubber on the shallow pitch roof.
- 1.5 The application has been referred to the Planning Committee as the applicant is a Member of the Planning Committee.

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.

2.3 Gwynedd Unitary Development Plan 2009:

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of

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criteria aimed at safeguarding 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 protecting the recognised features and amenities of the local area.

POLICY B24 – ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE

Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

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.

Gwynedd Planning Guidance

2.3 National Policies:

Planning Policy Wales 2014 (Edition 7)

TAN 12: Design

3. Relevant Planning History: None

4. Consultations:

Community/Town Council: No objection

Welsh Water: No response

Transportation: It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

Natural Resources Wales: No objection

Biodiversity: No objection

Public Consultation: A notice was posted on the site and neighbouring residents were informed. The advertising period has ended and no comments were received on the application.

5. Assessment of the material planning considerations:

The principle of the development

5.1 General planning policies within the Gwynedd Unitary Development Plan support applications for the erection of extensions on residential houses provided they are appropriately assessed.

5.2 Policy B24 of the GUDP relates to making alterations and extending buildings. This is an application to construct an extension to the rear and side of the property that would link the existing property to an external building within the curtilage, which is

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ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

also currently used as part of the residential property. The proposed extension is fairly substantial, offering floor space on the ground and first floors - although the first floor space is in the roof. The site is difficult to develop and it is considered that the scheme makes best use of the site and provides additional floor space without being oppressive. The extension in terms of its size and design is suitable and it is in keeping with the existing building and site. It is considered that the proposal complies with the requirements of policy B24 above.

Visual, general and residential amenities

5.3 Policies B22, B23, B 24 and B25 of the UDP relate to assessing the design of the proposal, amenities and external materials.

5.4 This proposal involves constructing an extension to the rear and side of the property, linking the existing property to an external building which is also currently used as part of the residential property. The extension in terms of its size and design is suitable and is in keeping with the existing building. There are houses in front and to the side of the site. There is an agricultural field immediately to the rear of the site, with various houses at the far end of the field, at a distance of approximately 60m. The houses to the side of the property are in close proximity, but there are no windows on the side elevations of these houses, and there is no intention to install windows that would face these houses. The house to the north of the site has been set back within its own curtilage and the single-storey section borders the agricultural field which is to the rear of the property relevant to this application. The proposed extension is single storey in this section next to the boundary, and therefore it is not considered that the proposal is likely to have an oppressive impact on the neighbouring property. It is proposed to finish the extension with a smooth render, with a slate roof and rubber on the shallow pitch roof. Therefore, it is considered that the size, design and materials of the proposal are suitable and that the proposal complies with the requirements of policies B22, B23 and B25 of the Unitary Development Plan.

Biodiversity

5.5 Policy B20 of the Unitary Development Plan relates to species and their habitats that are internationally and nationally important and proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats will be refused unless they conform to a series of criteria aimed at safeguarding the recognised features of the site. As the scheme proposes to change the building's existing roof, consultation took place with the Biodiversity Unit and Natural Resources Wales because of the potential of finding bats in the roof space. They emphasised that they had no objection to the application. Therefore, it is not considered that the proposal will cause unacceptable disturbance or harm to protected species or their habitats and, therefore, the proposal complies with the requirements of policy B20 above.

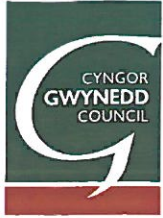
6. Conclusions:

6.1 Based on the above assessment, it is considered that the proposal conforms to the relevant policies, and that there are no material planning considerations that state otherwise.

7. **Recommendation:** To approve – conditions

1. Time
2. Plans
3. Slates on the roof

Welsh Water Note.



