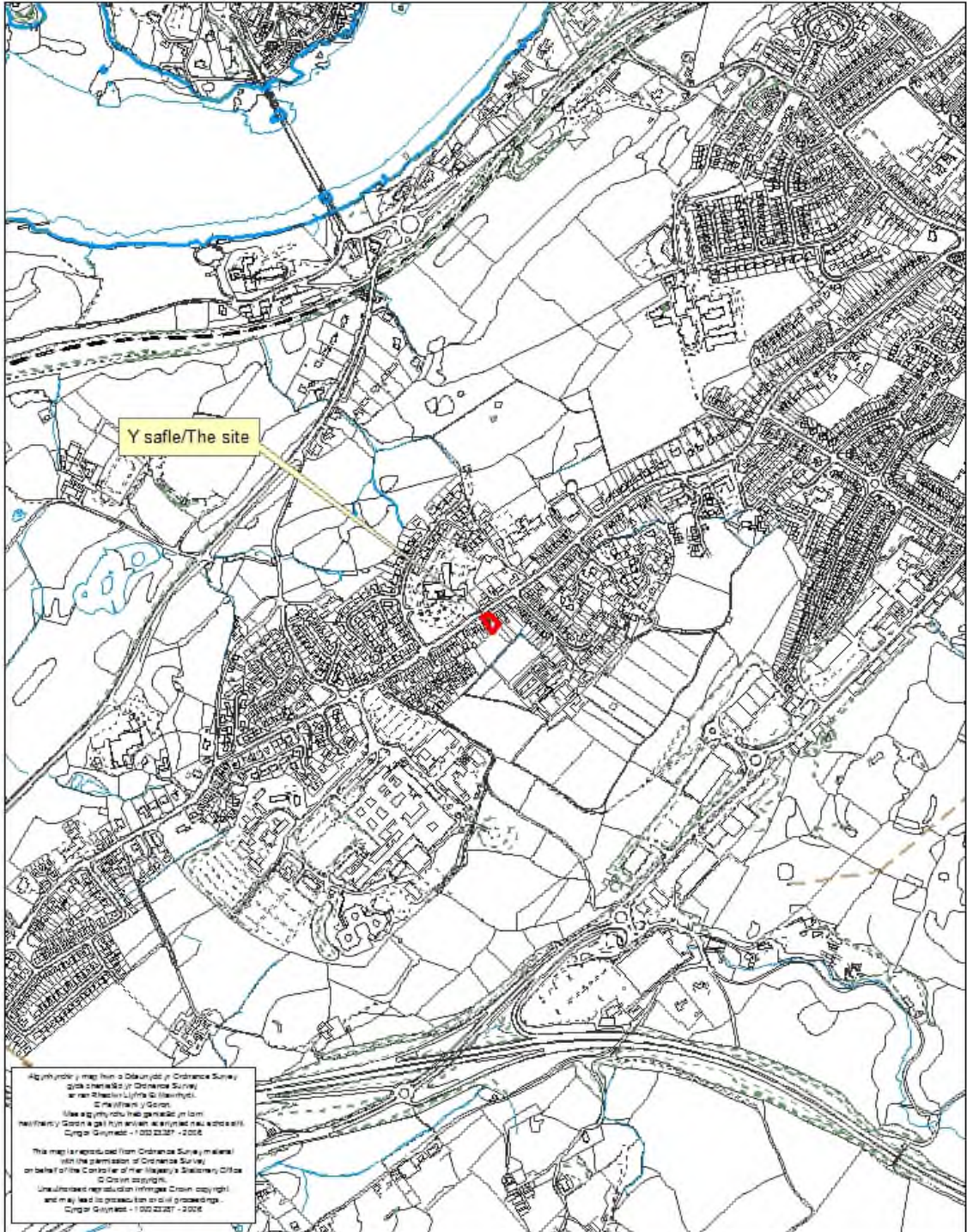


Number: 5



Rhif y Cais / Application Number : C15/0112/11/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0112/11/LL
Date Registered: 11/02/2015
Application Type: Full - Planning
Community: Bangor
Ward: Dewi

