
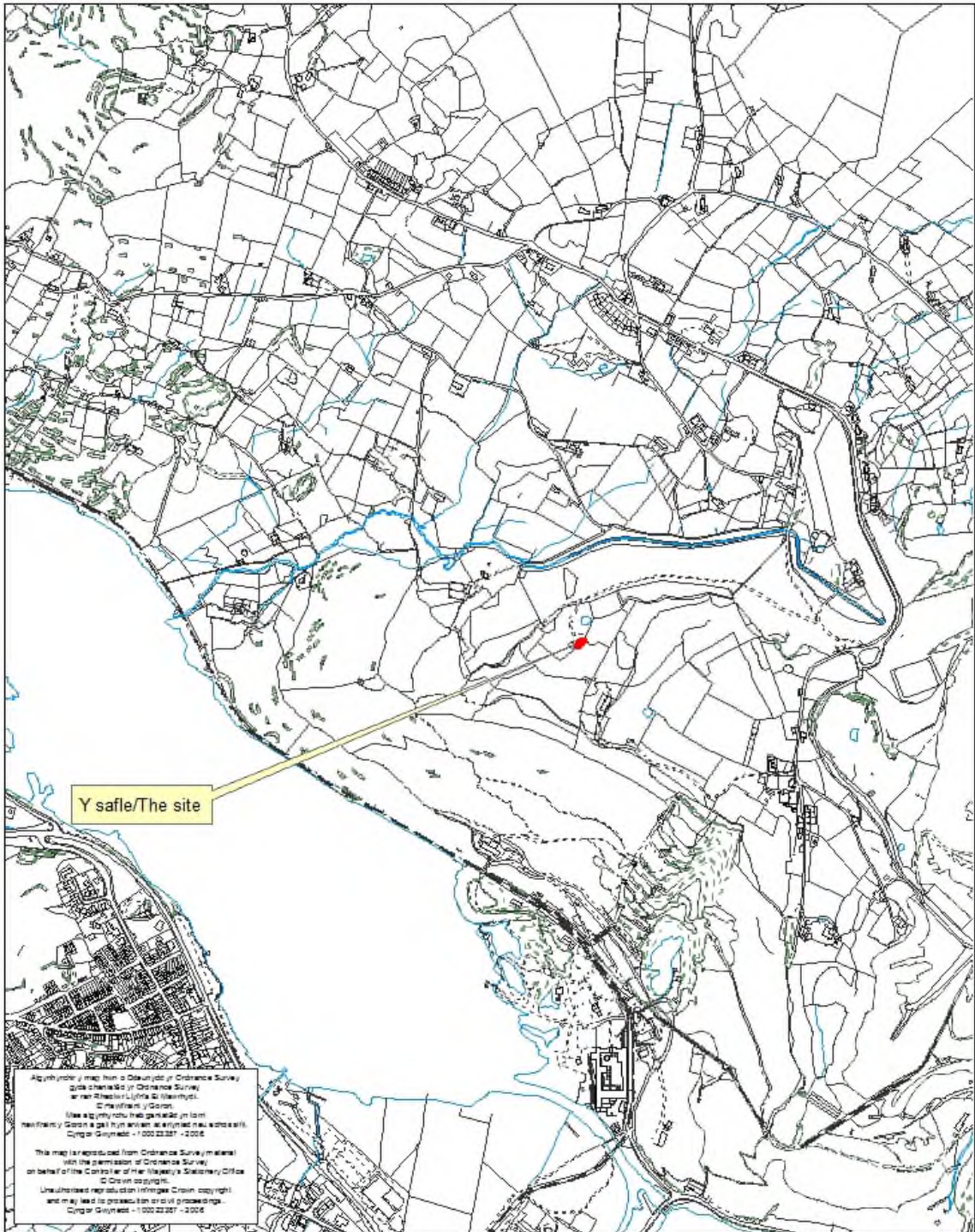


No: 7

 Rhif y Cais / Application Number : C14/1198/18/LL

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PLANNING COMMITTEE	DATE: 02/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C14/1198/18/LL
Date Registered: 15/12/2014
Application Type: Full - Planning
Community: Llanddeiniolen
Ward: Deiniolen

Proposal: ERECT A TWO STOREY FRONT EXTENSION
Location: GER Y COED, DINORWIG, CAERNARFON, GWYNEDD, LL55 3ES

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The proposal involves constructing a two-storey extension to the front of the property.
- 1.2 The property is a building that has been converted into a two-storey dwelling with 3 bedrooms, under planning permission reference C06A/0122/18/LL, with a small curtilage surrounding the property. There is a rock immediately to the rear of the property.
- 1.3 The proposal involves the erection of a two-storey extension on the front of the single storey property, measuring approximately 7m by 6.5m and 4.2m high to the eaves, and 6.5m high to the ridge. The extension would provide a lounge on the ground floor and a bedroom with an en-suite on the first floor. It is intended that the extension will be finished with a slate roof and grey timber cladding on the walls.
- 1.4 The proposal also includes providing a decking area to the front of the extension and part of the existing property.