Rhif y Cais / Application Number : C14/0939/13/LL

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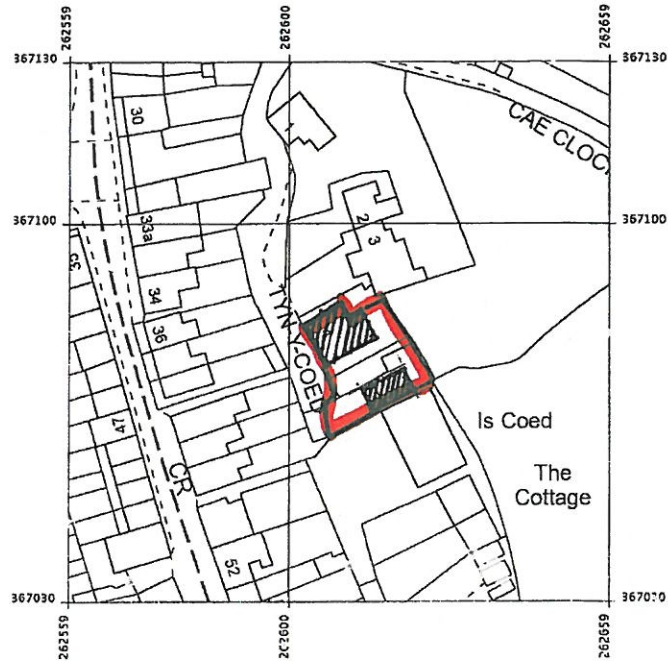
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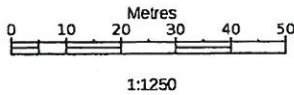
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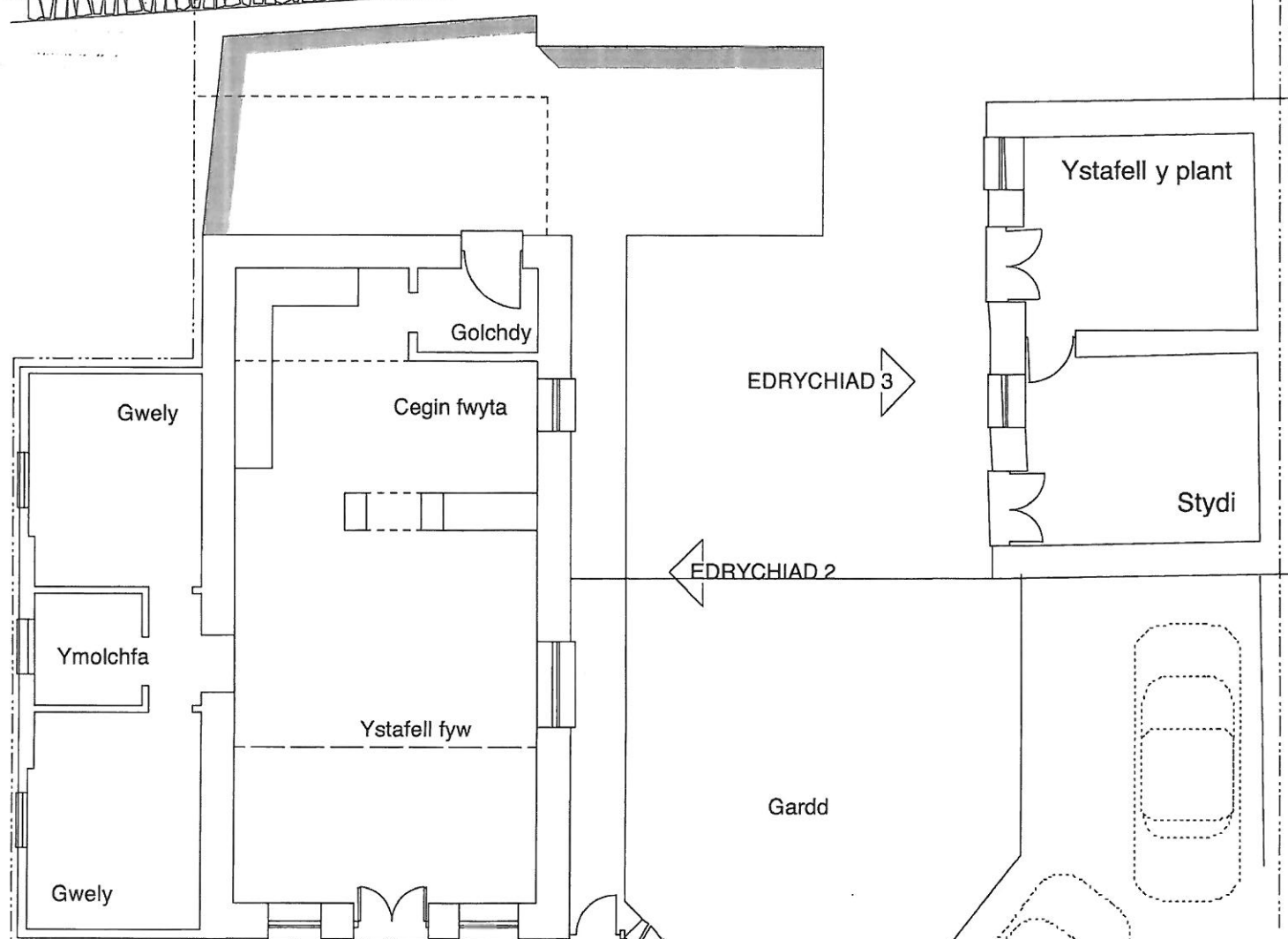


