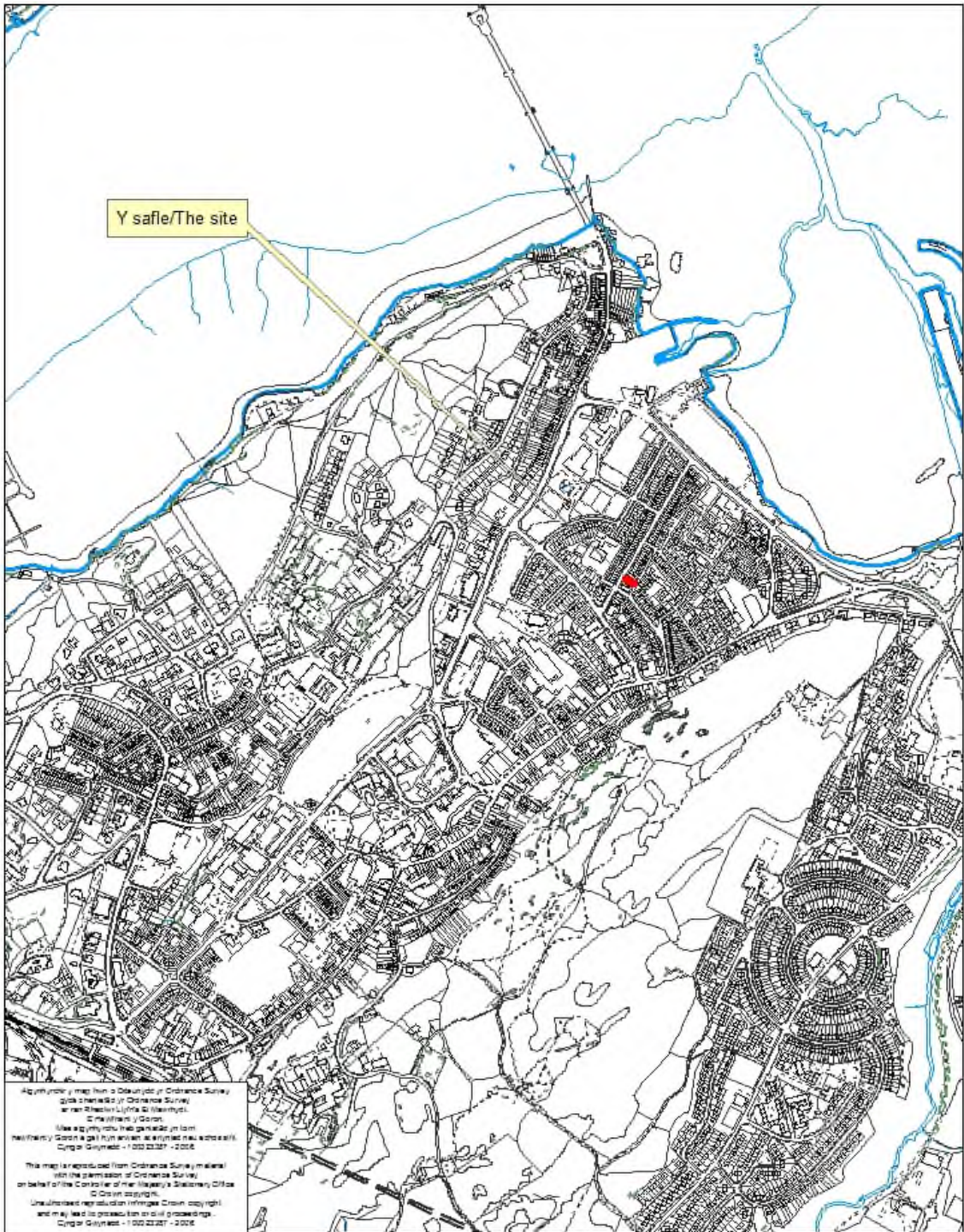


Number: 8



Rhif y Cais / Application Number : C15/0149/11/LL

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



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

Application Number: C15/0149/11/LL
Date Registered: 19/02/2015
Application Type: Full - Planning
Community: Bangor
Ward: Hirael