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 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.

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.

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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.

Gwynedd Planning Guidance

2.3 National Policies:

Planning Policy Wales 2014 (Edition 7)
TAN 12: Design

3. Relevant Planning History:

- 3.1 C06A/0122/18/LL – Convert outbuilding into dwelling together with erection of a garage - Approved - 22.03.2006
- 3.2 C10A/0156/18/LL – Application for the erection of a private stable block – Approved – 12.05.2010

4. Consultations:

- Community/Town Council: No response
- Transportation: It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.
- Welsh Water: No response
- Natural Resources Wales: No observations
- Biodiversity: Although the area surrounding the site is a good habitat for bats, the building itself has been extensively modernised and is not suitable for bats. There is only a slight possibility that bats will be present. Should bats be found during the work, Natural Resources Wales should be contacted immediately.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting on the basis of the following planning matters:
 - Does not suit the area and is too large.
 - Impact on the public path
 - Impact of an increase in traffic

The observations below were also received but are not relevant to this case:

 - Use of the site as a Bed and Breakfast and holiday accommodation.

5. Assessment of the material planning considerations:

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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 Gwynedd Unitary Development Plan relates to alterations to buildings. The proposal involves constructing a two-storey extension to the front of the property. It is considered that the size, location, design and height of the extension is suitable in this case, as there is a rock immediately to the rear of the building which prevents any extension to the rear. Although the extension is fairly substantial, its location on the property and its height are suitable in this case, and it is considered that the extension is in keeping with the area and the existing property. Therefore, it is considered that the proposal complies with the requirements of policy B24 above.

Visual, general and residential amenities

- 5.3 Policies B22 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design and external materials of the proposal. Policy B23 relates to ensuring that there is no detrimental impact on the visual, general or residential amenities as a result of approving the application.
- 5.4 The proposal involves constructing a two-storey extension to the front of the property. The extension in terms of its size and design is considered suitable and is in keeping with the existing building. The proposal involves the creation of openings on the first floor level, but as the nearest residential property is located 100m away, it is not considered that the proposal is likely to cause any overlooking or have a detrimental impact on the amenities of any neighbouring property. Although the original property is a conversion of an outbuilding, it is a rendered two-storey building, and the proposal to finish the extension with a slate roof to match the roof of the existing property and to install grey timber cladding is suitable in this case. The property is visible at a distance from a number of public places and a public path runs past the site. On the above grounds, it is therefore considered that the proposal complies with the requirements of policies B22 and B25 of the Unitary Development Plan.

Response to the public consultation

- 5.5 Following a period of statutory consultation, one correspondence was received, objecting to the application and this is outlined above.
- 5.6 The matters relating to design and size have already been discussed above. A public path runs past the front of the site, and also along the access track from the highway. The path is not on land within the applicant's ownership, and the access track is shared with other properties. The objection refers to heavy use of vehicles on the public path, and also to the conduct of the applicant towards people walking on the path. It is not considered that the addition of one bedroom will mean a substantial increase in traffic to this property and it is therefore not considered that it would have a detrimental impact on the public path.
- 5.7 Reference has also been made to the fact that a bed and breakfast service is available at the property, and that holiday accommodation in static caravans is also available. Confirmation has been received from the applicant's agent that the property does not

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offer bed and breakfast, and following a site visit and an internal inspection of the house it can be confirmed that the existing floor plans submitted as part of the application are correct. Static caravans exist on the site, and it is possible that a change in the land use has taken place outside the original curtilage of the property, and the Enforcement Unit is investigating its use as a matter which is separate to this application. The caravans and the land outside the original curtilage of the property do not form part of this application, and therefore they cannot be used as grounds for its refusal.

5.8 It is therefore considered that these objections do not include any observations which are material to the assessment of this application, nor to the recommendation.

6. Conclusions:

6.1 Based on the above assessment, it is not considered that the proposal is contrary to the relevant local or national policies noted, nor is there any material planning consideration that states otherwise.