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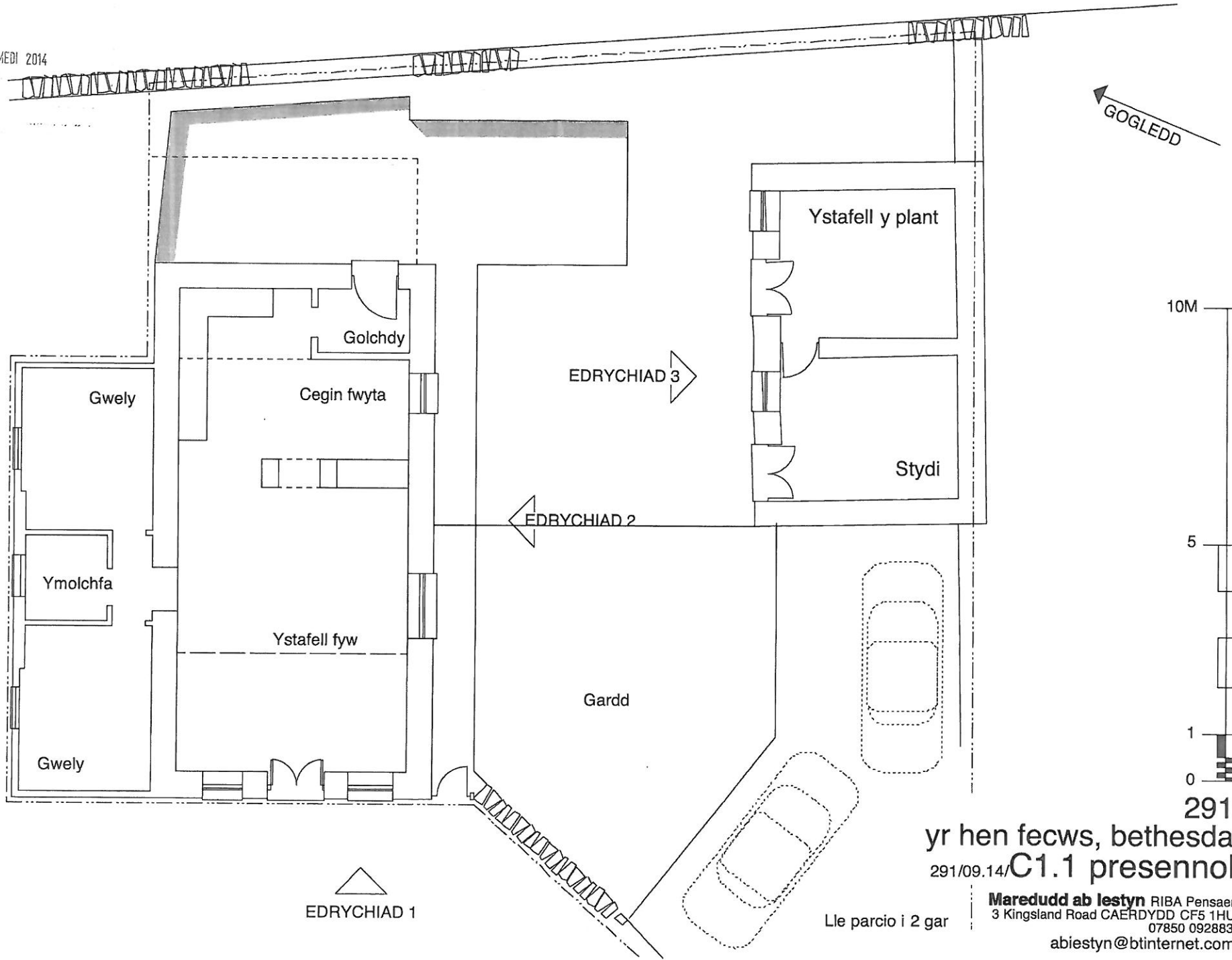
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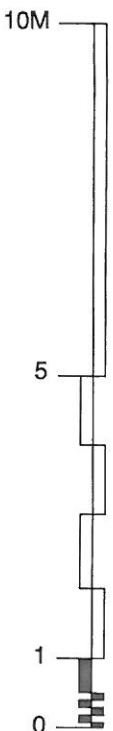