Proposal: DEMOLISH EXISTING EXTENSIONS AND STRUCTURES AND CONSTRUCT A NEW SINGLE-STOREY EXTENSION AT THE REAR OF THE PROPERTY
Location: 25 ORME ROAD, BANGOR, GWYNEDD, LL57 1AY

Summary of the Recommendation:

APPROVE WITH CONDITIONS

1. Description:

- 1.1 The application is for the demolition of existing extensions and structures to the rear and to construct a new single-storey extension. The property forms part of a terrace of two-storey houses on Orme Road, Hirael and it is located within the development boundary of the city of Bangor.
- 1.2 The new extension would measure a total floor area of 26m² and would include an extended dining room and an 'en suite' bedroom. Externally, the extension will be finished to be in keeping with the existing house with white uPVC windows and a flat roof.
- 1.3 The application is submitted to the committee because objections to the proposal have been received.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 3.1.2 of Planning Policy Wales emphasise that decisions should be in accordance with the Development Plan, unless material considerations dictate 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 area by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B24 – MAKING 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 the building materials are of a high standard and in keeping with the character and appearance of the local area.

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| PLANNING COMMITTEE | DATE: 27/04/2015 |
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POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved if they can conform to specific criteria regarding the vehicular entrance, standard of the existing roads network and traffic calming measures.

2.3 National Policies:

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

4. Consultations:

Community/Town Council: Object because of overdevelopment which will have a detrimental effect on the character of the area and as the proposal will mean the loss of a parking area, it will create additional problems in an area that already suffers from parking problems.

Welsh Water: No response

Transportation Unit: No objection. The development will not have a detrimental effect on any road or proposed road.

Public Consultation: A notice was placed on the site and nearby residents were informed. The advertising period ended and objections were received on the following grounds:

- The effect on the amenities of nearby residents

An amended plan was received on 12 March, 2015, repositioning the side wall of the extension so that it is constructed within the site rather than as originally proposed.

In addition to the above objections, objections were received that were not valid planning objections and included the following:

- Damage to the party wall
- The work needs to be undertaken by experienced builders
- No impact/damage to adjoining house
- Access needed to the rear
- Discussions needed between both houses

5. Assessment of the relevant planning considerations:

5.1 Principle of the development

5.1.1 The relevant planning policies in the Gwynedd Unitary Development Plan supports applications to construct extensions to residential houses provided they are assessed appropriately.

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| PLANNING COMMITTEE | DATE: 27/04/2015 |
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- 5.1.2 Policy B22 of the GUDP states that proposals for new buildings will be refused unless a series of criteria are complied with, including that any proposal respects the site and the surrounding area in terms of size, scale, form, density, location, layout, quality, proportionality, materials, aspect and land use/building density and the spaces around the buildings and that it does not have a detrimental effect on the form and character of the surrounding landscape or townscape.
- 5.1.3 Policy B24 of the Gwynedd Unitary Development Plan deals with making alterations or extensions to a building if it is possible to comply with criteria including: the design and scale are in keeping with the main building and the area surrounding the development and that no extension will lead to an unacceptable reduction in amenity space within the curtilage of a house.
- 5.1.4 In this case, the proposal includes demolishing existing structures and constructing a single-storey extension with a flat roof at the rear of the property. The extension is not substantial and it is in keeping in terms of size with similar extensions that have already been constructed at the rear of other houses on the street. It is not considered that the proposal is excessive in terms of size or height and, therefore, it is considered that the extension in terms of size, design and materials is in keeping with the existing property and nearby houses.
- 5.5.5 Therefore, it is considered that the proposal complies with the requirements of policies B22 and B24 of the GUDP.

5.2 General, residential and visual amenities

- 5.2.1 Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan deal with assessing the design of the proposal, amenities and external materials.
- 5.2.2 The site is located in the middle of an established residential area and within the development boundary of the city. The proposal includes demolishing existing structures and constructing a single-storey extension with a flat roof at the rear of the property. Several similar extensions and substantial garages have been constructed on nearby houses in the terrace. To this end, it is considered that the size and design of the extension is suitable and is in keeping with the site.
- 5.2.3 The application submitted is for the construction of an extension and there is no evidence to prove that there is any intention to use the extension for any other purpose. At present the property falls within a class C3 use (residential houses), which means that the use of the property is restricted to a family, an individual or up to six people living together without the need for supervision and this falls within the Council's guidelines involving houses in multiple occupancy.
- 5.2.4 As a result of the above, it is not considered that the proposal will have a substantial detrimental effect on the amenities of any neighbouring residents and the proposal will not cause any substantial additional overlooking. Therefore, it is not considered that the proposal is contrary to the requirements of policies B22, B23 or B25 of the Gwynedd Unitary Development Plan.