7. Recommendation:

7.1 To approve – conditions

1. time
2. plans
3. materials
4. slates

Welsh Water Note

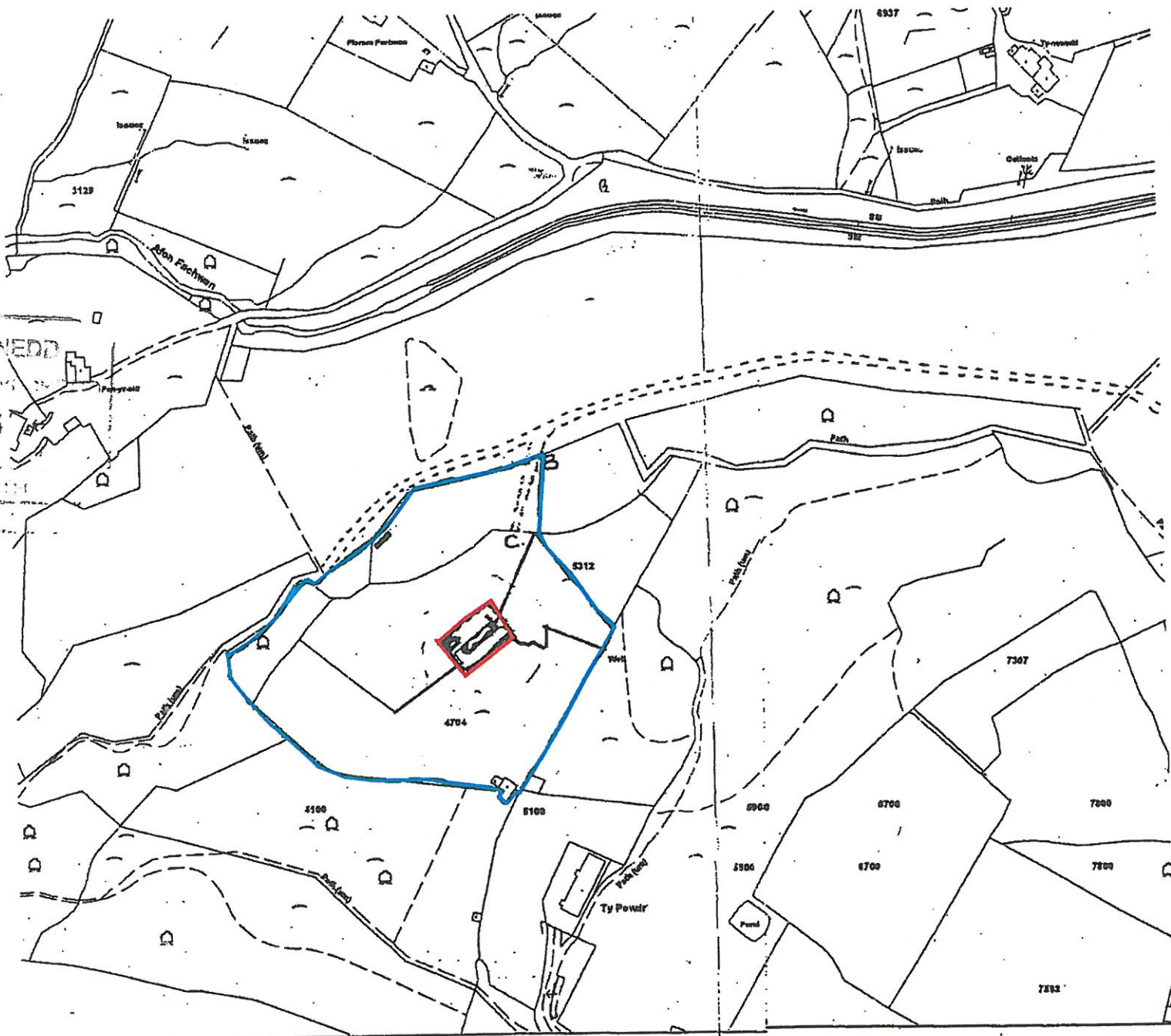
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Cyngor Gwynedd - 100023387 - 2006