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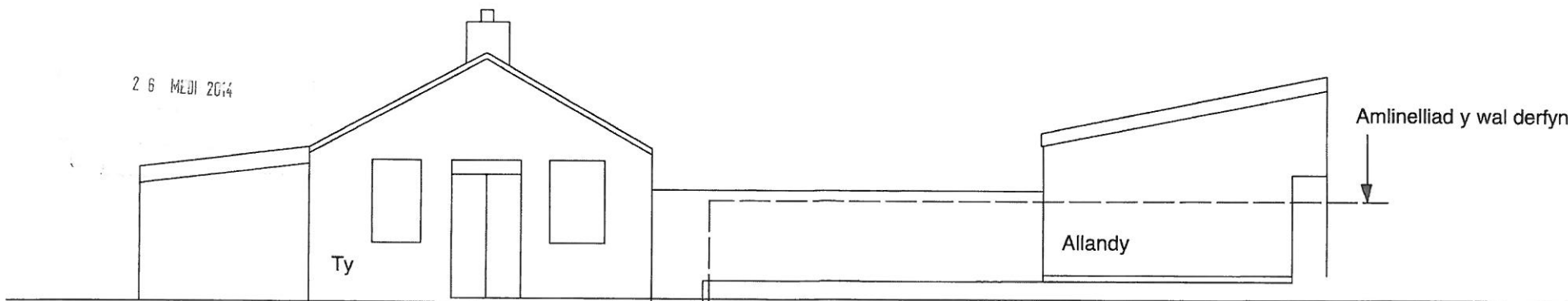
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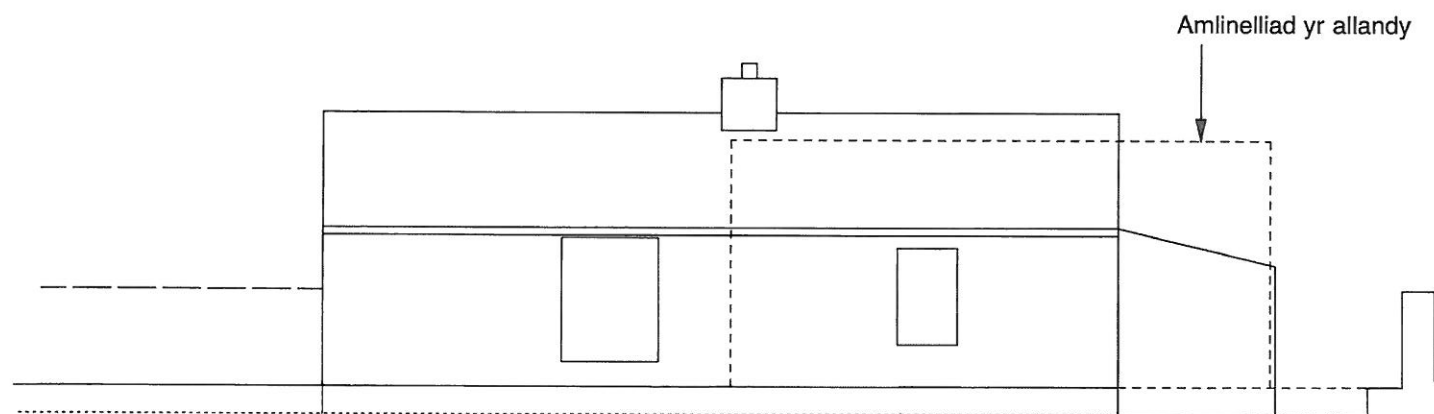
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