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| PLANNING COMMITTEE | DATE: 27/04/2015 |
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5.3 Transport and Access Matters

- 5.3.1 Policy CH33 deals with safety on roads and streets and private car parking facilities. The Transportation Service has no objection to the proposal and, therefore it is considered that the requirements of policy CH33 are met.

5.4 The response to the public consultation

- 5.4.1 The main objection received was the concern regarding the effect of the proposal on adjoining houses. The application was amended as a result of these concerns and one neighbour confirmed that in doing this, namely to construct the wall of the new extension within the site rather than as a new party wall, he would have no concerns.

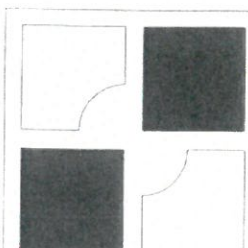
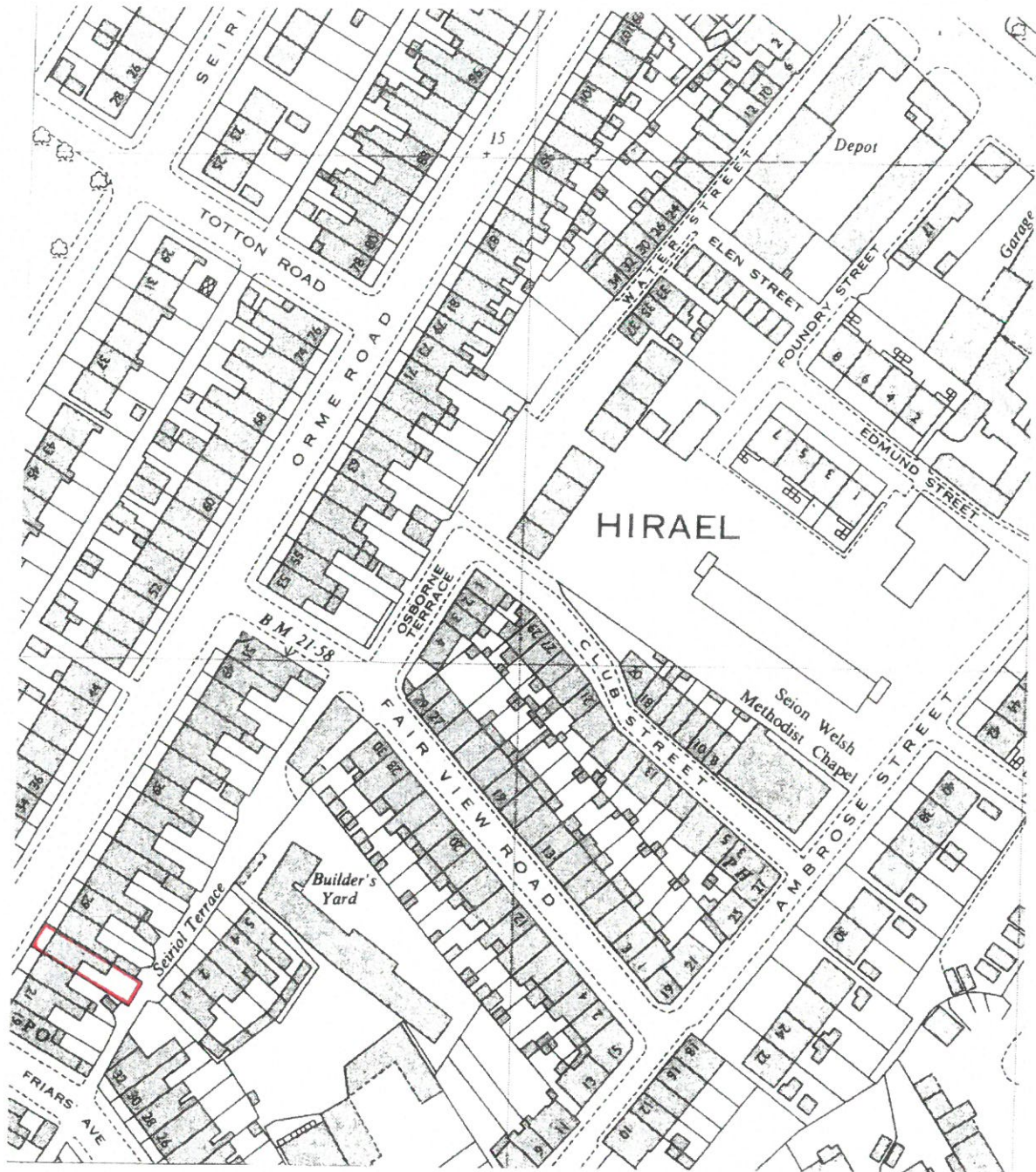
6. Conclusions:

- 6.1 On the basis of the assessment above, it is not considered that the proposal is contrary to the relevant policies noted and it is not considered that any other material planning consideration dictates otherwise. Due consideration has been given to all the relevant matters raised and it is not believed that the proposal would be likely to have a detrimental impact on the amenities of the local area or any neighbouring property.

7. Recommendation:

Approve – conditions -

1. Time
2. Comply with plans
3. Materials
4. Party wall note



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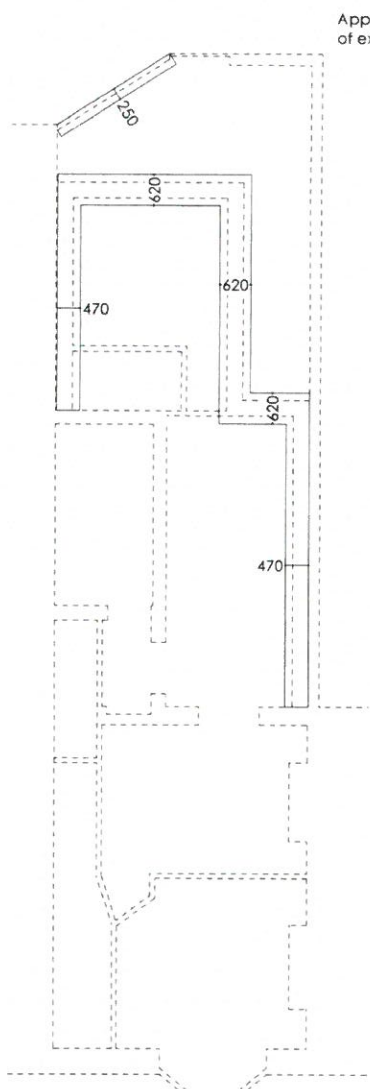
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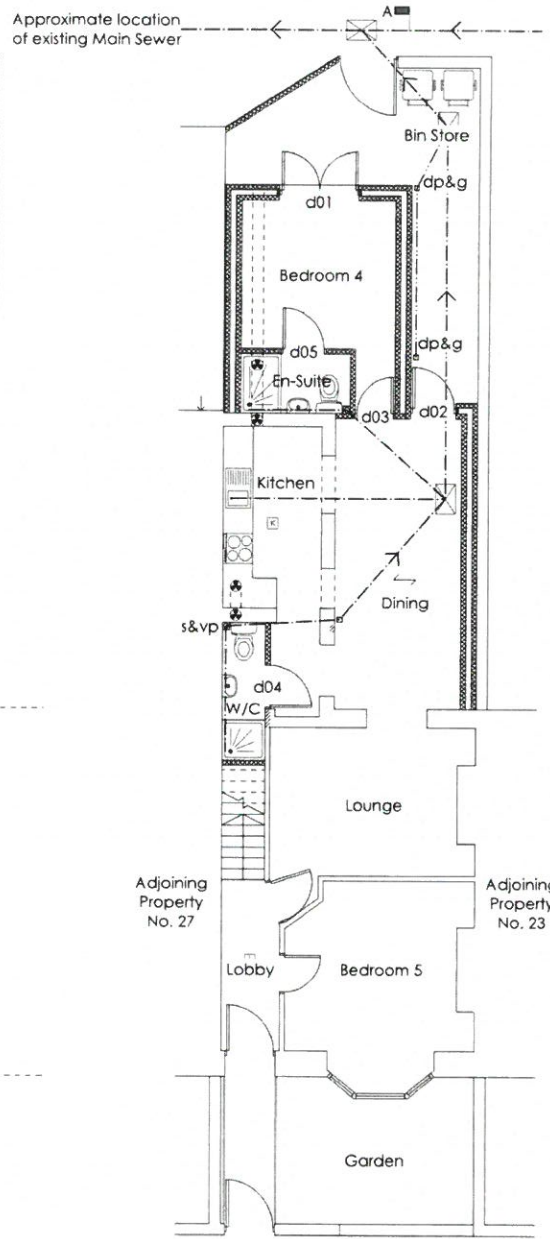
JOB. **25 Orme Road
 Bangor**