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Ger y Coed
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Caernarfon
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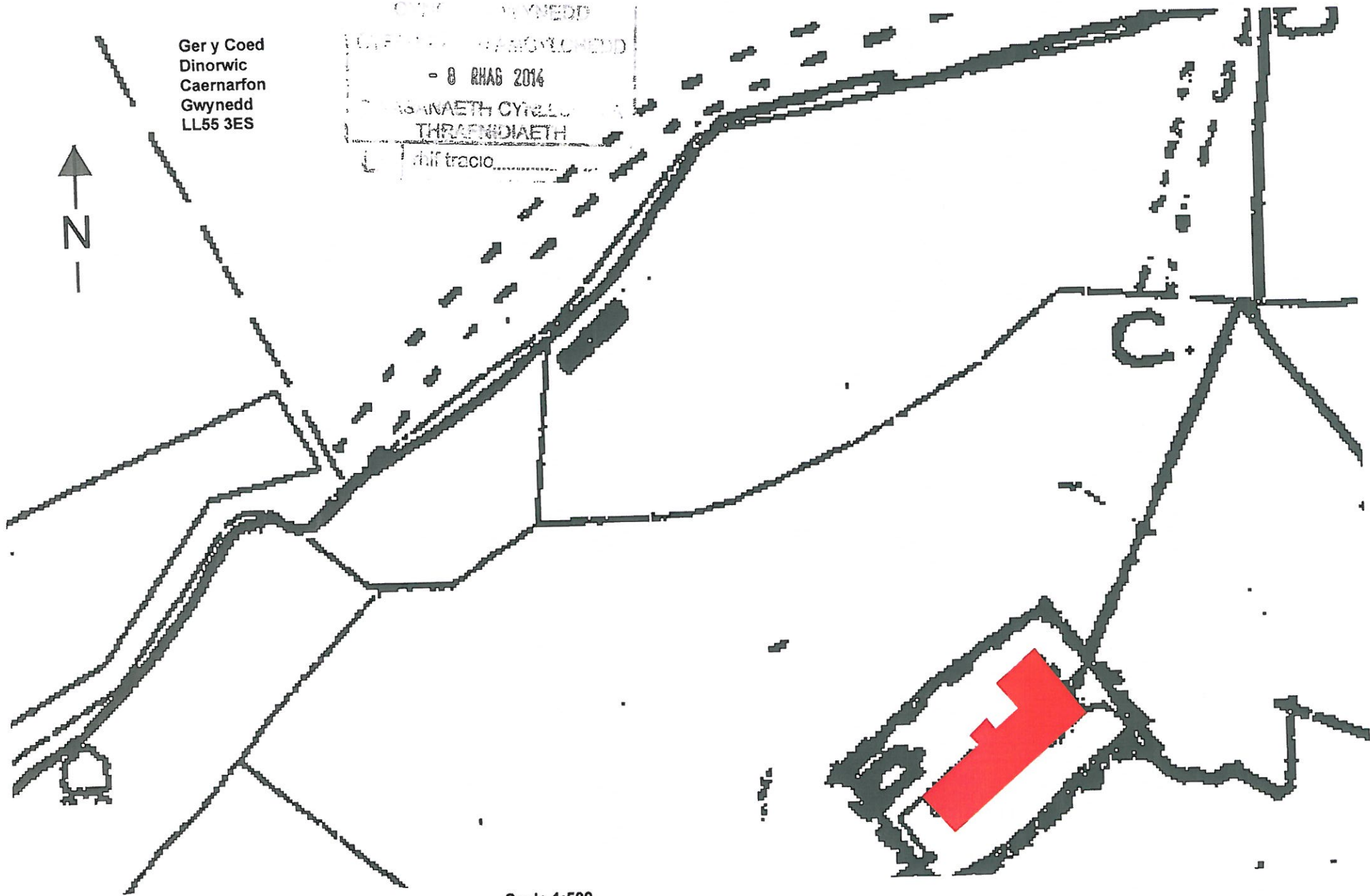
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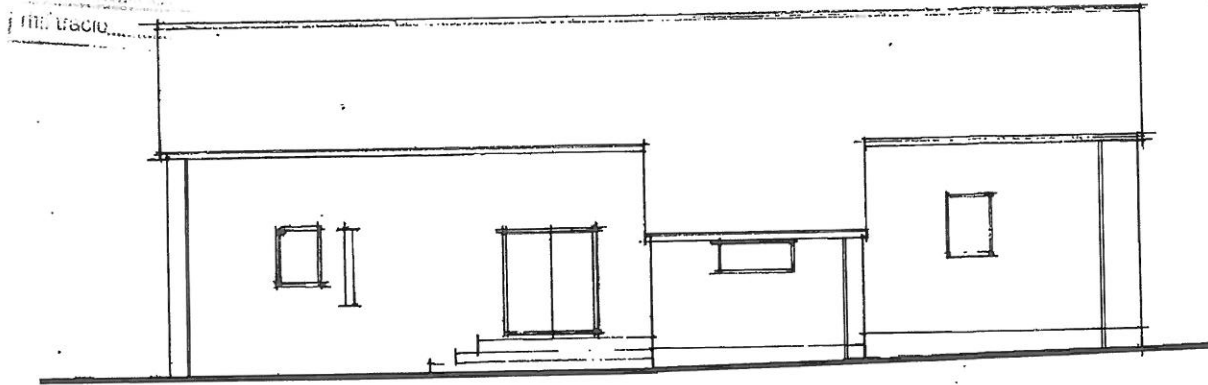
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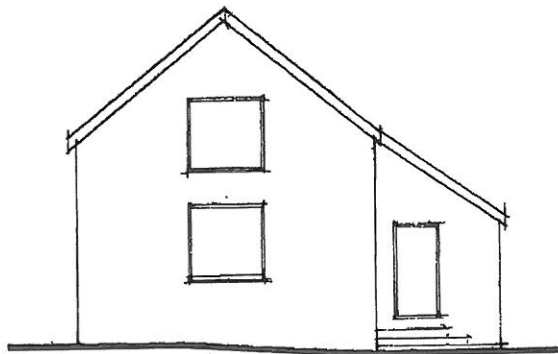


