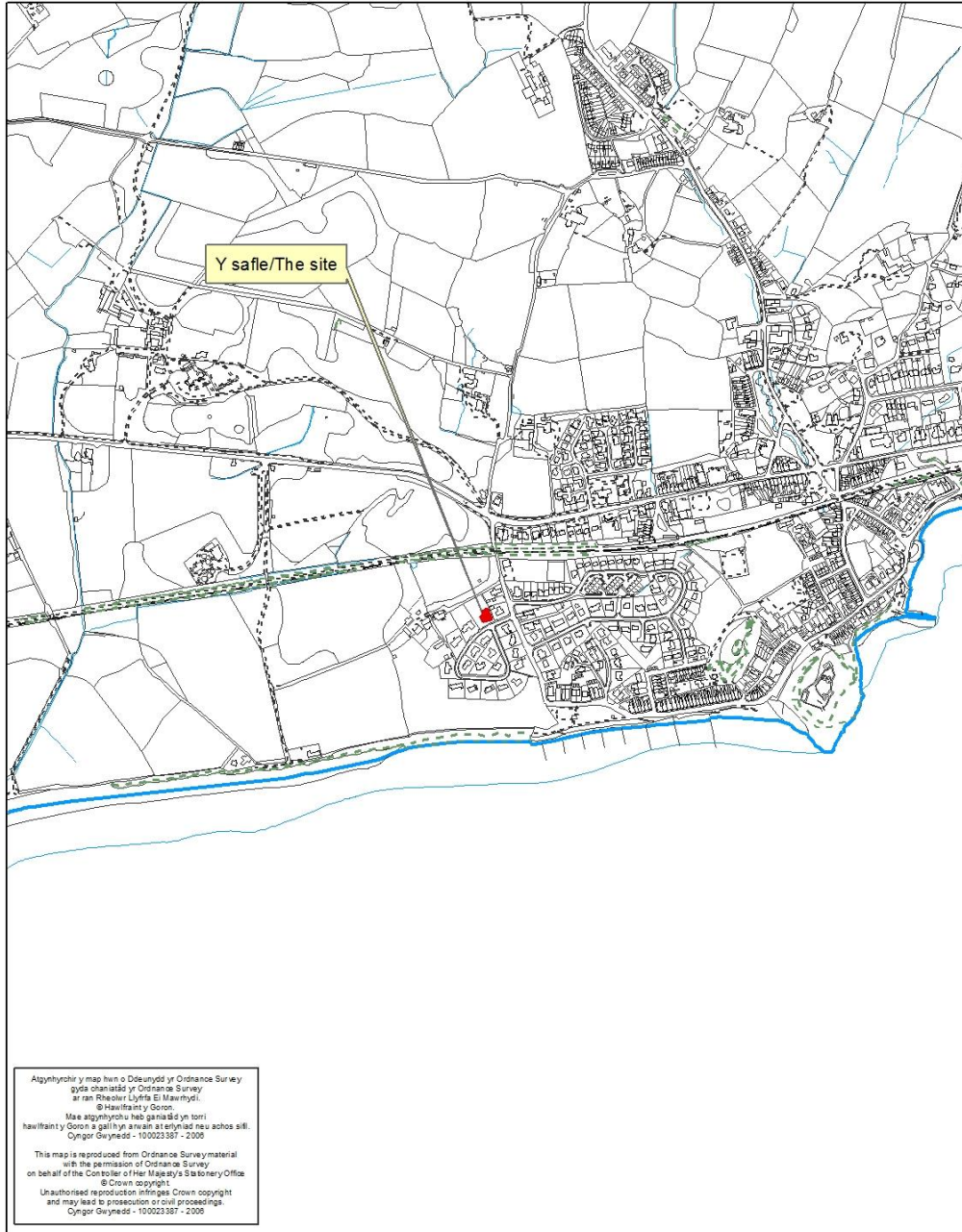


Number: 5



Rhif y Cais / Application Number : C15-0429-35-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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Application Number: C15/0429/35/LL
Date Registered: 07/05/2015
Application Type: Full - Planning
Community: Cricieth
Ward: Cricieth

Proposal: FIRST FLOOR EXTENSION INCLUDING RAISING OF ROOF LEVEL, CREATION OF BALCONY AND CHANGES TO FENESTRATION (RE-SUBMISSION FOLLOWING THE REFUSAL OF PLANNING PERMISSION C14/1152/35/LL)

Location: LLWYN MADYN, MURIAU, CRICIETH, GWYNEDD, LL52 0RU

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 The application was deferred at the Planning Committee on 27 July 2015 in order to hold a site visit.
- 1.2 This is an application to extend an existing dormer bungalow to create a two-storey dwelling in its place. The roof level of the main house would be raised from 6m to 8m whilst the roof level of the existing single-storey extension would be raised from 4.2m to 6.7m (two-storey). The building would have slate pitched roofs and painted rendered walls.
- 1.3 The design includes erecting a new balcony on the southern elevation of the property along with a bay window on the ground floor.
- 1.4 The building footprint would remain more or less the same as existing but there would be a significant increase in the floor space which would enable the creation of two additional bedrooms, a bathroom and storage on the first floor.
- 1.5 The site is located in a residential part of the town of Cricieth which is characterised by bungalows or dormer bungalows which are located in substantial gardens. The nature of the estate is quite uniform in terms of the type of housing with some variety in terms of size of footprint but the height and volume of the building are quite small and unobtrusive. There are some two-storey houses in nearby areas; however, these do not form part of the visual context of this site.
- 1.6 This application is a resubmission of a planning application for the same development which was refused in January this year because the design would be detrimental to the appearance of the property and because its size and volume would be an over-development of the site.
- 1.7 The application is submitted to the Planning Committee at the Local Member's request.

