

Number: 9



Rhif y Cais / Application Number : C14/0956/18/LL

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PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Application Number: C14/0956/18/LL  
Date Registered: 06/10/2014  
Application Type: Full - Planning  
Community: Llanddeiniolen  
Ward: Bethel

Proposal: DEMOLISH 2 TERRACED HOUSES AND ERECT 2 NEW DWELLINGS IN THEIR PLACE  
Location: GWYNLLYS & BODWYN, SARON, BETHEL, CAERNARFON, GWYNEDD, LL55 1YP

**Summary of the Recommendation:**

TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 This is an application to demolish two houses that part of a terrace of three houses, and build two new houses in their place.
- 1.2 The site where it is proposed to erect the dwellings is located within the development boundary of the village of Bethel. The site is level, and there are currently three two-storey terraced houses on the site, and two of them are the subject of this application. The houses are located in the centre of the village, with the road passing by the southern gable-end and the front elevation to the west. The back yards of the houses are on the eastern elevation. There are various types of houses around the site, which include individual houses, single-storey dwellings and terraced houses.
- 1.3 The existing houses are two-storey with one bedroom, and it is proposed to demolish them entirely. The houses that will be erected in their place have the same footprint, but have an additional porch at the rear to provide an entrance hall and a bin storage area. The roof ridge of the new houses will be 0.5m higher than the ridge of the original roofs, and next door's roof. The new houses offer two bedrooms instead of one, and more comfortable living rooms. The proposal also involves providing a smaller back yard at the rear of the houses, but will provide one parking space behind the houses. It is proposed to finish the houses with walls of render, and brickwork features and a slate roof.
- 1.4 A Design and Access Statement has been submitted as part of the application.

**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 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.

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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 CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES

Approve proposals to build new dwellings on unallocated sites within the boundaries of Local Centres and Villages provided they conform to criteria aimed at ensuring an affordable element within the development.

#### POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can 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 developments, extensions to existing developments 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 (Edition 7) 2014

TAN 12 Design

### 3. Relevant Planning History - None

### 4. Consultations:

Community/Town Council: No response

Transportation Unit: There is no objection to the proposal. Obviously it is not possible to provide more parking provision for the houses, but those shown are considered to be comparable to the current situation, and it is not considered necessary to provide more spaces as there are many local facilities within walking distance or a bus journey from the site.

The parking space shown measures approximately 4.2 x 2 metres and is smaller than a normal space, and it must be ensured that the use of the car park does not restrict the use of the nearby road. However, it is recommended to retain this space as it would be suitable for motor bikes or a small vehicle such as a mini.

It must also be ensured that the footprint of the houses does not extend out further into the main road than the existing houses. The plan suggests that the front of the houses towards Stryd Ganol will extend out a bit.

Welsh Water: Propose standard conditions.

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Biodiversity Unit: Following a site visit there are no observations to offer.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and no correspondence was received on the application.

## **5. Assessment of the material planning considerations:**

### **The principle of the development**

5.1 Policy CH4 of the GUDP relates to proposals for new houses on unallocated sites within the development boundaries of local centres and villages, and states that similar proposals should be approved if criteria stating that a proportion of the units on every site (which will vary from site to site) should be affordable can be satisfied. In this case the proposal contains only 2 small two-bedroom dwellings, which are likely to be affordable regardless, therefore it is not considered appropriate to request that 50% of the development is affordable through a section 106 agreement. Therefore, it is considered that the proposal complies with the requirements of Policy CH4.

### **Visual, general and residential amenities**

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

5.3 The proposal involves demolishing two dwellings and erecting two dwellings in their place on more or less the same footprint. The site is level, and offers a parking space at the back. The proposed windows are more or less in the same position as the current windows. There are fewer windows on the rear elevation, and although the windows are larger on the front elevation and there is an additional window on the southern gable-end, these windows face the main road; therefore it is not considered that they will cause any significant overlooking into any private space. It is not considered that the proposal is inconsistent or incompatible with the development pattern of the area, and it is considered that the proposal is suitable in terms of its location and size.