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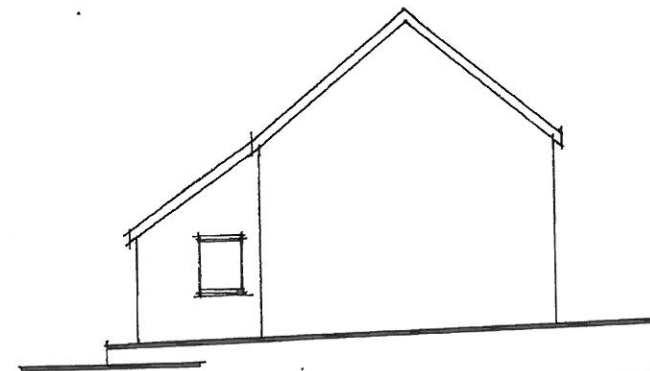


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

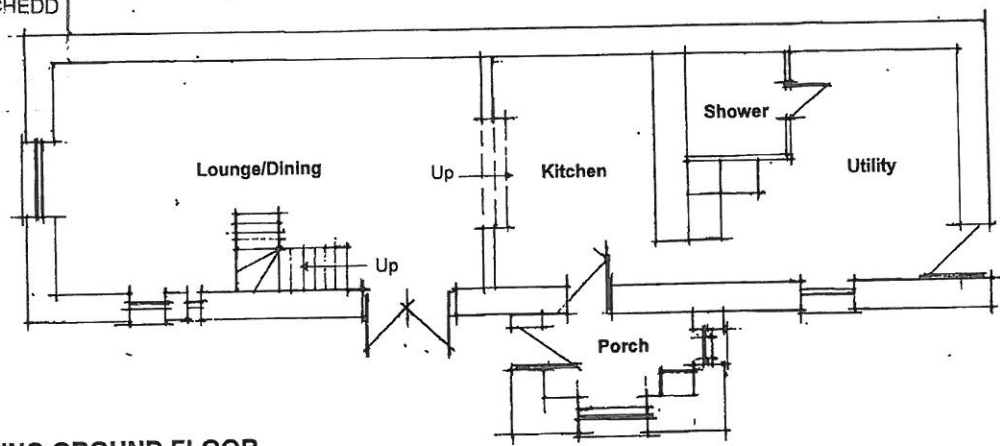
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