Proposal: ERECTION OF A REAR EXTENSION
Location: 219, PENRHOS ROAD, BANGOR, LL572DJ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The application involves the construction of an extension to the rear of the property.
- 1.2 This property is a two-storey semi-detached house, which is located on a row of mixed houses on Penrhos Road, Bangor. The property sits within a substantial plot which extends lengthwise from the rear of the property. The rear of the property is north-facing. The applicant also owns the property that is attached to the house to which this application relates (no. 221 Penrhos Road).
- 1.3 The property has been substantially extended in the past, and the numerous applications are detailed in the planning history below. The property has more than doubled in size, and includes 4 bedrooms. The latest permission was under reference C10A/0064/11/LL for the erection of a single storey extension on the side of the property to create a garage and utility room. A revised plan was received and a minor alteration was later approved to extend the height of the ridge and eaves by approximately 0.5m, and to provide steps to the rear of the extension. This plan does not include the utility room, but shows a lower ground floor under part of the original property to be used as a storeroom.
- 1.4 The existing property plans show a patio area to the rear of the garage mentioned above, which is additional to the plans approved under C10A/0064/11/LL. Following the Enforcement case in relation to the utility room, which meant demolishing the utility room that was erected at the time, there is a note on file from 2011 stating that it was not intended to take further steps in relation to the remaining 'patio/plinth'.
- 1.5 This application therefore is to erect a single storey extension on the current patio area. The extension measures approximately 4.7m by 3m and approximately 2.2m in height to the eaves from the patio level, and 3.6m in height to the ridge. The extension is located approximately 1.5m from the boundary with the neighbouring property, and the extension measures 3.7m in height to the eaves from the floor at its maximum (on the gable) with a height of 5.2m to the ridge. It is intended to finish the extension with a slate roof, and to finish the walls to match the existing dwelling. It is also intended to include a small canopy above the door of the utility room and the back door of the garage.

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.

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

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 must conform to a series of criteria aiming to safeguard 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 in keeping with the character and appearance of the local area.

2.3 National Policies:

TAN 12 Design
Planning Policy Wales (Edition 7) 2014

3. Relevant Planning History:

- 3.1 C05A/0626/11/LL - EXTENSION – APPROVED 18.10.2005
- 3.2 C07A/0814/11/LL – DEMOLITION OF A GARAGE AND ERECT A THREE STOREY EXTENSION TO THE SIDE AND BACK - APPROVED - 14.01.2008
- 3.3 C10A/0064/11/LL – SINGLE STOREY EXTENSION ON SIDE OF PROPERTY TO CREATE A GARAGE AND UTILITY ROOM - APPROVED - 22.03.2010

4. Consultations:

Community/Town Council: Refuse - the extension contributes to an overdevelopment of the site, and its proximity to the site boundary has a detrimental impact on the neighbouring property's amenities.

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 following grounds:

- The proposal would be an overdevelopment of the site and would affect the right to light.
- Refer to the letter stating that the utility room should not be included and that the unauthorised utility room should be demolished.
- The property has already been extended by more than 50% and there is a lower ground floor which has not been included on the approved plans.

The applicant and agent have submitted separate correspondence which refer to the above objections.

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

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 Gwynedd Unitary Development Plan relates to alterations to buildings. The proposal involves constructing an extension to the rear of the property. The existing property has been substantially extended in the past, but despite this the property remains in keeping with the size of the site, which is substantial. The proposed extension will be located on the existing 'patio/plinth' and therefore no additional footprint will be created within the property's garden. It is also considered that the proposed extension is in keeping with the property and site in relation to its design and scale, and that it will not lead to an unacceptable reduction in amenity space within the curtilage of the house which is the subject of this application. It is therefore not considered that the proposal is contrary to the requirements of policy B24.

