

PLANNING COMMITTEE	DATE: 08/09/2025
THE REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 4

Application Number: C25/0370/11/DT

Date Registered: 30/06/25

Application Type: Householder

Community: Bangor

Ward: Glyder

Proposal: To erect a side extension together with alterations

Location: Treetops, 3 Bryn Eithinog, Bangor, Gwynedd, LL57 2LA

Summary of the

Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 Householder application to demolish a single-storey flat roof extension at the side and front of the property together with erecting a two-storey pitched roof side extension and a single-storey extension in the form of a lean-to to the front. The extension would measure approximately 6.5m by 8.5m at the most. The ridge roof and the eaves of the two-storey section would correspond to the height and eaves of the existing property. The proposal would provide an additional two bedrooms with an en-suite, together with a utility room and new dressing room. The proposal also provides three parking spaces in front of the property.
- 1.2 The property is in a housing estate of various two-storey houses near Ysgol Tryfan within the Bangor City development boundary. The existing property is a two-storey house with a flat roof one-storey section enveloping the side and front of the property.
- 1.3 This application is submitted to the Planning Committee at the request of the Local Member.

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 Act (Wales) 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 2011-26, adopted 31 July 2017

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PCYFF 1: Development Boundaries

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

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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 Not relevant.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: The increase in the number of bedrooms means that off street parking would be required for three vehicles for the dwelling. Could the applicant confirm the proposed parking arrangements?

Welsh Water/Dŵr Cymru: ASSET PROTECTION

We advise that the proposed development site is crossed by a public sewer with the approximate position being marked on the attached plan. In accordance with the Water Industry Act 1991, Dŵr Cymru

Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having reviewed the proposed site plan, it would appear that the proposed extension would be located outside of the protection zone of the public sewer measured 3 metres either side of the centreline.

Notwithstanding this, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of these asset and establish their relationship to the proposed development.

Should the proposed development be located within the protection zone of the public sewer, there would be a requirement to apply for a Build Over Sewer (BOS) agreement / submit a Declaration of Works.

SEWERAGE

Turning towards drainage matters, we would request if minded to grant planning consent that the following Condition and Advisory

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Notes are included to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and one item of correspondence was received from the Local Member objecting on the following grounds:

- Over-development

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is in a housing estate of various two-storey houses in a residential area near Ysgol Tryfan within the Bangor City development boundary. Extensions to residential houses are considered suitable in principle, subject to a full assessment in terms of size, design and impact on the area's amenities and residents. It is considered that the principle of erecting an extension on this property is acceptable and complies with the requirements of policy PCYFF 1 of the JLDP.

Visual, general and residential amenities

- 5.2 Policy PCYFF3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria that include that the proposal complements or enhances the character of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place in the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; that it enhances a safe and integrated transport and communications network; its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution; that it achieves an inclusive design by ensuring barrier free environments, allowing access by all and to help create healthy and active environments, and considers the health and well-being of future users.

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- 5.3 The proposal involves demolishing the existing flat-roof extension on the side and front of the building and erecting a two-storey and partially single-storey extension with a pitched roof in its place. Although the extension is fairly substantial, its location on the property and its design mean that it appears as an alien feature in the vicinity. The extension does not extend out further than the rear of the existing property, and it extends to the side by approximately 1.7m further than the existing extension (4.2m compared to 2.5m). The height of the extension matches the height of the existing property, and the single-storey section on the front includes a roof in the form of a lean-to approximately 3.3m in height. No details regarding the finish have been submitted as part of the proposal, however it is considered that it is appropriate to impose a planning condition to ensure that the finish matches the existing property. It is considered that the visual impact of these elements of the proposal is acceptable and are in compliance with the policy principles of PCYFF 3.
- 5.4 As stated already, it is recognised that the extension extends out from the side of the property by 1.7m more than the existing extension, this means that the extension would be a little less than 1m away from the boundary with the property next door. However, it is considered that the proposal would not have a detrimental effect on the amenities of the residents directly next door to the site. The appearance of the property next door that faces this site does not include any openings, and the proposed openings on the extension includes a utility door, toilet window and en-suite only on the ground floor. An existing fence exists between both properties, and there is a right to erect a fence up to 2m in height between residential dwellings to mitigate any possible impact from movements and lower floor openings.
- 5.5 The extension does not extend out any further towards the rear boundary of the site than the existing property, however it is acknowledged that the proposal would provide two additional first floor windows in the extension. These windows are for a dressing room and an en-suite and it is considered reasonable to impose a planning condition to ensure that these windows have opaque glass, as the site backs onto property 6 of Min Menai estate.
- 5.6 As a result of the above assessment, it is considered that the proposal is acceptable and is unlikely to have a detrimental impact on the amenities of any nearby residents. It is therefore considered that the proposal complies with policy PCYFF 2 in the JLDP.

Transport and access matters

- 5.7 The proposal involves erecting an extension to provide two additional bedrooms, and the Transportation Unit has confirmed that three off road parking spaces need to be provided for the proposal. A site plan was received on 22.08.2025 that indicates the intention to provide three parking spaces within the site's curtilage and therefore it is not considered to be contrary to the objectives of Policies TRA 3 or TRA 4 in the JLDP.

Biodiversity matters

- 5.8 A Green Infrastructure Statement has been submitted as part of the application and the proposal is for biodiversity enhancements that include installing bird boxes. It is considered appropriate to impose a planning condition to complete the biodiversity enhancements together with a surveillance note in case any protected species are found when carrying out the work. Based on this, it is considered that the proposal is acceptable and that it complies with the requirements of policy PS19 of the JLDP, as well as chapter 6 of Planning Policy Wales that deals with green infrastructure and the step-wise approach.

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Language Matters

- 5.9 In accordance with the Planning (Wales) Act 2015, it is a duty when deciding on 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 Distinctive 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.
- 5.10 It is noted that there are some specific types of development 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 is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.11 The proposal in question is for extending a current residential house. It is not considered that the proposed extensions are likely to have a detrimental impact on the Welsh Language and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

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, road safety, biodiversity or the Welsh language.

7. Recommendation:

To approve – conditions

1. Five years to commence the work.
2. In accordance with plans.
3. Slates and finish to match
4. Install opaque glass in the back windows on the first floor.
5. Biodiversity Enhancements
6. Welsh Water Condition

Information note: Welsh Water, Biodiversity