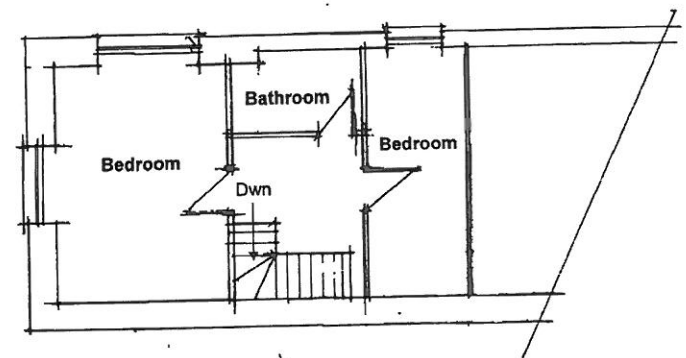
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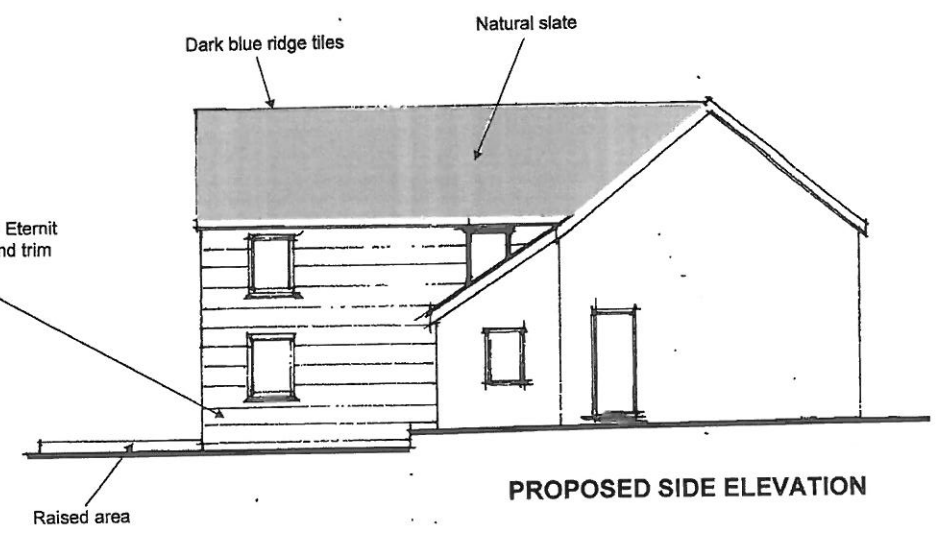
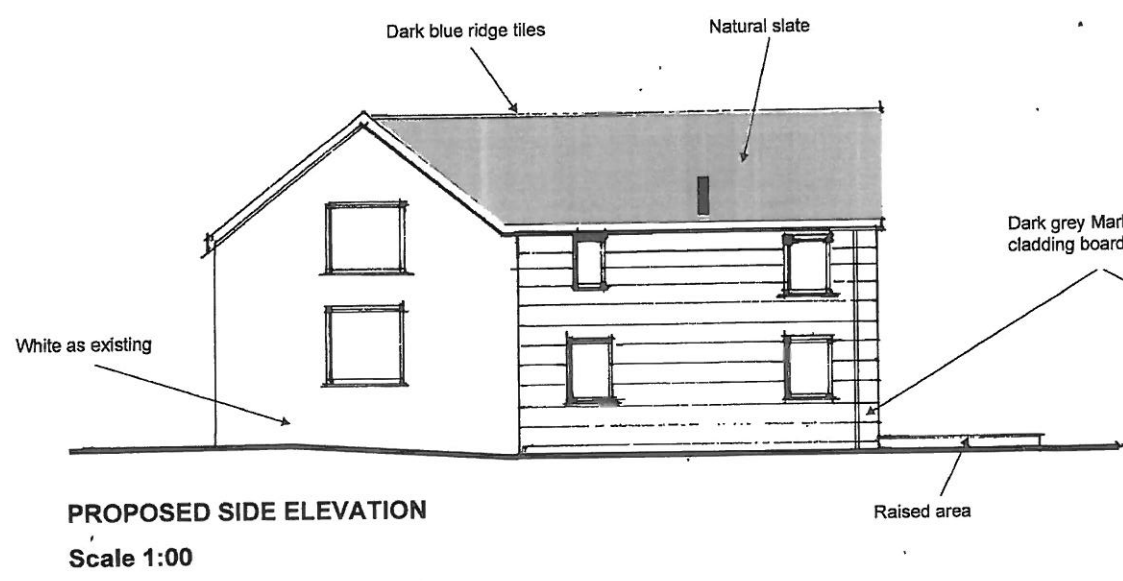
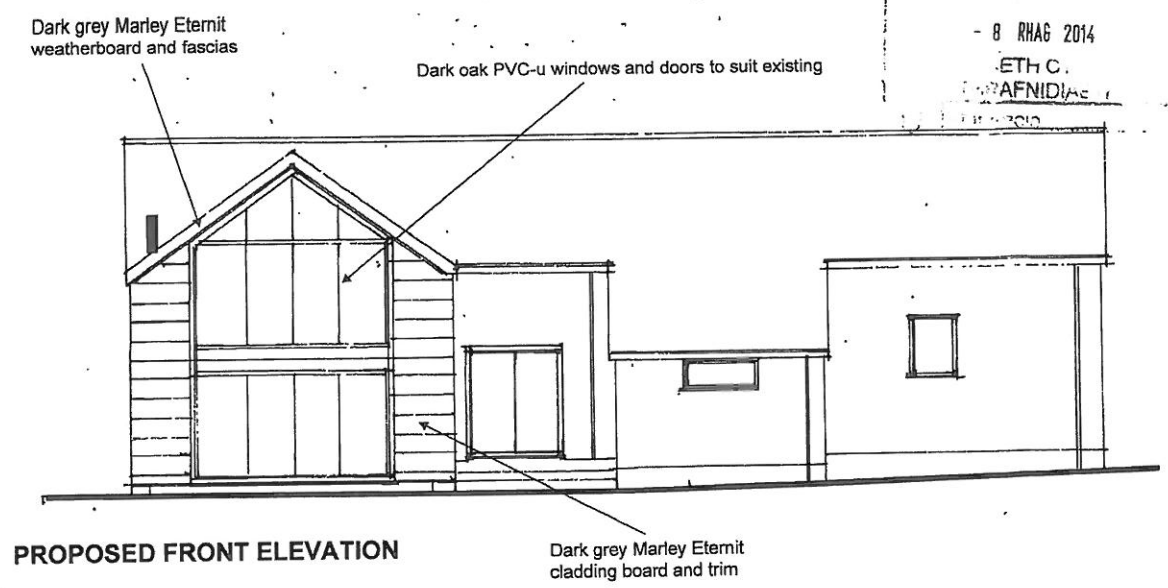