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

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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.

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 Design Guidance Chapter 12: Alterations and extensions.

2.3 National Policies:

Planning Policy Wales (Edition 7) 2014
 Technical Advice Note (TAN) 12: Design (2009)

3. Relevant Planning History:

- 3.1 C14/1152/35/LL : First floor extension including raising of roof level, creation of balcony and changes to fenestration – Refused 13/01/15

4. Consultations:

Community/Town Council: No objection

Transportation Unit: No objection

Public Consultation: A notice was posted on the site and neighbouring residents were informed. The advertising period has ended. No correspondence was received in response to the public consultation process.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Generally policies B22 and B24 of the Unitary Development Plan approve proposals to extend existing houses as long as they comply with the associated criteria and the above-mentioned policies.
- The proposal will respect the site and its surroundings in terms of scale, size, form, density, location, layout, symmetry, the quality and suitability of materials, aspect, microclimate and density of land use/buildings and spaces around and between buildings.
 - The proposal will not have an unacceptable adverse effect on the form and character of the surrounding landscape or townscape or the local natural or historic environment.
 - The proposal will not have an unacceptable detrimental impact on prominent views that the public have into, out of, or across the centre, village, rural village or open countryside.
 - The design and scale are in keeping with the main building and the local area surrounding the development.
 - No extension will lead to an unacceptable reduction in amenity space within the curtilage of the house
- 5.2 In this case, the proposal is for an extension to create a house which would be substantially larger than the existing property. In terms of the general design and materials, the plans could be acceptable for a dwelling in the appropriate location. However, given the context of this site, in a housing estate dominated with bungalows and dormer bungalows, it is not considered that the size, volume and height of the building in its new guise would respect the scale, appearance or developed form of the nearby townscape and that it would create a prominent and incompatible feature in this fairly uniform estate.
- 5.3 The Gwynedd Design Guidance notes that extensions should not dominate the original building and in general, extensions should be smaller in size with a lower ridge line. In this case, it is considered that the size and height of the extension would dominate the original house and, therefore, it is considered that the extension in terms of its design and scale is not in keeping with the original building.
- 5.4 It is considered that the proposal does not respect the site or its surroundings in terms of scale, size, form, density, location, design or symmetry. It is considered that the proposal would have an unacceptable detrimental impact on the form and character of the townscape.
- 5.5 It is therefore considered that the proposal is contrary to the principles of policies B22 and B24 of the Gwynedd Unitary Development Plan and the Gwynedd Design Guidance.

General and residential amenities

- 5.6 Policy B22 refers to assessing the impact of developments on the public's views; in this case, the site is located in a prominent site on a junction between two public roads and, therefore, the site is very prominent to people travelling through the area. The location, size and appearance of the proposed design would be likely to cause a visual impact that is out of character with the developed form of the area. Therefore, it is considered

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that the extension is unacceptable due to its visual impact and, consequently, that the proposal is contrary to this element of policy B22 of the Unitary Development Plan.

5.7 Policy B23 aims to safeguard the amenities of the local neighbourhood. The house is part of an estate of housing development of fairly consistent design in terms of size and appearance. The house is part of an estate of housing development of fairly consistent design in terms of size and appearance. Therefore, it is considered that the extension would be tantamount to an over-development of the site based on its volume and height compared with the original dwelling and other dwellings in the area. Therefore, the proposal does not comply with the requirements of policy B23 of the Unitary Development Plan.

5.8 Policy B25 of the Gwynedd Unitary Development Plan involves the finishing materials of the proposal. It is intended to finish the extension walls with painted render and slate would be used on the roofs and it is considered that the materials, when assessed alone, are suitable. Therefore, it is considered that the proposal complies with this policy in terms of materials alone.

6. Conclusions:

6.1 It is considered that this proposal does not comply with the requirements of policies B22, B23 or B24 of the Unitary Development Plan due to the size, volume, form, scale and design of the proposal and its unacceptable impact on the form and character of the townscape and on the visual amenities of the area.

7. Recommendation: To refuse – reasons

1. The extension, due to its design, size and location, would appear as an incongruous feature on the existing dwelling and would have a detrimental impact on the appearance of the property. Therefore, the proposal is contrary to policies B22 and B24 of the Gwynedd Unitary Development Plan along with the advice included in the Gwynedd Design Guidance that states that extensions to existing buildings should respect the site and its surroundings in term of scale, size, form, bulk, location, design and symmetry and that the design of extensions should be on a scale that is in keeping with the main building.
2. The extension, due to its size and volume would be a harmful obstruction to the visual amenities of the urban area and tantamount to an over-development of the site. Therefore, the proposal is contrary to policy B23 of the Gwynedd Unitary Development Plan which states that a development should not result in an over-development of a site.