DRG. **Location Plan**

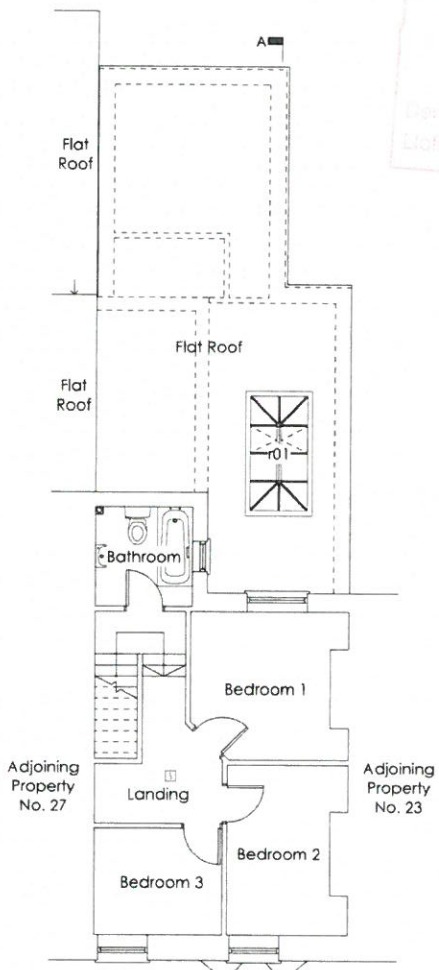
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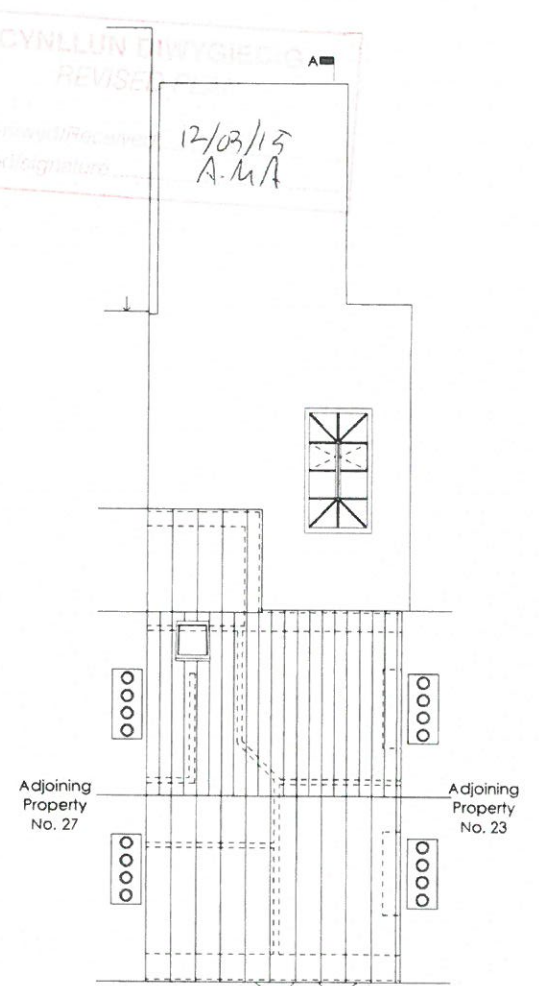
Foundation Plan