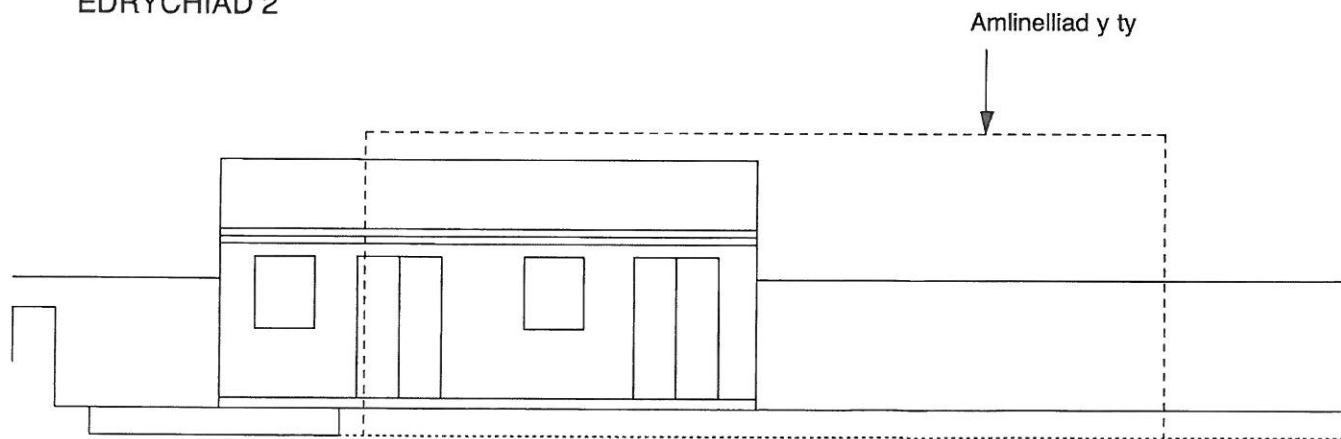
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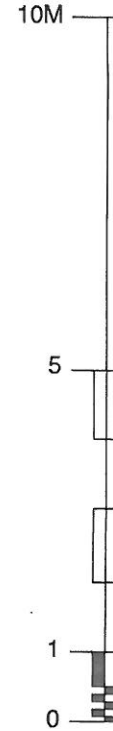
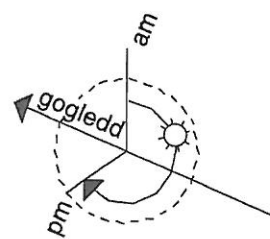
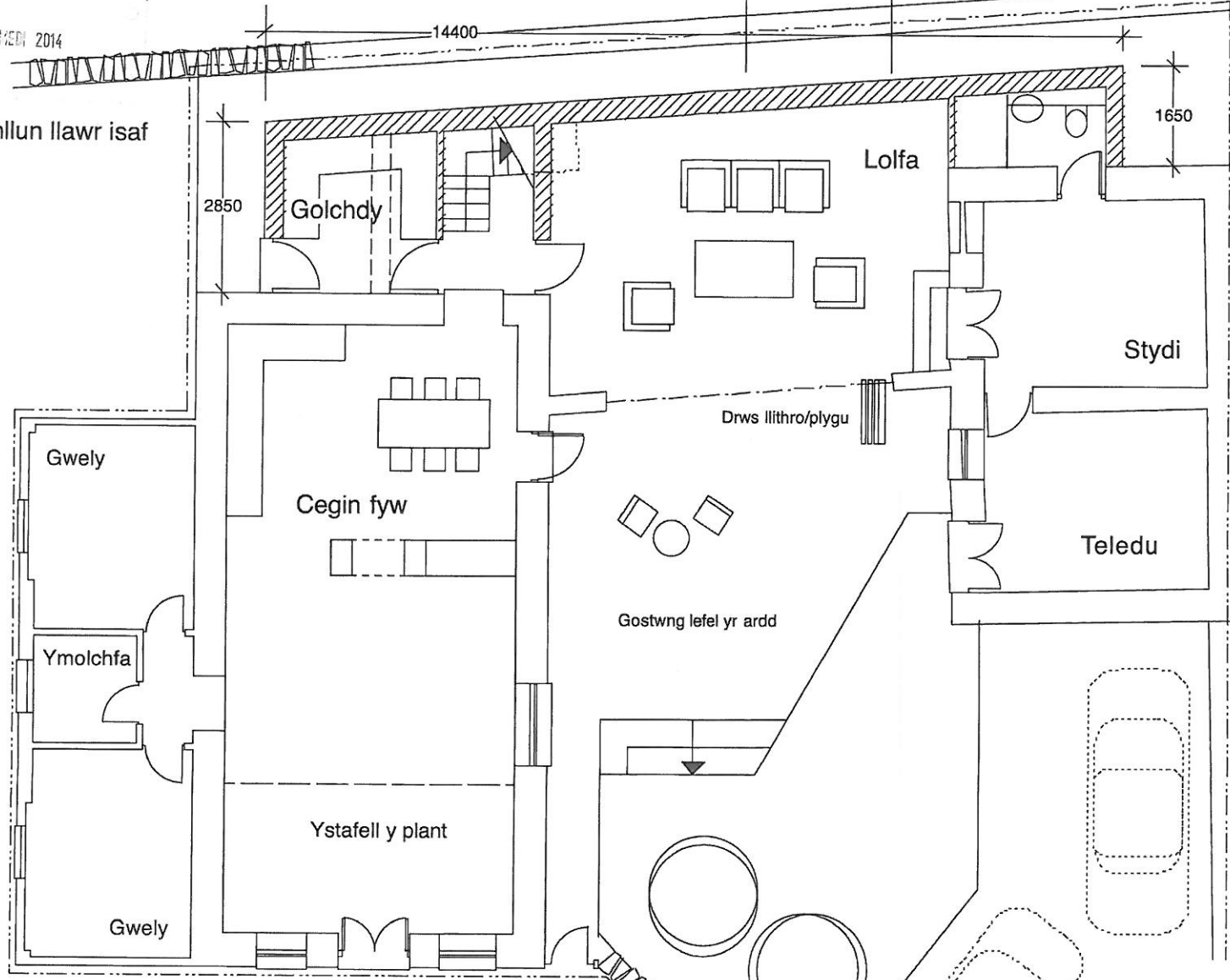