Visual, general and residential amenities

- 5.3 Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design of the proposal, amenities and external materials.
- 5.4 The proposal involves constructing a single-storey extension on top of the 'patio/plinth' to the rear of the property. The property has already been extended considerably to the side and to the rear, to a two-storey height that was in keeping with the original house. The garage extension to the side of the property is single-storey, with the height of the ridge considerably lower than the ridge of the original property. The proposed extension has a small floor surface area, and its height is considerably lower than the height of the garage (1.5m lower). The site's land/floor levels mean that the property appears considerably higher from the rear and the side than from the front.
- 5.5 It is considered, although the property has been extended in the past, that the extension now proposed respects the site and its environs in relation to scale, size, form, density and plan. It is not considered that it has an unacceptable detrimental impact on the form and character of the landscape or townscape, or on prominent public views in, out or across the area. Therefore, it is considered that the proposal complies with the requirements of Policy B22.
- 5.6 The original plan approved under reference C10A/0064/11/LL included a utility room to the rear of the garage in the same location as the utility room included in this application, although it was on a lower level than the current proposal, with the total height to the ridge 2m lower (height from the ground to the ridge being 3.2m as opposed to the 5.2m now proposed), 0.4m smaller in width, and 1.7m smaller in length (2.6m by 3m as opposed to 3m by 4.7).
- 5.7 It is acknowledged that the utility room which is the subject of this application is larger than the one that was originally approved under C10A/0064/11/LL, but considering the existence of the patio on the site, the possibility of using the open patio as it is, the size of the gardens on this site and the neighbouring site, and the size of the extension in comparison to the extensions which have already been approved

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

and completed on the site, it is not considered that the development is an overdevelopment of the site.

- 5.8 The existing 'patio' and proposed extension are located approximately 1m from the boundary with the neighbouring property, and the neighbouring property has been extended to the boundary, with a block boundary wall having been erected between the corner of the neighbouring property and the shed/storeroom which is within the property's garden. The side wall of the proposed extension would face the gap which is used as the next door house's patio, and which is located between the end of the property and the shed/storeroom. It is not intended to install a window on this elevation. There are long open gardens which measure approximately 30-40m behind the neighbouring property and the property relevant to this application. The rear of the houses and the gardens are north-facing.
- 5.9 Having assessed the site and the situation in its entirety, although it is acknowledged that the extension will have an impact on the area immediately to the rear of the property next door which is used as a patio, it is not considered that this impact is substantial or detrimental. There exists a right to erect a fence or a wall up to 2m in height between both properties to mitigate any possible impact, and although it is acknowledged that the extension would be higher than the boundary, it would be stepped back from the boundary. It is not considered that there would be a significant loss of daylight or sunlight, as the rear of the houses are north-facing.
- 5.10 It is therefore not considered that the development would have a detrimental impact on the residents of the property next door, or substantially affect the light to their property. It is therefore considered that the proposal complies with the requirements of policy B23 above.
- 5.11 It is intended to finish the extension to be in keeping with the existing property with a slate roof, which is considered to comply with the requirements of Policy B25 above.

Response to the public consultation

- 5.12 Following a period of public consultation, correspondence was received, referring to an overdevelopment of the site, the impact on amenities in relation to the loss of sunlight/daylight, and reference to the lower ground floor. It is considered that these matters have been dealt with above.
- 5.13 The property to which this application relates has been subject to Enforcement in relation to the development of the site in accordance with plans approved through C10A/0064/11/LL. It appears that the garage and utility room originally permitted had been constructed larger and higher than the permission, and that there is a lower ground floor as part of the previous extension. As mentioned at the beginning of the report, an amended plan was received, which was approved as a minor amendment to the application, which included increasing the height of the side garage and the provision of the lower ground floor, but the Local Planning Authority was not willing to approve the utility extension as a minor amendment. As a result, the utility room had to be demolished.
- 5.14 In considering this proposal against the relevant planning policies, and comparing it with the original utility room which was approved under C10A/0064/11/LL, and having assessed the impact of the proposal on the residents next door, it is not considered that the proposal significantly impacts the amenities or the light into their property, or that the extension is an overdevelopment of the site to the degree that would justify refusing the application.

6. Conclusions:

- 6.1 Based on the above assessment, it is not considered that the proposal is contrary to any relevant policy. The proposal is unlikely to have a detrimental effect on the amenities of the local area or any nearby properties.

7. Recommendation: To approve – with conditions

1. 5 years
2. Ensure that the development is completed in accordance with the plans submitted
3. External finish to match the existing property.
5. Slate roof

Welsh Water Note



Rhif y Cais / Application Number : C15/0112/11/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa E1 Mawrhydi.
© Hawffraint y Goron.
Mae atgynhyrchu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
Cyngor Gwynedd - 100023387 - 2008

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Cyngor Gwynedd - 100023387 - 2008



All electrical work to comply with Part P and designed, installed and inspected by competent person who will provide test certificate to BS7671 on completion. All lighting to be energy efficient CFL's

Extend existing central heating system to provide radiators fitted with TRV's in new utility room. All pipework in areas other than within rooms to be insulated in accordance with BS5422 1977. All work to be carried out by registered heating engineer who will provide a commissioning certificate on completion of the work.