5.4 It is proposed to finish the dwellings with slates on the roof and to cover the walls with render and brickwork. There are various finishes to be seen in the area, and this proposal is considered to complement those.

5.5 As a result of the above, it is considered that the proposal complies with all the requirements of policies B22, B23 and B25 of the Unitary Development Plan which relate to the design of the proposal, amenities and external materials.

### **Transport and access matters**

5.6 Policies CH33 and CH36 of the Unitary Development Plan relate to assessing the impact of proposals on safety on roads and streets and the provision of private parking facilities.

5.7 The proposal contains one parking space at the rear of the site, and it is not possible to provide more than this. The application site is located in an accessible location in the village, where there are local facilities within walking distance and further

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facilities within the distance of a bus journey or a bike-ride. The Transportation Unit is happy with the proposal; therefore it is considered that the proposal complies with the requirements of policies CH33 and CH36 above.

**6. Conclusions:**

- 6.1 As a result of the above assessment it is not considered that the proposal to demolish the existing dwellings and erect two dwellings in their place is contrary to any of the relevant policies noted above. The proposal is unlikely to have a detrimental effect on the amenities of the local area, on road safety or on any nearby properties.

**7. Recommendation:**

- 7.1 To approve subject to conditions:

1. 5 years
2. In accordance with the plans
3. Slate roof
4. Materials
5. Welsh Water conditions

Notes

1. Welsh Water Note
2. Party wall note



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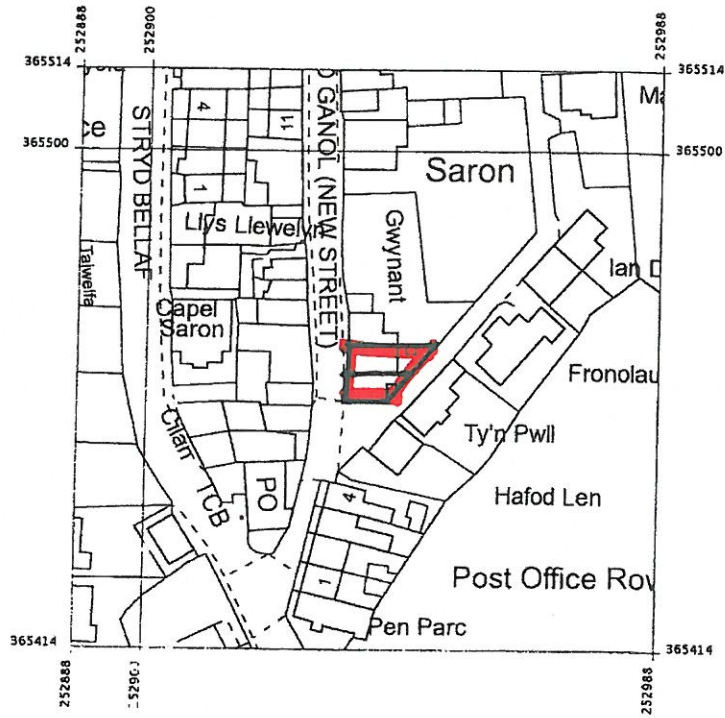
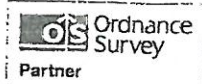
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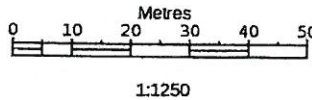
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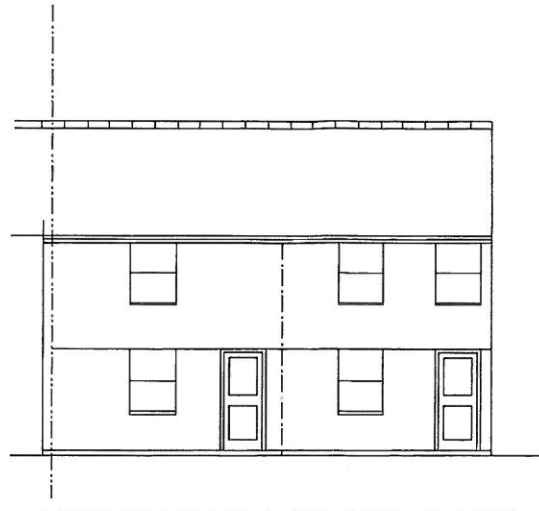
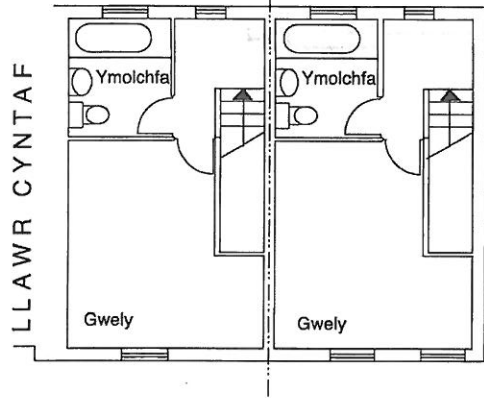


