

PLANNING APPLICATION	DATE: 04/03/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 3

Application Number: C18/1206/14/LL

Date Registered: 31/12/2018

Application Type: Full - Planning

Community: Caernarfon

Ward: Seiont

Proposal: Application to demolish existing rear porch and construct a two-storey extension on the rear of the property

Location: 10, Cefn Hendre, Caernarfon, LL552LP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is an application to construct a two-storey extension on the rear of a residential property.
- 1.2 The property is one of three two-storey houses in a row that forms part of an estate of larger houses located within the Caernarfon development boundary.
- 1.3 The proposal involves adding to the rear of the property to create a living/dining room and larger kitchen on the ground floor and two bedrooms on the first floor.
- 1.4 Externally, the extension walls will be finished with timber cladding and a pitch roof of natural slate.
- 1.5 The application has been amended from its original submission by amending the proposed form of the roof and slightly reducing the width of the extension. It is noted here that the application is submitted to the Planning Committee as the applicant is a Manager within Gwynedd Council's Environment Department who has close working links with the Planning Service.

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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

TRA 2 - Parking standards

TRA 4 - Managing transport impacts

AT 4 - Protection of non-designated archaeological sites and their setting

2.4 National Policies:

Planning Policy Wales (Edition 10, December 2018)

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Technical Advice Note 12: Design

3. Relevant Planning History:

3.1 It does not appear that this property has any planning history.

4. Consultations:

Community/Town Council: Support

Transportation Unit: No objection

Welsh Water: Standard advice regarding drainage matters.

CADW: The site is within 7m of the Segontium scheduled monument's boundary, nevertheless, the area is outside the fort defences. Although the extension will be nearer to the boundary of the designated area it will not have a significant impact on the monument.

Gwynedd Archaeology Service: The site is adjacent to a scheduled monument, due to the foundations work, there is a high potential that Roman archaeological remains could be discovered, it is therefore suggested that conditions should be included to agree on an archaeology work programme.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period expired on 31.01.19 and no letter / correspondence of objection has been received. The period of the second consultation had not ended at the time of writing this report, any observations received will be included in the additional information form.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for extensions and modifications to existing houses, as long as they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, extensions to existing buildings are required to:

- Contribute to, and enhance, the character and appearance of the site
- Respect the site and surroundings in terms of their location in the local landscape.
- Use appropriate materials

It can be seen that this property is within an area consisting mainly of houses of a similar appearance. Nevertheless, adaptations and extensions of various forms and sizes have been constructed on nearby houses. This proposal involves constructing a two-storey extension to the rear of the property. It is not considered that the extension would harm the appearance of the site or disrupt the visual amenities of the area in general.

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Consequently, the principle of the development is considered to be acceptable and in accordance with the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Local Development Plan.

Visual amenities

- 5.2 It is proposed to construct the extension on the rear of the existing property, the extension would not have a significant effect on the front elevations of the site. From the rear, it is believed that the extension, in its amended form, would blend in with the site due to the form of the roof. It would introduce a new element locally in terms of external appearance by using timber cladding, but it is not believed to be unacceptable in this case. It is considered that the proposal in terms of its design is acceptable and it is not considered that it would have a detrimental impact on the existing property, neither would it damage the visual amenities of the area. To this end, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF 3 of the LDP.

General and residential amenities

- 5.3 The form of the land means that the site is slightly higher than adjacent property. The extension would be closer to the site boundary than the property at the moment, however it is not believed that the resulting impact would be excessive. The only window seen on the side of the extension is the high level window for the living room, no windows will be incorporated on the side of the living room on the first floor. Amended plans were received that improve the site's layout by amending the form of the roof and reducing the width of the extension which means that it would be further from the boundary than the original proposal. Due to the location of the extension it is not believed that it would overshadow the adjacent property in terms of the line of the sun and it is no longer believed that the proposal is significantly unacceptable in terms of the impact on the adjacent property. It is considered that the proposal in its amended form is acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.4 The proposal involves increasing the number of bedrooms from 3 to 4. Although there is no parking space directly within the application site itself, spaces have been designated for the terrace in front of the houses themselves.

The Transportation Unit has no objection to the proposal as submitted and therefore it is not believed that the proposal is unacceptable in terms of the requirements of policies TRA 2 and TRA 4.

Archaeological Matters

- 5.5 This site backs onto the remains of part of the large Segontium Roman fort site. Consequently, observations were submitted by CADW and Gwynedd Archaeological Service. These bodies do not object to the proposal; however they suggest that a standard condition should be included to ensure that any details are recorded during the early phase of the development.

Therefore, it is believed that the proposal is acceptable in terms of the requirements of policy AT 4.

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6. Conclusions:

- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, it is considered that this proposal would not have a detrimental impact on the area and on nearby houses and the amended design for the proposal is considered to be acceptable and that it, consequently, complies with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 Approve - conditions
1. Commence within five years.
 2. In accordance with the plans.
 3. Slate
 4. Finishes of walls
 5. Removal of PD rights – windows
 6. Archaeology condition
 7. Welsh Water Note