Drainage: to be 100mm diameter Hepsleve complying with BS8301 1985 laid to fall 1:40 with flexible joints and bedded in pea gravel

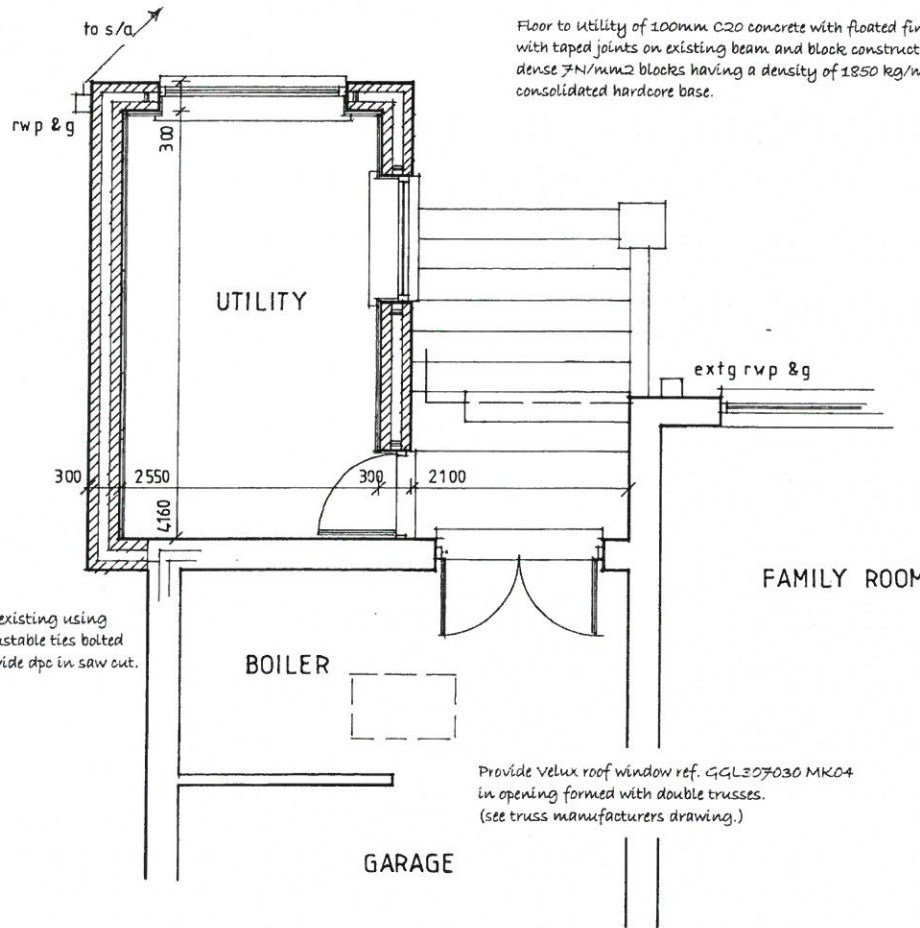
External walls to extension of 100mm GPl thermal block outer skin finished externally as specified on elevations drawing, 100mm cavity and 50mm Kingspan TWS0 partial fill cavity insulation, stainless steel 225mm HRT1 wall ties with retaining clips at 750mm horizontal and 450mm vertical centres and at every block course surrounding openings in external walls. 100mm Celcon Solar blocks inner skin finished internally with 37.5mm insulated dry lining boards and skim.

Floor to utility of 100mm C20 concrete with floated finish on 100mm Kingspan ThermoFloor TF70 with taped joints on existing beam and block construction with infill blocks of 440 x 215 x 100 solid dense 7N/mm² blocks having a density of 1850 kg/m³. Oversite concrete to be 100mm thick on consolidated hardcore base.



LOCATION PLAN 1:1250

To utility provide wall mounted extract fan capable of extracting 30 L/s.