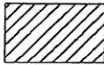
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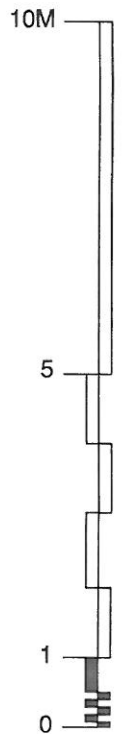
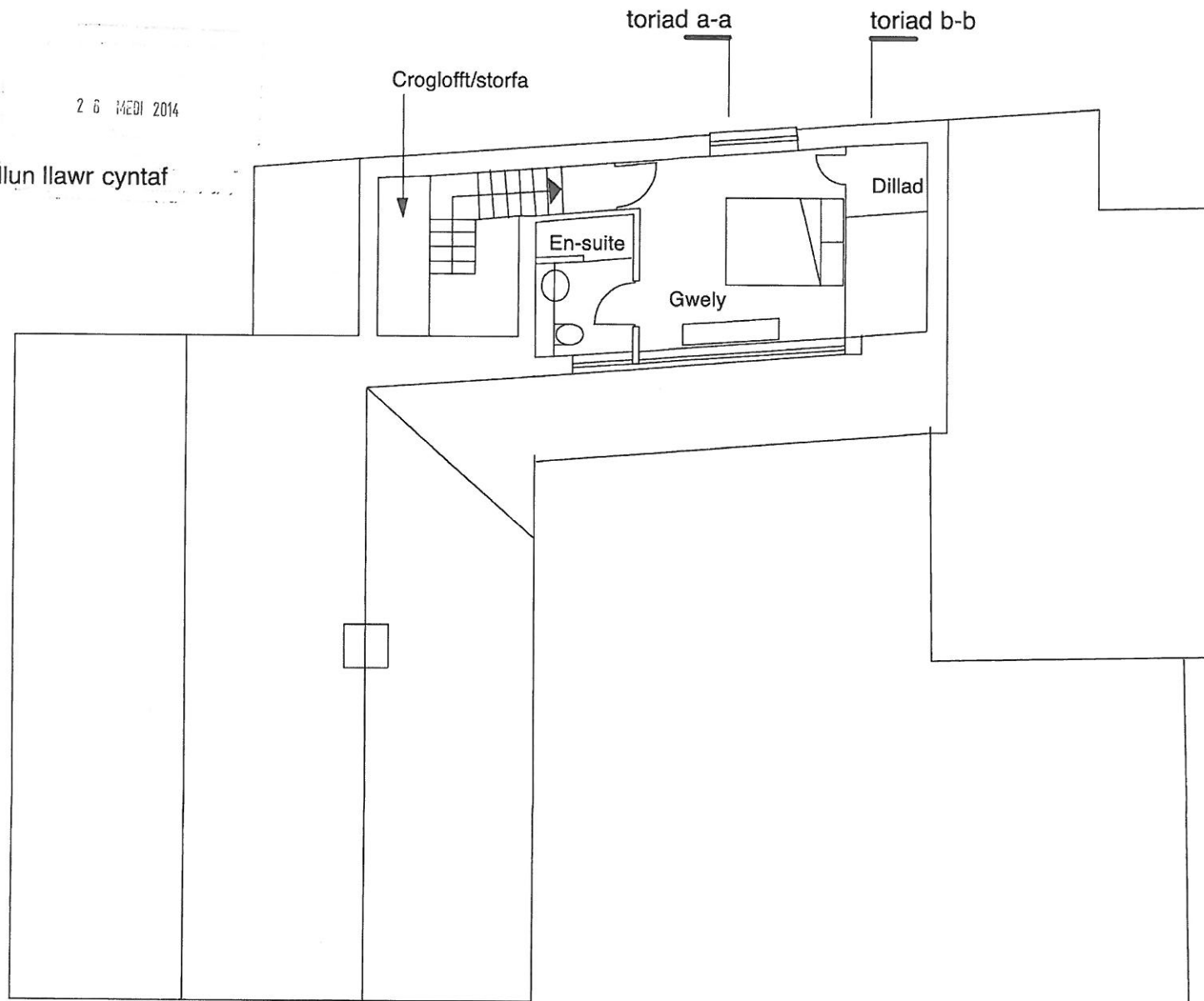
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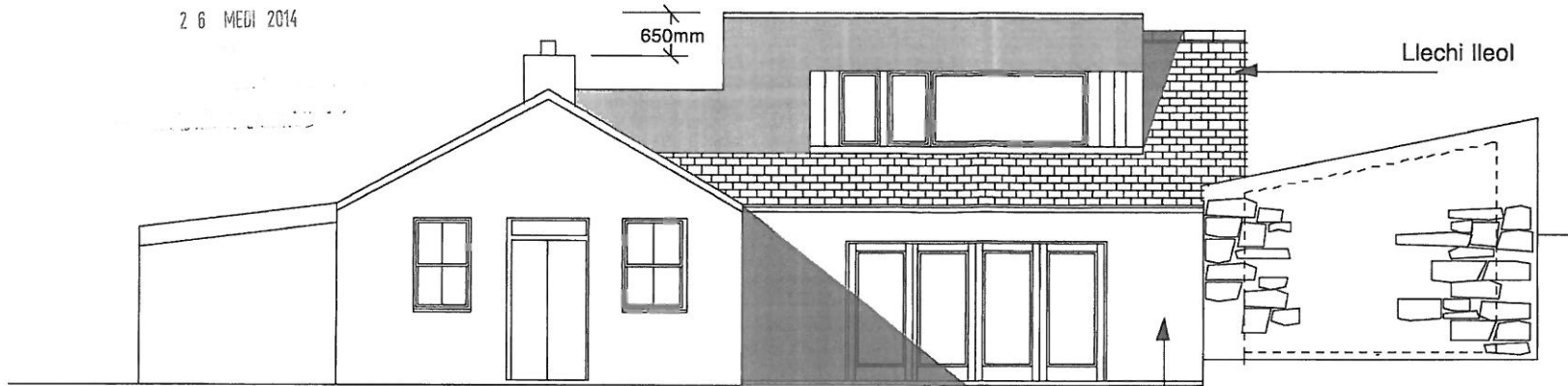