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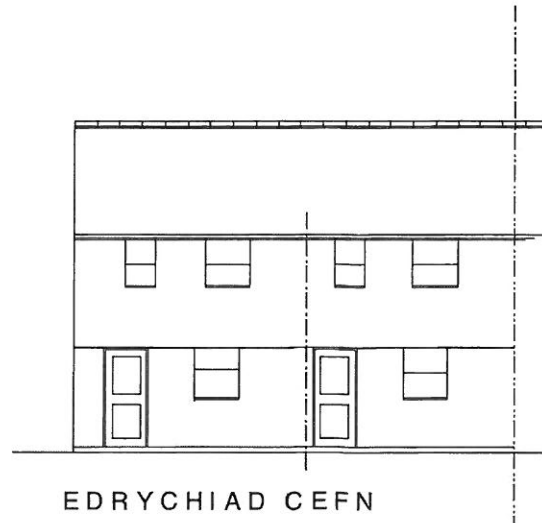
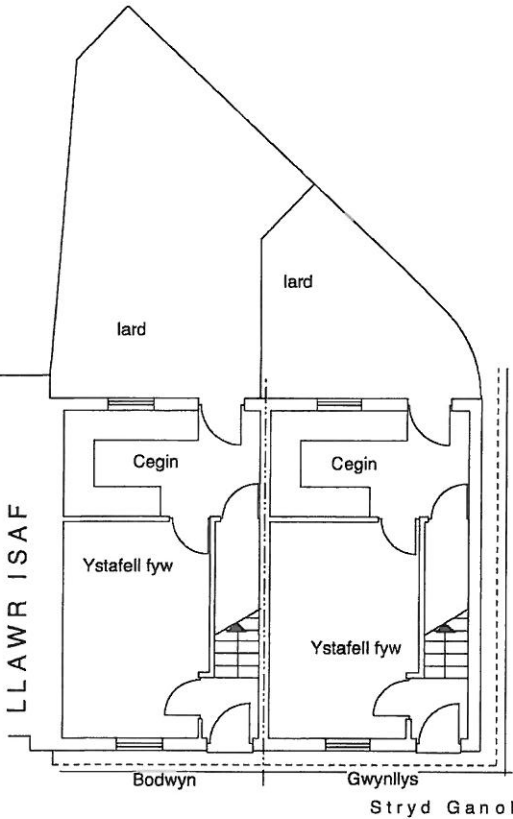
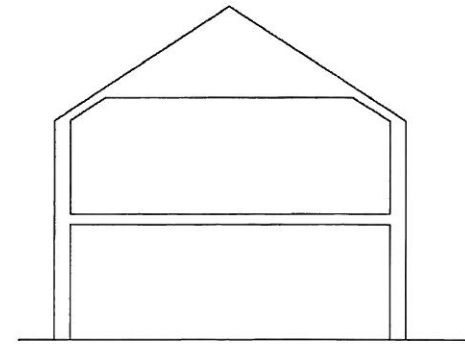
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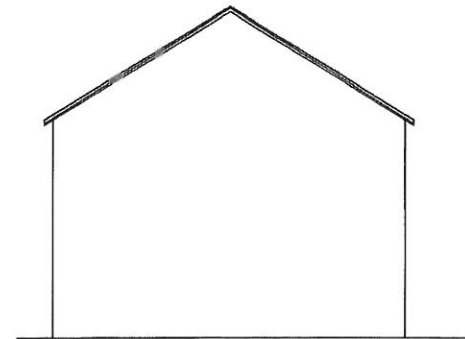
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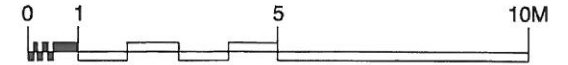
