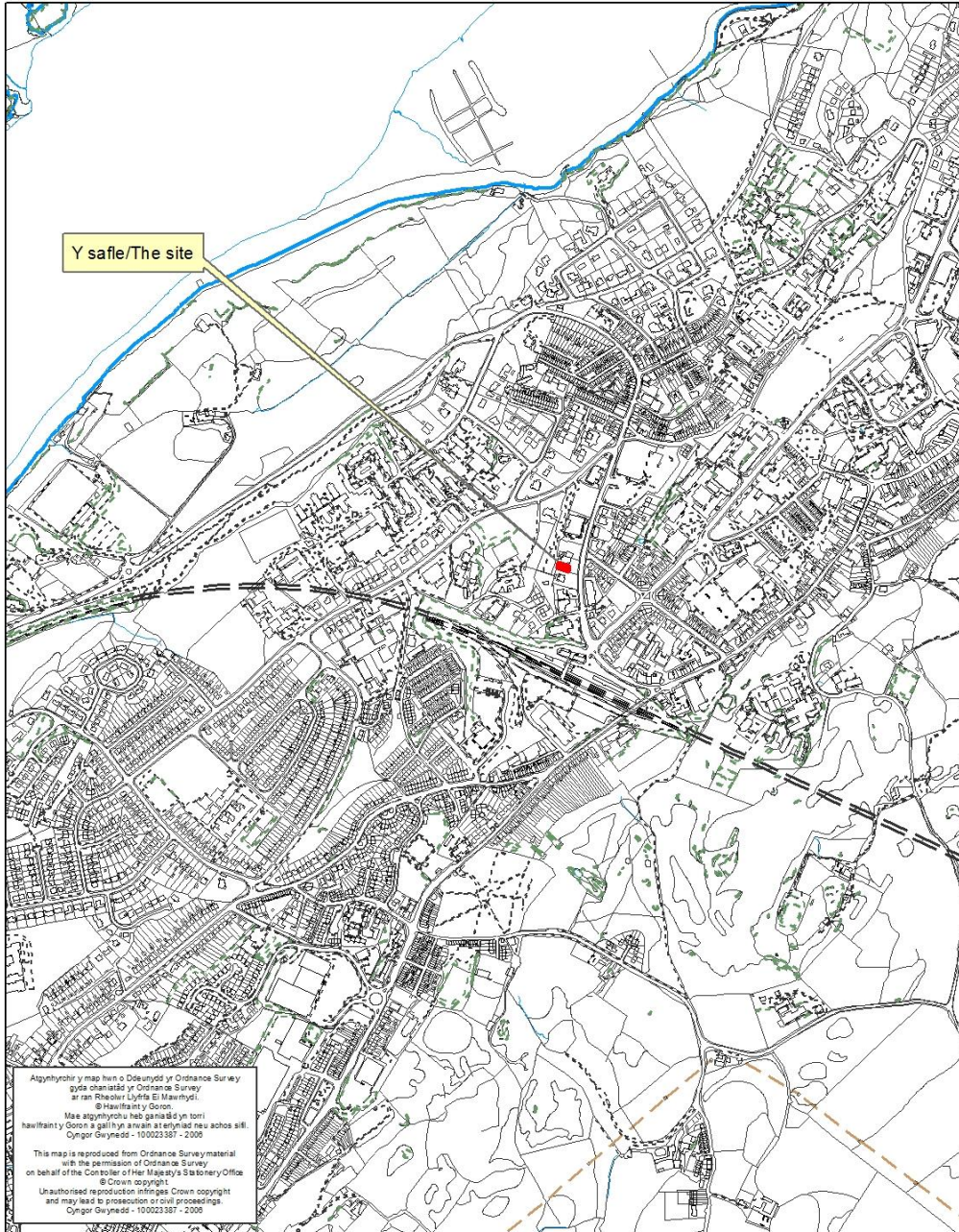


Number: 5



Rhif y Cais / Application Number : C15/1217/11/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:
REPORT OF THE SENIOR MANAGER OF THE PLANNING AND ENVIRONMENT SERVICE	GWYNEDD

Application Number: C15/1217/11/LL
Date Registered: 27/11/2015
Application Type: Full - Planning
Community: Bangor
Ward: Menai (Bangor)

Proposal: CHANGE OF USE OF EXISTING OFFICE BUILDING INTO FOUR BEDROOMED STUDENT ACCOMMODATION INCLUDING INSTALLATION OF THREE ADDITIONAL WINDOWS

Location: SHERWOOD, 4, HOLYHEAD ROAD, BANGOR, GWYNEDD, LL572DP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application to change the use of existing vacant offices to four bedroomed student accommodation. The building in question is a brick / concrete rendered building with concrete sheet roofing. The building is located within the curtilage of a significantly sized property which is already used as student accommodation. It is not intended to undertake external alterations to the building apart from installing three additional windows, one in the front elevation and two in the southern side elevation.
- 1.2 The site is located off Holyhead Road in a mixed-use area of Bangor which has not been allocated to any specific purpose in the Unitary Development Plan.
- 1.3 This application is submitted to Committee as three or more observations contrary to the officer's recommendation were received.