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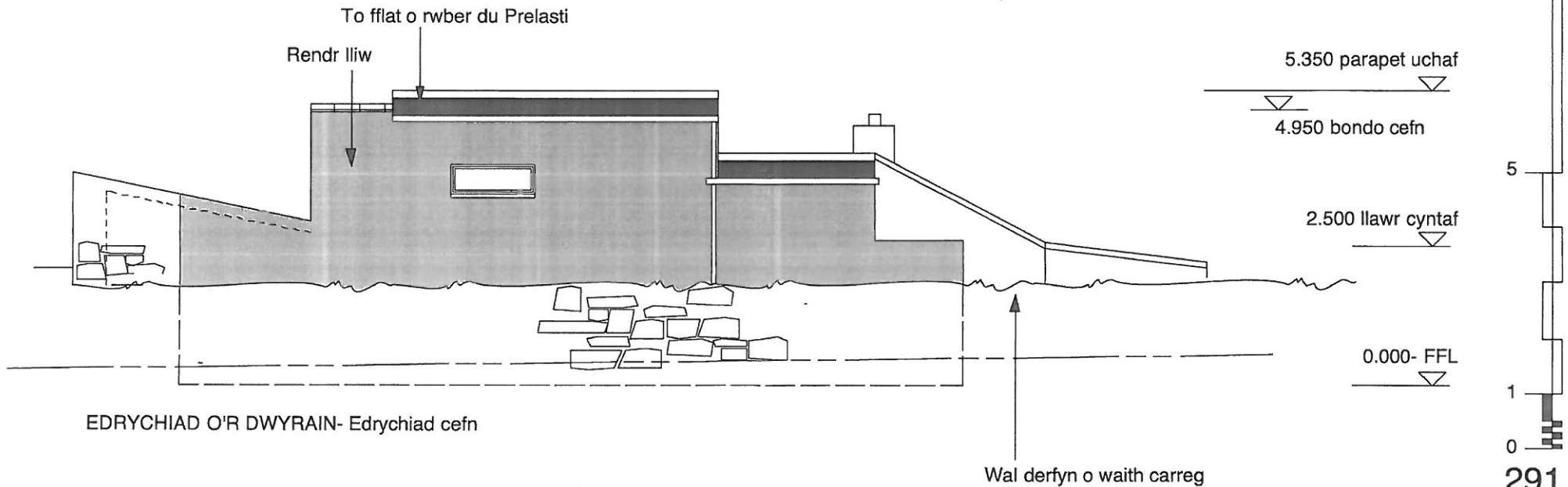