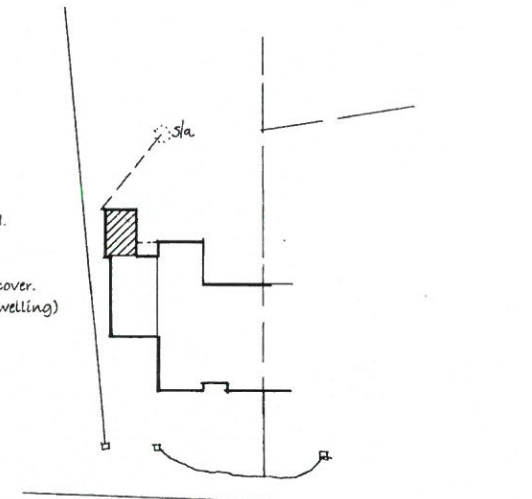


New extension secured to existing using Furfix stainless steel adjustable ties bolted to wall. Provide 150mm wide dpc in saw cut.

Provide Velux roof window ref. GGL307030 MK04 in opening formed with double trusses. (see truss manufacturers drawing.)

Proposed extension shown hatched.

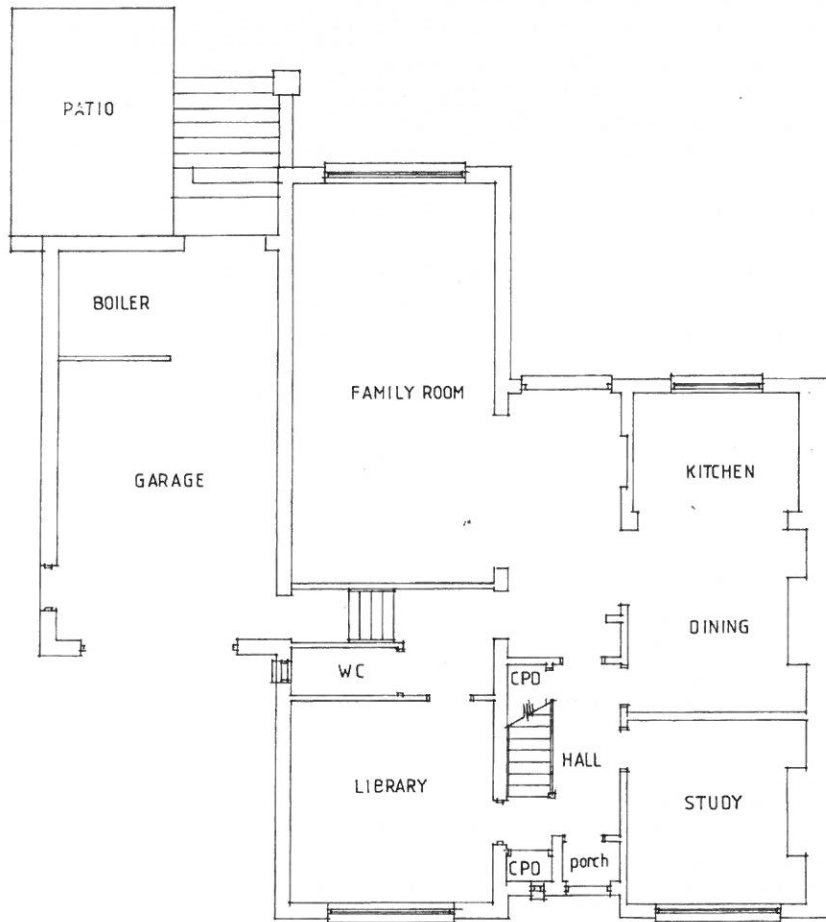
soak away: 2m³ of clean 50mm hardcore with polythene and soil cover. (positioned min. 5 metres from dwelling)



