

PLANNING COMMITTEE	DATE: 28/11/2022
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C22/0727/14/DT

Date Registered: 11/08/2022

Application Type: Householder

Community: Caernarfon

Ward: Menai

Proposal: Two-storey extension to the back and side of the dwelling.

Location: 9 Ffordd Menai, Caernarfon, Gwynedd, LL55 1LF

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 28/11/2022
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 Full application to erect a two-storey extension on the back elevation of a two- storey property. The extension would comprise a bedroom and bath on the ground level and a kitchen with a front balcony on the first-floor level. The house is situated on a site excavated into the slope within a housing estate and the front garden is much lower than the back garden. The extension would fill an empty corner at the back of the house with external stairs along the southern side of the extension forming the access from the front garden to the back; these stairs would be located along the property's boundary with the neighbour. It is likely that only the first-floor section of the back of the extension would be visible from the estate road to the east, with only a glimpse of the extension's front elevation from the county highway to the west.
- 1.2 The extension is located within a residential estate and within the town's development boundary. The property is served by an estate road and classified as an unclassified county highway to the east and the class 1 county highway to the west.
- 1.3 The application is submitted to committee as the applicant's father is a local Councillor.

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 (Wales) Act 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**
- PS 4: Sustainable Transport, Development and Accessibility
- TRA 2: Parking standards
- TRA 4: Managing transport impacts
- PS 5: Sustainable development
- PS 6: Mitigate and adapt to the impacts of climate change
- PCYFF 2: Development criteria
- PCYFF 3: Design and place shaping
- PCYFF 4: Design and Landscaping
- Policy PS19: Conserving and where appropriate enhancing the natural environment.

PLANNING COMMITTEE	DATE: 28/11/2022
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

2.4 **National Policies:**

Future Wales: The National Plan 2040

Technical Advice Note 12 - Design.

Technical Advice Note 18 - Transport.

3. **Relevant Planning History:**

No recent relevant planning history.

4. **Consultations:**

Community/Town Council: It was resolved that there was no objection, dependent on following the conditions of Cyngor Gwynedd's Highways Department.

Transportation Unit: We have no objections in principle, but we offer the following observations. It appears from the plans provided that the proposal may include a support structure that may affect the adjacent highway. It is not clear if the structure exists or is part of the application and therefore I will ask the applicant to provide further details for clarification. If the structure is part of the application I will ask for a condition that the applicant provides a structural design to receive permission in principle prior to the commencement of any work on the site. We also ask for the following note to be attached to the application:

Biodiversity: Not received.

Welsh Water: Usual observations regarding location of drains and no surface water to be discharged into the Public Sewer.

Public Consultation: A notice was posted on the site and nearby residents were notified. No responses were received.

PLANNING COMMITTEE	DATE: 28/11/2022
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

5. Assessment of the material planning considerations:

The principle of the development and visual amenities

- 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 or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height 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 they limit the risk and danger of flood water run-off and prevent 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 house is situated on a site excavated into the slope with the front garden much lower than the back garden. The house has a two-storey elevation from the front garden and one-storey from the back garden and this means that only the first floor would be visible from public places at the rear of the site. It is likely that only a little of the extension would be visible from public places in front of the property. It is felt that the proposal's elevation would be acceptable and it would not be contrary to policies PCYFF 2 or PCYFF 3 of the LDP.

General and residential amenities

- 5.3 The application was advertised on site and nearby residents were notified and no response was received. The two-storey extension is situated to the rear of the site with a first floor balcony looking towards the west between the gable-end of the applicant's house and the neighbour. Although there is already inter visibility here due to the presence of windows in the gable walls, it is felt that a condition should be imposed enforcing a privacy screen to be installed along the southern balcony to protect the residential amenities and for privacy.
- 5.4 The application site is situated north of the neighbour's house and therefore it would be unlikely to significantly affect sunlight. It is unlikely that the proposal would have a significant negative impact on the amenities of nearby residents. It is therefore considered that the proposal complies with policy PCYFF 2 in the LDP.

Transport and access matters

- 5.5 The proposal involves constructing a rear extension and it would not affect the existing garage. Observations were received from the Transportation Unit stating that they had no objection in principle, however, from the plans submitted it appeared that the proposal may include a structure to support the stability of the adjacent highway. It is not clear from the plan whether the structure exists or is part of the application and therefore it is proposed to ask the applicant to provide further details for clarification. A condition would need to be imposed to submit details of the retaining wall prior to the commencement of work on the site. In these circumstances, it would not be contrary to policies TRA 2 or TRA 4 of the LDP.

PLANNING COMMITTEE	DATE: 28/11/2022
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Biodiversity matters

5.6 Policy PS 19 safeguards habitats and species. The proposal would include the demolition of a small porch and it is not proposed to cut into the main pitch roof. Although no response was received from the Biodiversity Unit to the application, when assessing the proposal it is considered that the likelihood of impacting protected species is low and therefore it is not considered essential to receive an ecological report. There is legislation beyond planning to safeguard species and therefore a note on any permission would raise awareness of the need to be cautious when completing the work sufficiently and reasonably in this case. It is therefore considered that the proposal complies with policy PS 19.

6. Conclusions:

6.1 Having considered the proposal in the context of relevant policies, it is considered that the proposal is acceptable as it would not have an impact on the street scape, the amenities of nearby residents or road safety.

7. Recommendation:

7.1 To approve – conditions

1. Five years to commence the work.
2. In accordance with plans.
3. Opaque glass to be installed 1.8m in height along the southern side of the proposed balcony.
4. Prior to the commencement of work on the site, submit details showing the retaining wall.
5. Complete work on the retaining wall prior to the commencement of work on the extension.
6. Finish to match the existing house.

Information note:

Welsh Water

Protected species