Ground Floor Plan



First Floor Plan



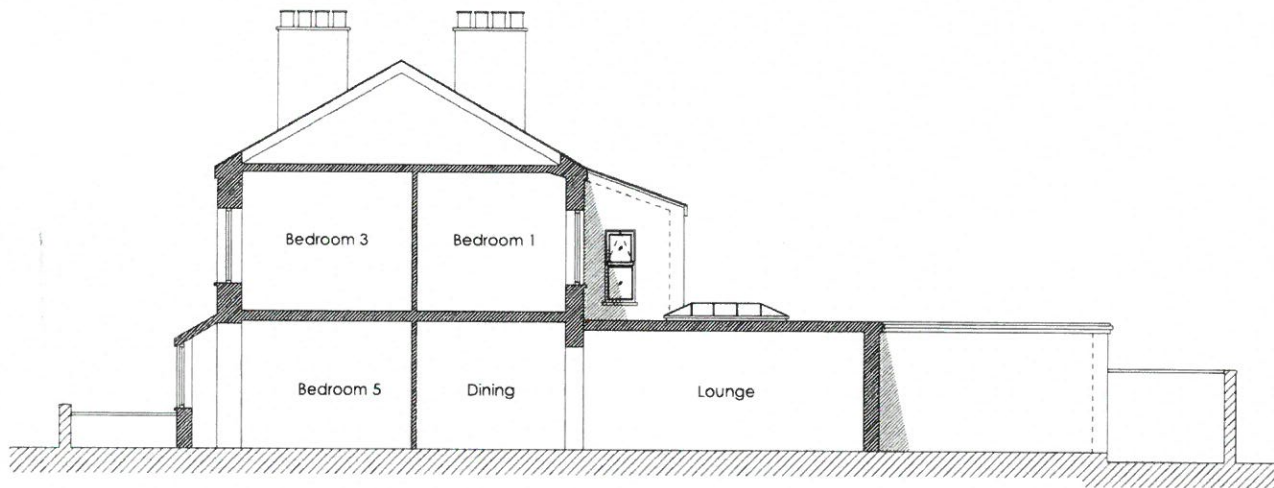
Roof Plan

BUILDING REGULATIONS DRAWING

Ap Thomas Cyl,
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Gwynedd
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01248 670353
www.ap-thomas.com
info@ap-thomas.com

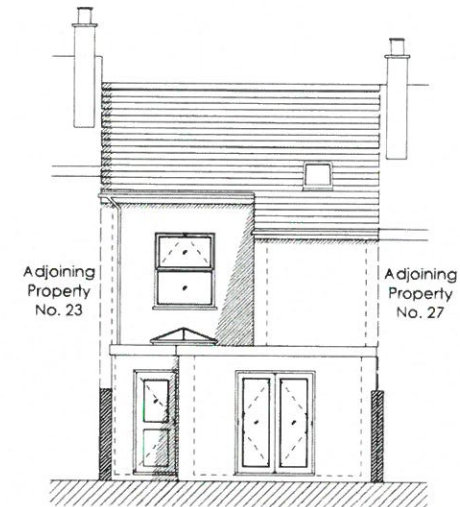
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DRAWN: RWJ CHECKED: AMJ
JOB: **25 Orme Road Bangor**
DRG: **Proposed Floor Plans**
JOB NO. DRG. REF. REV.
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CYNGOR GWYNEDD
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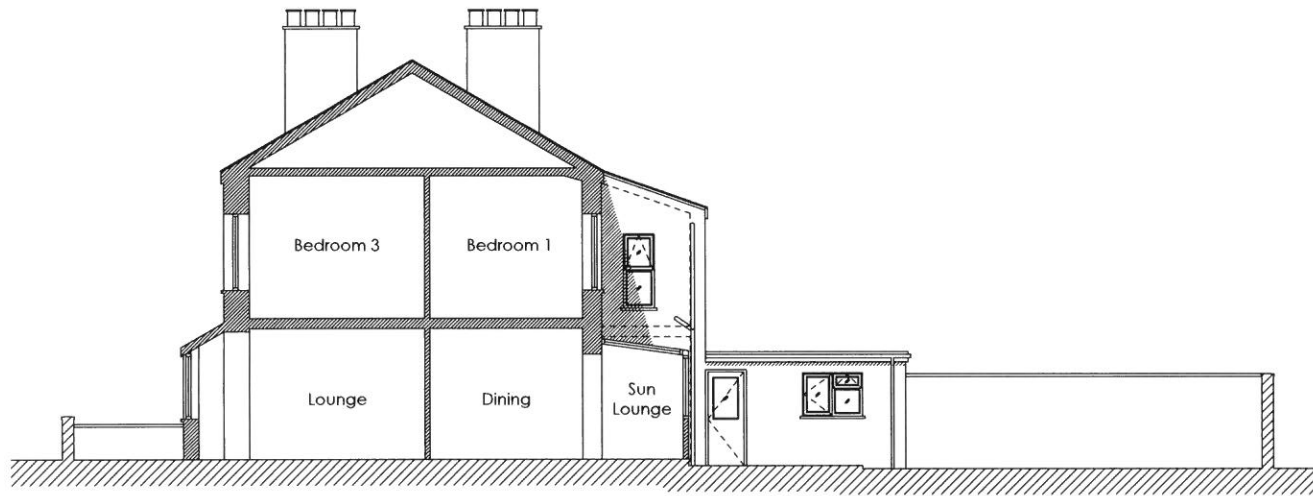
North East Sectional Elevation (A-a)