SITE PLAN 1:500

PART G. F. PLAN 1:50

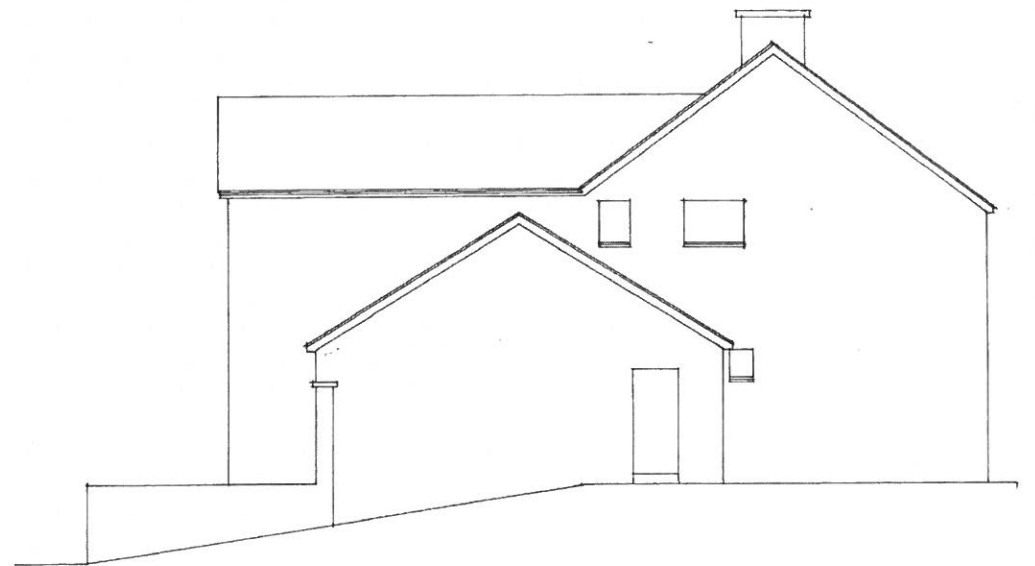
CYNGOR GWYNEDD
 CYF... ED
 1 1 CHW 2015
 G... AET...
 D | Pm G...



EXISTING GROUND FLOOR PLAN 1:100



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 1:100

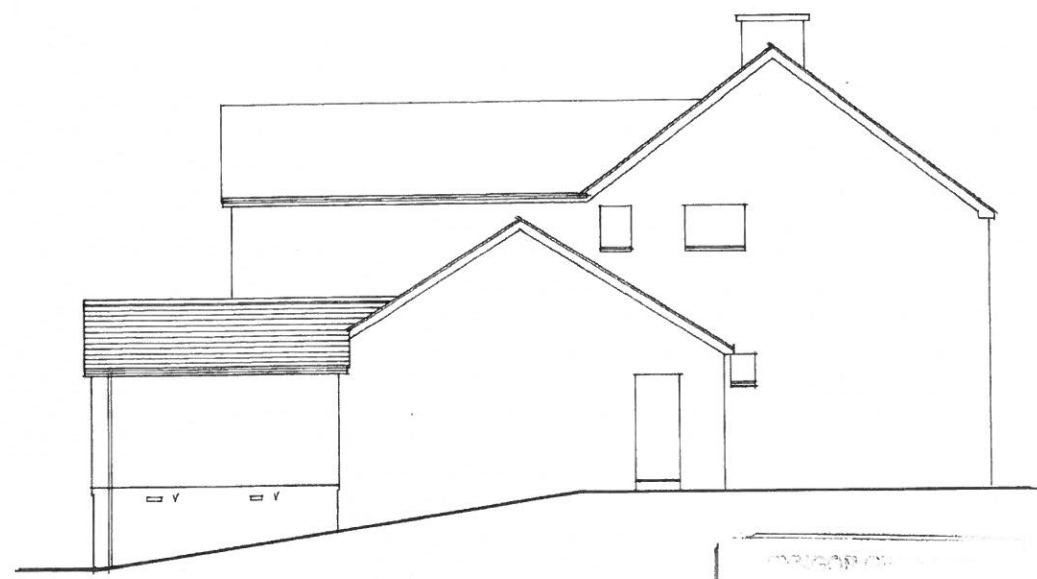
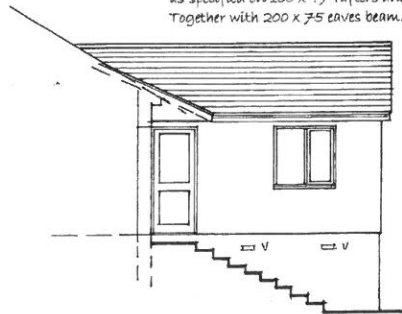


REAR

FINISHES:

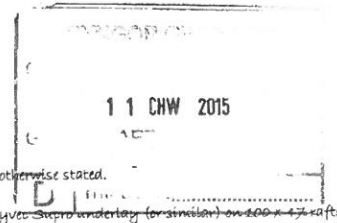
- Roof.** Welsh slates with matching interlocking ridge tiles. All tiles to be mechanically fixed in accord with BS5534 valleys formed with code 5 lead work on 25mm boards.
- Walls.** Roughcast render to match existing.
- Windows.** Double glazed PVC-U with 24mm units. U value- 1.60 W/M2 deg Kc
- Roofline** swish celuka fascias, barge and soffites. 100 hr pvc-u gutters and 65mm diam. rw pipes.
- Glazing.** All glazing to doors and all windows with a cill height less than 200mm above fl. and windows within 300mm of doors to be glazed with kite marked safety glass complying with BS6206.