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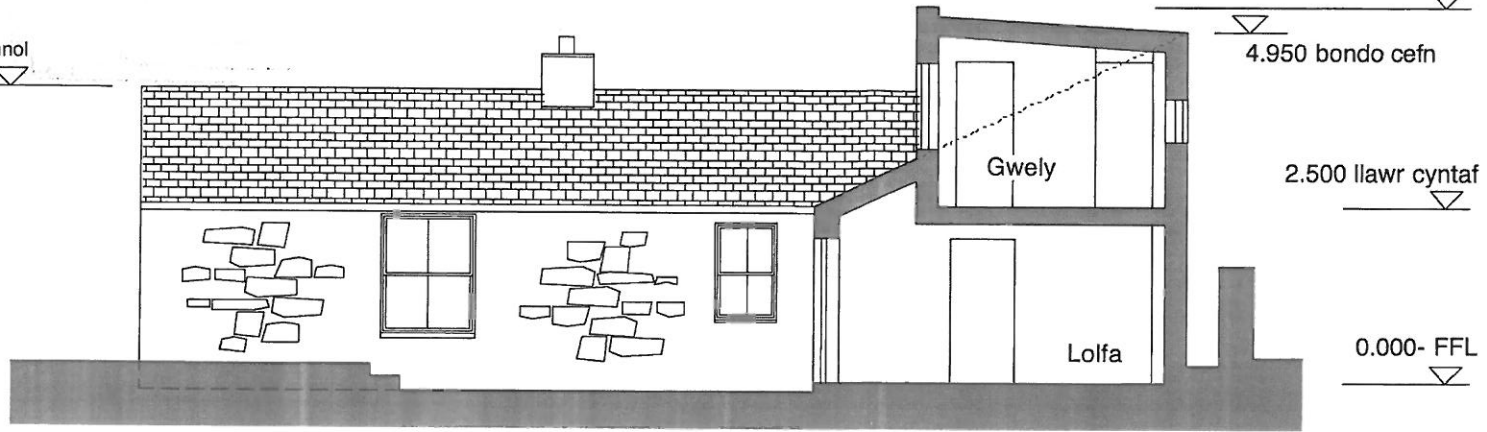
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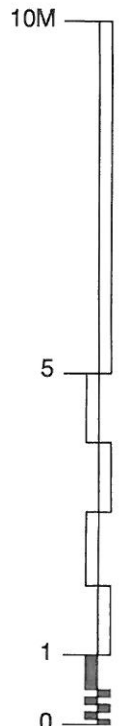
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