

PLANNING COMMITTEE	DATE: 22/07/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

**Number: 2**

**Application Number: C19/0305/03/LL**

**Date Registered: 24/04/2019**

**Application Type: Full - Planning**

**Community: Ffestiniog**

**Ward: Diffwys and Maenofferen**

**Proposal: Two-storey rear extension and side conservatory**

**Location: 1, Bron Ddwryd, Blaenau Ffestiniog, LL41 3EN**

**Summary of the Recommendation: TO REFUSE**

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## 1. Description:

- 1.1 A full application to erect a two-storey flat roof extension, with a single-storey conservatory to the gable-end of the house. The rear extension includes a kitchen / dining room on the ground floor, and two bedrooms and a bathroom on the first floor. The rear extension will measure 7.8 metres in length and 4.8 metres in width, and extends from the rear wall of the house to the rear boundary wall, where there is currently a single-storey storeroom. The ground floor and first floor windows are located on the southern elevation, facing away from the neighbouring property. The conservatory will measure 5.5 metres in length and 3.5 metres in width. The property is located at the end of a row of two-storey houses. The site is served by an unclassified county road. It is noted that the property next door has a two-storey extension with a slate pitched roof, which extends over four metres from the rear elevation of that property.
- 1.2 The property is located outside the development boundary and within a Landscape of Outstanding Historic Interest.
- 1.3 The application is submitted to 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 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 (LDP) adopted 31 July 2017:-

TRA 2: Parking standards

TRA 4: Managing transport impacts

PCYFF 1: Development boundaries

PCYFF2: Development criteria

PCYFF3: Design and place shaping

PS 20: Protecting and where appropriate enhancing heritage assets

AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

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2.4 National Policies:

Planning Policy Wales (Edition 10, November 2018)

TAN 12 Design (2016).

3. **Relevant Planning History:**

Application no. C18/0585/03/LL - Proposed two-storey extension on side of residential property, construction of a new two-storey holiday unit, as well as a detached double garage and domestic wind turbine - Refused 11 September 2018

4. **Consultations**

Community/Town Council: Support the proposal but draw attention to the observations on planning application C18/0585/03/LL regarding the Japanese Knotweed on the land, and the site's proximity to the River Dwyryd.

Natural Resources Wales No objection to the application, but note the following observations:

**Flood Risk**

The application site is not within a C2 zone, according to the definition of the development advice map referred to in TAN 15 Development and Flood Risk (July 2004). However, the site is adjacent to Afon Du-bach, and there is therefore a possible flood risk.

Given the scale of the proposed development, and in the absence of a Flood Consequence Assessment, we deem that the degree of risk could be acceptable if the developer is notified of the potential flood risks, and they are advised to include flood resistance measures in the development.

Usual observations proposed.

Transportation Unit No objection

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Public Consultation: A notice was posted on the site and nearby residents were notified. Objections were received on the following grounds:

1. loss of light from the ground floor kitchen window of the rear extension, and the living room window on the ground floor;
2. the extension is too large and doubles the size of the existing house; and
3. the extension would be built too close to the boundary wall that separates the two properties.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria, including: that the proposal adds to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass, and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.
- 5.2 The plans show a proposal to build a two-storey rear extension with a flat roof, and a conservatory along the gable-end of the house. The property is located between two existing county 'cul-de-sac' roads, which form the rear and front entrances to the property, and it is likely that the proposal (conservatory and rear extension) will be visible from those roads. Although the proposal is unlikely to constitute a prominent feature in the wider landscape, concern must be expressed about the scale and design/form of the rear extension in relation to the character of the existing house. It is noted that Policy PCYFF3 supports proposals that contribute to and enhance the character and appearance of the site, building or area, and that respect the context of the site and its place in the local landscape. Although there is no objection to extending the house, it is considered that the design and scale of the proposed rear extension, that would extend 15 metres to the rear, compared with the side of the existing house which measures 7.2 metres, would be incongruous with the appearance and character of the property and would not conform to good design principles. Therefore it does not meet the policy objectives of PCYFF3 or the requirements of the Design Guidance.

### General and residential amenities

- 5.3 A notice was placed on the site and nearby residents were notified. One letter of objection has been received, on the grounds that the proposal, due to the size of the extension, would have a negative impact on the neighbour's amenities. It is noted that planning permission was granted for the construction of a two-storey extension measuring over four metres in length, with a slate pitched roof to the rear of the neighbouring property in 1996; the permission has been utilised and the extension has

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been constructed. It is therefore considered that a precedent has been set for the construction of a two-storey rear extension to the property.

- 5.4 The current proposal involves constructing a two-storey flat-roofed extension that extends from the property's rear elevation to the boundary of the back yard, which is a distance of 7.8 metres. The plans show that the ground floor and first floor windows are located on the southern elevation, facing away from the neighbouring property, and therefore there are no concerns regarding overlooking. However, concern must be expressed regarding the proposal as its size and scale would have an oppressive/dominant impact on the residential amenities of the neighbour's property. It must also be acknowledged that the size of the curtilage allows the siting of a two-storey extension in a more acceptable location, and that this has already been suggested to the agent/applicant. Therefore, it is considered that the proposed rear extension is contrary to policy PCYFF 2 of the LDP.
- 5.5 In relation to the side conservatory, it is not considered that it would have a significant negative impact on the amenities of the neighbouring property.

### **Transportation**

- 5.6 It is not considered that the proposal would affect road safety. The Transportation Unit submitted observations confirming that it had no objection to the application. The proposal is in accordance with policy TRA 2 and TRA 4 of the LDP.

## **6. Conclusions:**

- 6.1 Having considered the proposal in the context of relevant policies it is deemed that the proposal is not acceptable for approval.

## **7. Recommendation:**

- 7.1 To refuse – reasons:
1. The two-storey rear extension, due to its length and scale, would create an oppressive and dominant feature that would have a detrimental impact on the amenities of residents of neighbouring properties. The proposal is therefore contrary to Policy PCYFF 2 of the LDP.
  2. The proposal involves constructing a two-storey extension of a scale and design that is not in keeping with the character of the property, and therefore does not add to, or enhance, the appearance of the site. The proposal is, therefore, contrary to the requirements of Policy PCYFF 3 of the LDP.