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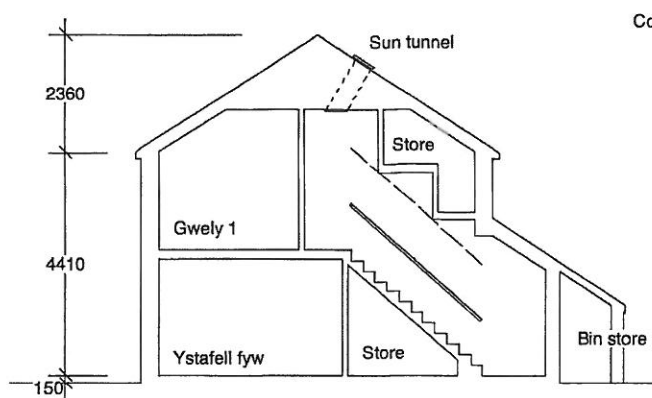
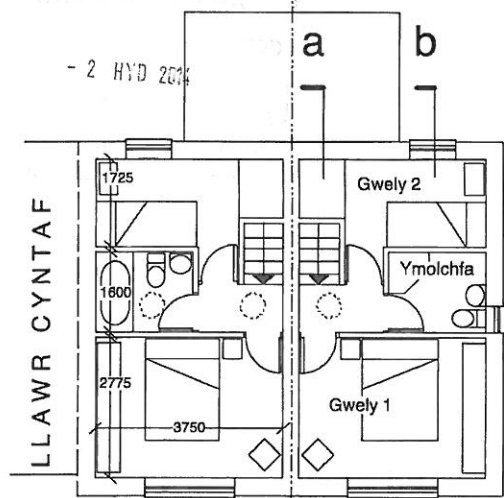
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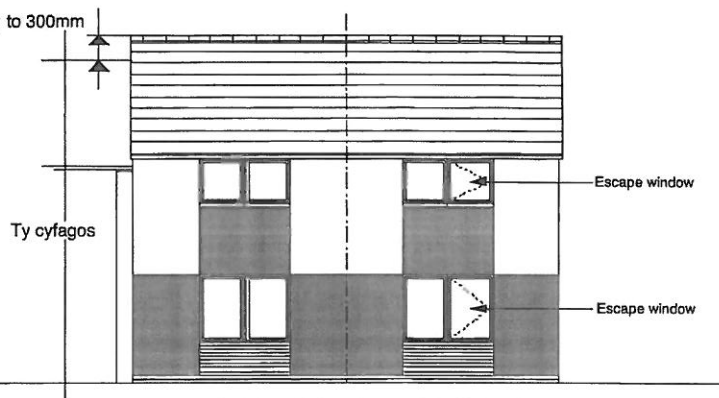
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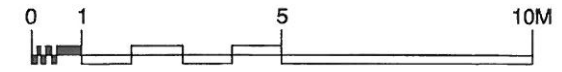