Form canopy over extg doors of finishes as specified on 100 x 47 rafters and ties together with 200 x 75 eaves beam.



SIDE

Provide 225 x 65 permanent vents at 1500mm centres to give adequate cross ventilation to under floor areas.



All structural timbers to be C16 grade preservative treated unless otherwise stated.
 Roof of welsh slates on 50 x 25 s/w tanalised battens on Klobor Tyvek Super underlay (or similar) on 100 x 47 rafters and 145 x 47 ceiling joists at 400mm centres. Rafters and ceiling joists to be connected at wall plate level using 38mm diam double sided toothed connectors and M10 grade bolts. Roof pitch to be 35 deg.

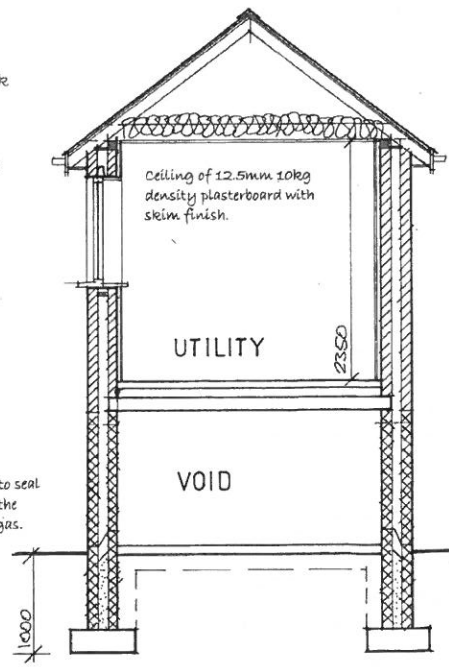
Provide 300mm crown insulation laid in 2 no. layers in opposite directions to roof space. Cavity to be closed at roof level. 100 x 75 wall plates. Roof to be secured to external walls at 1500 centres using 32 x 5 ms straps 900mm long.
 Swish Celuka fascias, soffites and barge boards. 100mm rest pvc gutters and 65mm sq. rw pipes.
 IG pressed steel lintols ref. L1/HD100 above all openings in external walls. Ensure 150mm end bearings and stepped DPC over.

Double glazed PVC-U windows (24mm units) with energy efficient glass giving a u value of 1.60 w/m2k. Windows to be fitted with high level trickle vents giving area of 4000mm2. All openings in external walls to be surrounded with Thermabate 90 proprietary finned cavity closers to avoid cold bridging.

External walls to extension of 100mm GFI thermal block outer skin finished externally as specified on elevations drawing. 100mm cavity and 50mm Kingspan TW50 partial fill cavity insulation, stainless steel 225mm HRTI wall ties with retaining clips at 750mm horizontal and 450mm vertical centres and at every block course surrounding openings in external walls. 100mm Celcon Solar blocks inner skin finished internally with 37.5mm insulated dry lining boards and skim.

Floor to Utility of 100mm C20 concrete with floated finish on 100mm Kingspan Thermafloor TF70 with taped joints on existing beam and block construction with infill blocks of 440 x 215 x 100 solid dense 7N/mm2 blocks having a density of 1850 kg/m3. Oversite concrete to be 100mm thick on consolidated hardcore base.
 DPC under floor beams together with 225 x 65 permanent vents at 1500mm centres to give adequate cross ventilation to under floor areas.

300mm cavity brickwork / solid blockwork below DPC level. Cavity to be filled to within 225mm of dpc with lean mix concrete.
 600 x 250mm concrete footings C20 concrete, ST2 in accordance with BS 8500-2. Depth taken down to load bearing strata.



Provide stepped dpc to seal cavity and prevent the filtration of radon gas.

PART SIDE