CYNLLUN DRYGIEDIG
 REVISED PLAN
 Datbwydd/Received 12/3/15
 Clonod/Signature A.M.N.

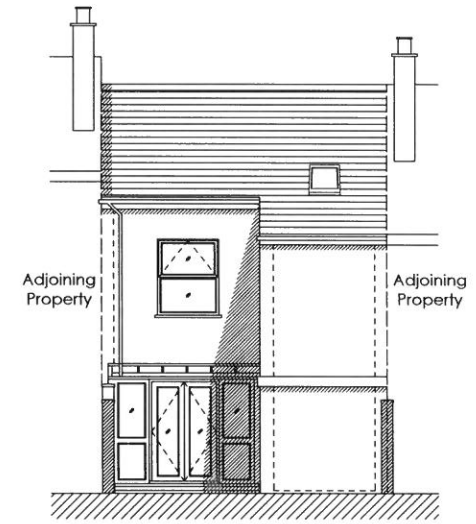


South West Elevation

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|--|---|---------------------------------|
|  <p>BUILDING REGULATIONS DRAWING</p> <p>Ap Thomas Cyl. Unit 13b Llys Onnen Parc Menai Bangor Gwynedd LL57 4DF 01248 670353 www.ap-thomas.com info@ap-thomas.com</p> | <p>DATE : 05.02.2015 SCALE : 1:100</p> <p>DRAWN: RWJ CHECKED: AMJ</p> | |
| | <p>JOB.</p> <p>25 Orme Road Bangor</p> | |
| | <p>DRG.</p> <p>Proposed Elevations</p> | |
| | <p>JOB NO:</p> <p>5108</p> | <p>DRG. REF.</p> <p>(20) 02</p> |



North East Sectional Elevation (A-a)



South West Elevation

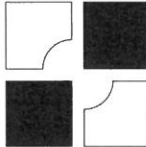
Materials:

Roof - Natural Blue Slate, Flat Roof, PVCu

Walls - Pebbledash

Doors & Windows - PVCu

Guttering & Downpipes - PVCu

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|  <p>Ap Thomas Cyl. Unit 13b Llys Onnen Parc Menai Bangor Gwynedd LL57 4DF 01248 670353 www.ap-thomas.com info@ap-thomas.com</p> | PLANNING DRAWING | | DATE : 29.01.2015 SCALE : 1:100 |
| | | | DRAWN: RWJ CHECKED: AMJ |
| | | | JOB. 25 Orme Road Bangor |
| | | | DRG. Existing Elevations |
| | | JOB NO. DRG. REF. REV. | |
| | | 5108 (00) 02 * | |

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