

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C24/0916/11/DT

Date Registered: 29/11/2024

Application Type: Householder

Community: Bangor

Ward: Glyder

Proposal: Two-storey extension at the rear of the property

Location: 14 Belmont Avenue, Bangor, Gwynedd, LL57 2HT

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1. The application was deferred in the committee on the 13th January for the planning committee to conduct a site visit.
- 1.2. This is an application for the demolition of an existing multipurpose room at the rear of the property and the erection of a flat roof two-storey extension. The new two-storey extension would extend approximately 2.9m out from the rear of the house, and approximately 6.2m wide eastwards to the boundary wall of the property that adjoins with property number 16. It would measure approximately 5m high to the top of the flat roof. The new two-storey extension would form a kitchen/dining room on the ground floor and extend two bedrooms on the first floor, with two patio doors on the rear elevation of the two-storey extension opening out at ground level, and two windows on the first-floor level.
- 1.3. The site is within the curtilage of "14 Belmont Avenue" which is a semi-detached property in a residential area within the development boundary of the Bangor Sub-regional Centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 1.4. We can see that the proposed plans also show a gable-end extension at the side of the roof, a porch on the property's front elevation, and a dormer window on the rear elevation. Permission was granted previously for a gable-end extension at the side of the roof under reference C24/0041/11/DT, and the porch under reference C23/0919/11/DT.
- 1.5. The Local Planning Authority has already confirmed that the rear dormer window is a permitted development, therefore we will not be considering this as part of the assessment.
- 1.6. A revised location plan was received because the red line around the property was incorrect on the original plan. We re-consulted with neighbours and the statutory consultees after receiving the plan, and we will update the Planning Committee if further observations have been received.
- 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 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 7 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 1: Development Boundaries
PCYFF 2: Development criteria

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

PCYFF 3: Design and place shaping

PS 1: The Welsh Language and Culture

PS 5: Sustainable development

TRA 2: Parking Standards

TRA 4: Managing transport impacts

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024)

Technical Advice Note 12: Design

3. **Relevant Planning History:**

3.1 Application/appeal reference. Address of application. Description of the proposal. Decision and date.

C23/0919/11/DT – Erect a porch on the front elevation and construct a dormer window on the side elevation. Permit and refuse 08/01/2024.

C24/0041/11/DT – Resubmission of an application that was refused in part under reference C23/0919/11/DT for additions to the dwelling including a new gable-end to the roof without a window, and a dormer window on the rear elevation. Approved with conditions 19/03/2024.

4. **Consultations:**

Community/Town Council: Not received.

Biodiversity: Not received.

Welsh Water: Request a condition to prevent additional surface water flows to the sewage system, and guidelines for the applicant.

Please see Welsh Water letter dated 12/11/24

Land Drainage Unit: Not received.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting to the proposed development based on the following

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

material planning grounds:

- Concern about the loss of light and that this would have a serious impact on the current resident's way of life, and likely to have a serious adverse impact on property number 16 in the future.
- Concern that the two-storey extension that would cover the entire width of the back of the house is not in keeping with the neighbouring properties or the street. The proposed extension would protrude out nearly half a metre beyond the existing back line of the property.
- A drain runs between both dwellings and there is concern about water overflowing.
- Concern about wider water overflow on the street in general.
- The local member has offered comments, noting concerns about loss of light in the garden of the property next door, that the size of the extension is out of character in the street, and concern about water because of the drain between the two properties.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The site lies within the development boundary of the Bangor Sub-regional Centre as defined by the LDP, therefore, the application is consistent with Policy PCYFF 1 of the LDP.
- 5.2 Generally, policies PCYFF 2 and PCYFF 3 permit proposals for extensions and alterations to existing dwellings provided they do not have a detrimental impact on visual amenities and that they respect and improve the appearance of the site and the area in general. In addition, extensions to existing buildings are required to:
- add to, and improve the character and appearance of the site
 - respect the site and its surroundings in terms of its setting in the local landscape
- 5.3 This proposal entails erecting a two-storey extension at the rear of the property which would extend about a further 0.5m metre out from the back wall of the house than the existing utility room making it 2.9m in length, and it would extend across the rear of the property which is 6.2 metres wide. The height of the proposed two-storey extension would be approximately 3m higher than the existing single-storey section, making it 5m in height. Consequently, this two-storey extension is fairly large, nevertheless, we do not consider that it would have a significant visual impact and it is not unusual to see these types of extensions at the rear of dwellings. It is not

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

considered that this proposal would be contrary to the objectives of policies PCYFF 2 and 3 within the LDP, therefore the principle is acceptable.

Visual amenities

- 5.4 Although the rear extension is two-storey, when considering the developed nature of the area and the size of the garden where the extension will be erected, we do not believe it would constitute a dominating feature in the streetscape, nor that it would cause a significantly harmful impact on the appearance of the site or the surrounding area. Although the extension extends across the entire width of the property, the length of the extension is short and will not be visible from public places, and it is of a standard design and size for this type of development.
- 5.5 Considering the scale and design of the proposed development and its built surroundings, accepting that it will add to the massing of the property, this extension is not considered unreasonable in the location. It is proposed to finish the walls of the extension with render to match the existing dwelling. We consider that this would be suited to the property and the other developments in the vicinity.
- 5.6 In considering the materials and design of the proposed development and its built surroundings and having assessed the proposal fully in respect of its visual impact, we believe that the proposal is acceptable, and is therefore in accordance with the relevant requirements of policy PCYFF 3.