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 considerations 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.

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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.

POLICY C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES

Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS

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

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.3 National Policies:

Planning Policy Wales : Edition 8, January 2016

3. Relevant Planning History: - None

4. Consultations:

Community/Town Council: Object
The building is not suitable for a residential development.

Transportation Unit: No objection

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Fire Officer: Not received.

Welsh Water: Observations - standard condition relating to surface water and guidelines for the developer

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting as it is not considered that the existing building is suitable for residential use.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy C1 of the Gwynedd Unitary Development Plan encourages the siting of new developments within town and village development boundaries and the developed form of rural villages. In this case, the site has been located within the development boundary of the city of Bangor and therefore the proposal conforms with the principle of this policy.
- 5.2 Planning policy C4 of the Gwynedd Unitary Development Plan involves assessing applications to alter buildings to be re-used, and approves proposals to alter buildings to be re-used if they can comply with specific criteria relating to the suitability of the building, visual considerations, design and impact on the vitality of nearby towns and villages. It is considered that the building is suitable for the proposed use in terms of its size and design. There would be minor external alterations, namely installing three additional windows but there would be no significant change to the building's appearance. The proposal involves internal changes which would include work to upgrade the external walls and the roof, together with erecting internal walls to split the building for its new use including creating four bedrooms, a living room, a kitchen and bathrooms. This work would require Building Control Permission, and the structural suitability of the building and the proposed alterations will be assessed as part of that process. Policy C4 of the UDP does not require a building which is within a development boundary to be structurally sound before considering its conversion. Given the above, it is believed that the proposal complies with the requirements of policy C4 of the Gwynedd Unitary Development Plan.
- 5.3 Planning policy CH3 of the Gwynedd Unitary Development Plan supports developing residential units on unallocated sites within the development boundary of Bangor. In this case, the proposal is for the conversion of an existing building which was last used as offices into student accommodation. It is considered that the site is suitable for its use and that it is located in a convenient location in relation to city centre services, as well as being near the train station and several bus stops. It is therefore considered that the proposal complies with the requirements of policy CH3 above.
- 5.4 Given the above, it is believed that the proposal complies with the main relevant policies in the Unitary Development Plan and that this proposal is acceptable in principle from a planning perspective.

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General and residential amenities

- 5.5 Policy B23 of the Gwynedd Unitary Development Plan involves assessing proposals in terms of their impact on the amenities of the area and the local neighbourhood. It is not considered that there is a likely significant difference between the amenity impacts of the authorised use as an office and the proposed use as student accommodation, especially given the presence of existing student accommodation on the same site. There is private parking provision and bin storage facilities within the site and it is not considered that the proposal is likely to cause any additional detrimental impact on the area's amenities or the local neighbourhood in terms of movements or noise and therefore it is considered that the proposal complies with the requirements of policy B23 above.

Visual Impact

- 5.6 Policies B22, B24 and B25 of the GUDP are relevant to this application and involve design, finishes, appearances and visual amenities. The only changes to the building's appearance would be the installation of three additional windows, one on the front elevation facing the highway and two on the side elevation facing Ludwig Villa (where there are already five existing windows). It is not considered that this would create a significant change to the building's appearance and therefore it is considered that there would be no harm to the neighbourhood's visual amenities, and therefore the plan complies with policies B22, B24 and B25 of the UDP.

Transport and access matters

- 5.7 Policy CH30 of the Unitary Development Plan involves ensuring access to developments for all types of individuals. Given that this is a single-storey residential development on an accessible city centre site, it is believed that the plan is in-keeping with the objectives of this policy.
- 5.8 The plans involve using an existing vehicular access as well as allocating four parking spaces for the development, and the Transportation Unit has confirmed that this arrangement is acceptable. Policies CH33 and CH36 of the Unitary Development Plan involve assessing proposals in terms of road and street safety together with the private parking provision, and given the observations of the Transportation Unit it is believed that the proposal complies with the requirements of policies CH33 and CH36 above.

Response to the public consultation

- 5.9 The objections to the application received are based on the suitability of the existing building for residential use, but in terms of planning considerations the size, site arrangement and the location of the building are suitable and there would be no significant change in the appearance of use of the site. It is a matter for the applicant to assess the structural suitability of the building for the proposed use in terms of proposed changes and the building's ability to comply with the building control system.

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6. Conclusions:

- 6.1 Given the above and having considered all the relevant matters including local and national policies and guidelines and the responses to the public consultation this application to change the use of the building and undertake work as described above is acceptable and satisfies the requirements of the policies as noted above.

7. Recommendation:

To approve subject to conditions:

1. 5 years
2. In accordance with the plans
3. Welsh Water Condition
4. Materials

Notes for information:
Welsh Water observations