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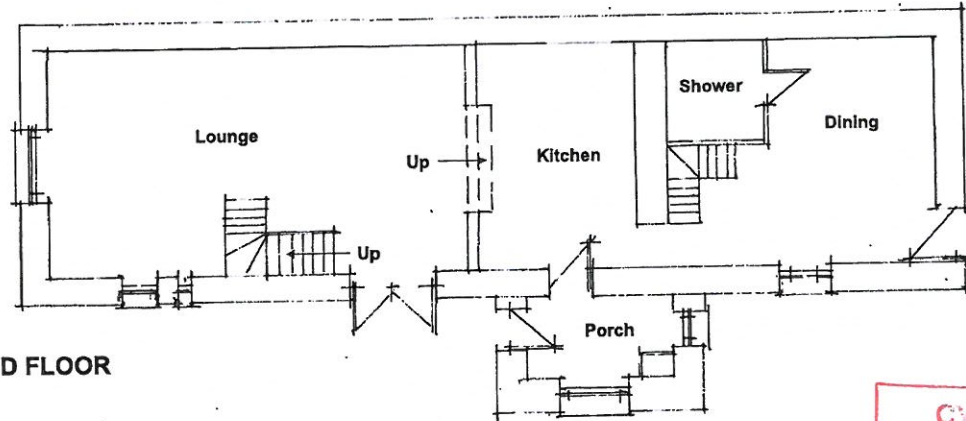
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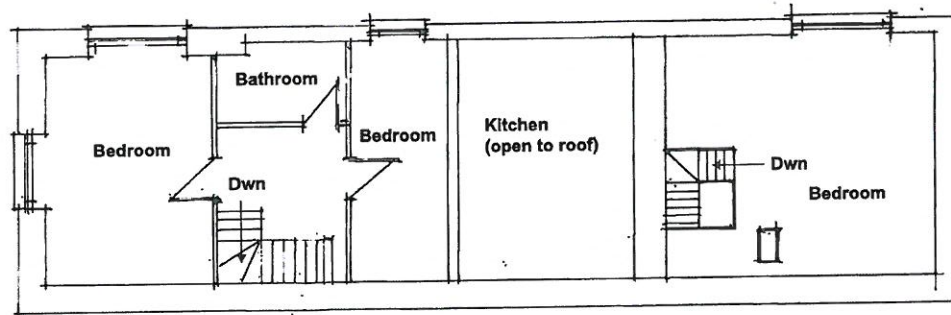
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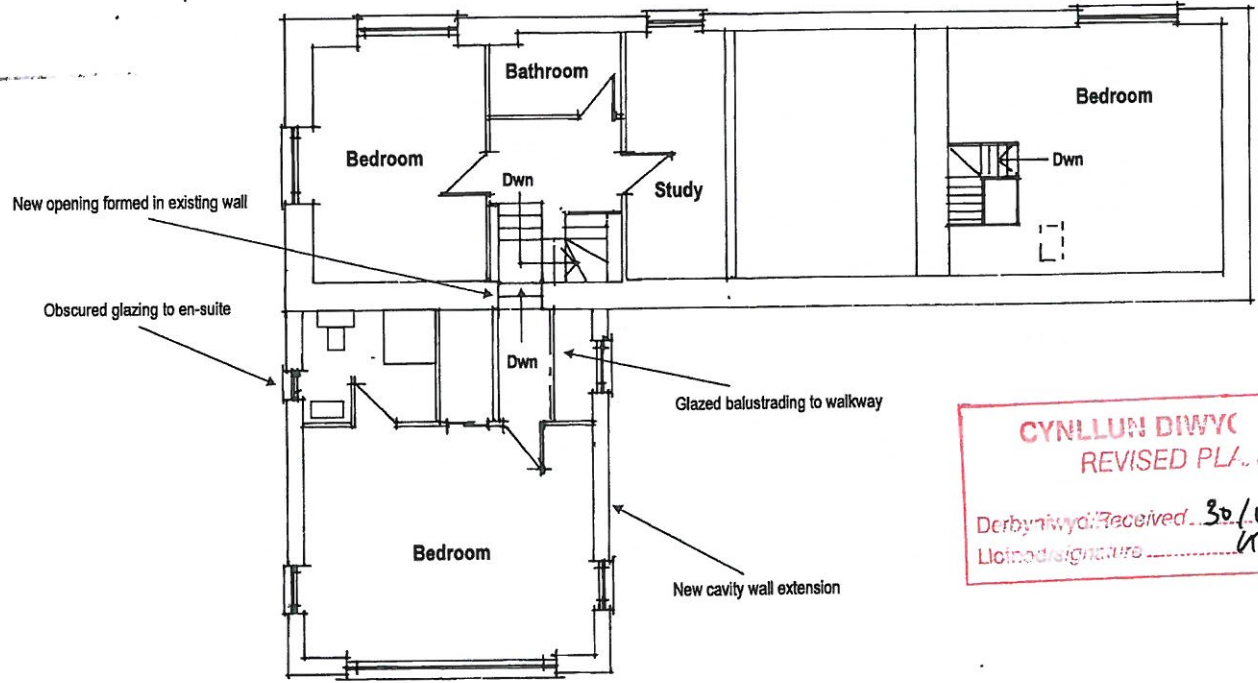
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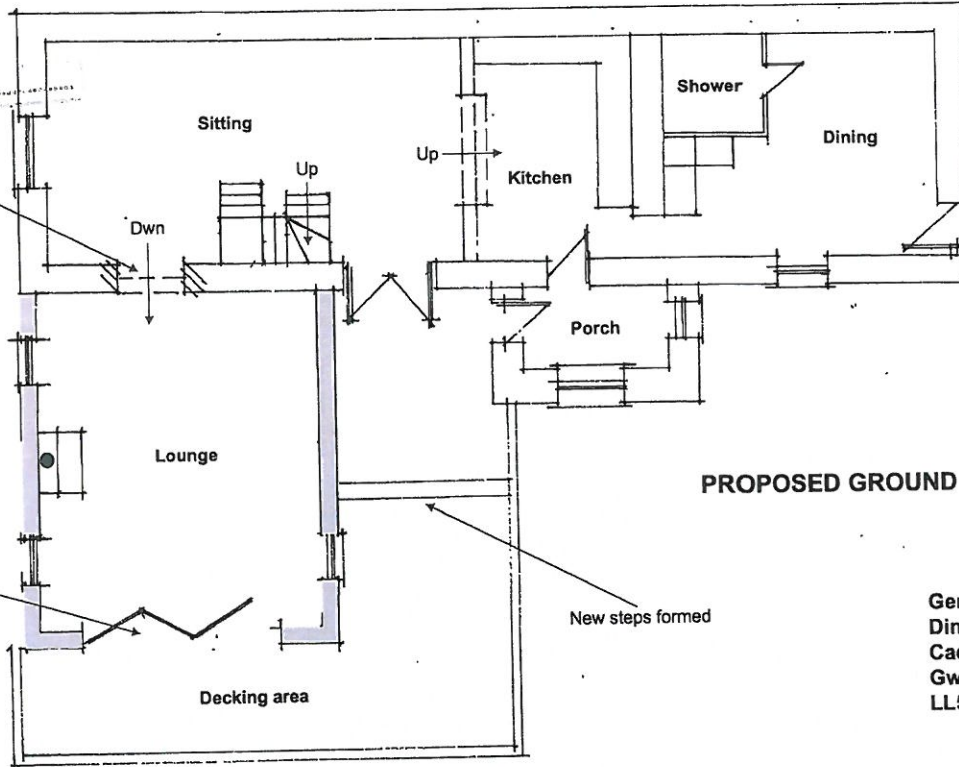
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30 ION 2015

ART

Create opening in existing windows and form doorway

Bi-folding doors



PROPOSED GROUND FLOOR

New steps formed

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Scale 1:100

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REVISED
Date of issue/Revised 30/11/15
Contractor's signature *ATW*