General and residential amenities

- 5.7 The property is located within a row of semi-detached dwellings, therefore there are natural elements of overlooking from the rear of the houses to the back gardens. The boundaries between the dwellings in this row are low.
- 5.8 Concern has been expressed by a neighbour to the west of the property, known as 16 Belmont Avenue, about loss of light and shadow casting, and that this would seriously affect the current occupant's way of life, and is likely to have a serious adverse impact on the property in future. In this case it is acknowledged that there would be some shadowing effect on the adjacent property, as the width of the proposed extension would extend towards the property's boundary with number 16. The sun rises in an easterly direction and sets in the west, and because of the positioning of the semi-detached dwellings and the location of extension at the rear, this means that the two dwellings receive natural sunlight all day to the front of the properties, and by night-time the sun sets behind the two properties. This means that the back of the property in question and the property next door are shaded naturally for most of the day. Therefore, with regard to the length of the property, it is not considered that there would be significant loss of light or shadowing to next door's property in this case.
- 5.9 Concern was also received about the size of the extension, claiming it would not be in keeping with the neighbouring properties or the street as it would cover the entire width of the dwelling. Because of the size of the garden at the rear, and the fact that the garden of 14 Belmont Avenue and the property next door slope upwards, it is not considered that this extension would be oppressive. Given that the extension would only extend out 0.5m further than the existing single-storey section, and that the extension's height is reasonable, we do not believe there will be significant harm to neighbours' amenities as a result of these matters.
- 5.10 Concern was expressed by the local member and the neighbour regarding a drain that is located between the two properties. The Biodiversity Unit and the Land Drainage Unit were consulted, and no problems were highlighted. There is no evidence that the development would have an

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

effect on the drain, and we note that any disagreements between neighbours regarding shared drainage systems are a civil matter and is therefore a matter outside this planning application.

- 5.11 Therefore, based on the above assessment we believe that the proposal is acceptable under the requirements of policy PCYFF 2 of the LDP which relates to protecting private and general amenities.

Transport and access matters

- 5.12 This proposed extension does not increase the number of bedrooms in the property, therefore there is no additional effect on the parking arrangement or on road safety. We do not consider that there would be any additional harm to the main road because of this development. The proposal as it stands is therefore acceptable under policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.13 On 07 February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, biodiversity net gain, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. A green infrastructure statement was submitted as part of the application. Although the statement notes that the development will not lead to biodiversity loss, it does not make proposals for enhancing biodiversity such as installing bird/bat boxes. To this end it is considered appropriate to impose a condition on the permission to implement Biodiversity measures, and to this end we consider that the proposal complies with the requirements of PPW.

Relevant planning history

- 5.14 As noted in the description, the proposed plans for this application show additional elements to a two-storey extension only. These elements include a gable-end extension at the side of the roof, a porch on the property's front elevation, and a dormer window on the rear elevation. As previous Planning permission was granted to the porch and the gable-end extension on the side of the roof, and because the rear dormer window is a permitted development, we have not considered the additional elements as part of this application's assessment.

Language Matters

- 5.15 In accordance with the Planning (Wales) Act 2015, it is a duty when determining a planning application to consider the Welsh language, where it is relevant to that application. This is further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.16 We note that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report are highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. Nevertheless, Appendix 5 of the SPG states that every housing, retail, commercial or industrial development where a Welsh Language Statement/Assessment is not required, should show how consideration has been given to the language.

PLANNING COMMITTEE	DATE: 03/02/2025
REPORT BY ASSISTANT HEAD OF DEPARTMENT	

5.17 The proposal in question is for extending an existing residential dwelling. Planning permission has already been granted for a gable-end extension at the side of the roof, and a porch on the front elevation of the property. It is not considered that the proposed extensions are likely to have a harmful impact on the Language, therefore we consider that it complies with the requirements of policy PS1 in this respect.

Infrastructure matters

5.18 An objection has been received regarding wider water overflow problems on the street in general, and the development's impact on the area's drains. The Biodiversity Unit and the Land Drainage Unit were consulted on this application. Comments were received from Welsh Water requesting a condition to prevent additional surface water flows to the sewage system. We note that this is not a matter that can be managed through the planning system, but we will draw the applicant's attention to Welsh Water's comments and requests which require that no additional surface water will flow to the existing sewage system. No response has been received from the Land Drainage Unit at the time of writing the report, but it is not considered that the proposal in itself would have a significant effect on the current situation. However, a condition can be imposed to ensure that surface water does not flow onto the highway.

6. Conclusions:

6.1 Having assessed the application against the relevant policy requirements, the proposal is considered acceptable. Based on the above, the application can be approved in line with the following planning conditions.

7. Recommendation: To approve with conditions

7.1 To delegate powers to the Senior Planning Manager to approve the application subject to conditions

1. Commencement within five years.
2. In accordance with the plans
3. Materials to be in-keeping
4. Biodiversity Enhancements
5. Ensure no surface water runs onto the highway.

Note: Welsh Water