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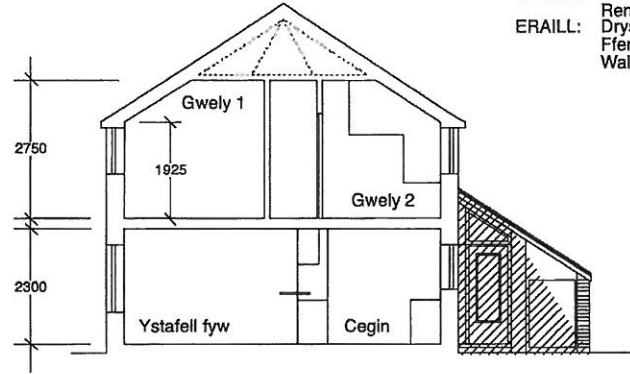
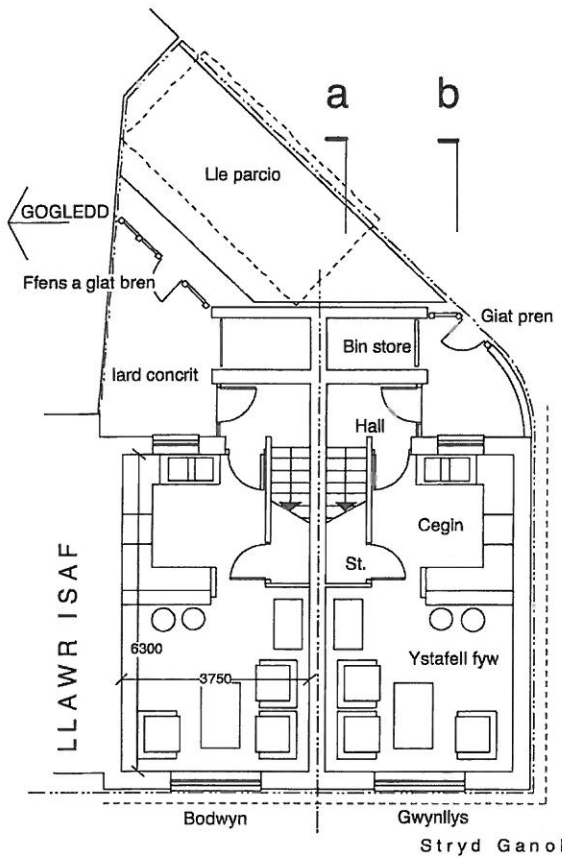
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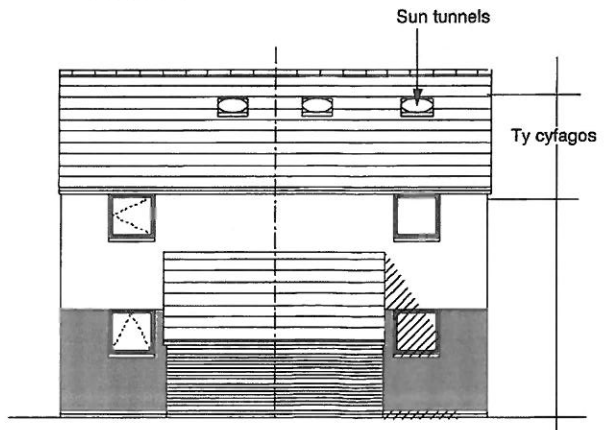
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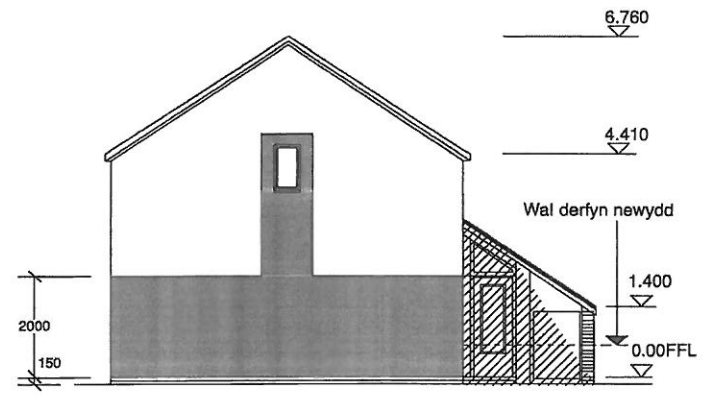
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