

PLANNING COMMITTEE	DATE: 29/09/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 1**

**Application Number:** C25/0503/14/DT

**Date Registered:** 08/07/25

**Application Type:** Householder

**Community:** Caernarfon

**Ward:** Menai

**Proposal:** To demolish an existing sun-room and construct a new extension to the rear

**Location:** Strade, 65 Cae Gwyn, Caernarfon, Gwynedd, LL55 1LL

**Summary of the Recommendation** TO APPROVE WITH CONDITIONS

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## **1 Description:**

- 1.1 An application to demolish an existing sun-room and construct a one-storey extension in its place at the rear of the property. The proposed rear extension will have a flat roof and measure approximately 8.4m x 4.8m. There is an intention to finish the extension with timber cladding. High windows will be installed on the side appearances of the extension and bifold doors and large windows in terms of size will be installed on the rear appearance of the property. There is also an intention to finish the existing property with white render.
- 1.2 The property is a detached house in an estate of other detached houses and within the Caernarfon development boundary as noted in the LDP. The property is not located within any special land designations.
- 1.3 The application has been presented to the Planning Committee as the applicant is an Elected Member of the Council.

## **2. Relevant Policies:**

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and 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**  
  
PS1: The Welsh Language and Culture  
PCYFF 2: Development criteria  
PCYFF 3: Design and place shaping  
PS19: Conserving and where appropriate enhancing the natural environment  
  
Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities 2019.
- 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 Council:

Support the application.

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Welsh Water: Observations and guidelines for the applicant in their letter dated 06/08/2025

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended, and no correspondence was received regarding the development.

## **5. Assessment of the material planning considerations:**

### **The principle of the development**

- 5.1 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals, as long as they do not have a detrimental impact on the health, safety or the amenities of the occupiers of local properties or on the area in general. In addition, proposals are required to:
- Contribute to, and improve, the character and appearance of the site,
  - Respect the site and its surroundings in terms of its position in the local landscape.
  - Use materials appropriately.
- 5.2 It is seen that this site is within the development boundary in a residential area where there are many residential developments and are diverse in terms of their size and appearance. This proposal involves constructing a one-storey flat roof extension to the rear of the property. It is not considered that this proposal would harm the existing appearance of the site or cause excessive disruption on the area's visual amenities in general. It is therefore believed that the principle of the development was acceptable and in accordance with the relevant requirements of policies PCYFF 2 and PCYFF 3 of the LDP.

### **Visual, general and residential amenities**

- 5.3 The one-storey flat roof extension is finished with timber cladding. It is not considered that the proposal will have a significant detrimental impact on the area's visual amenities. Policy PCYFF 3 of the Local Development Plan promotes good building design by ensuring that proposals conform to a series of criteria by aiming to safeguard the recognised features and character of the landscape and the local environment, safeguard the visual character by ensuring that building materials are of a high standard and in-keeping with the character and appearance of the local area and that there is suitable landscaping of the site. It is believed that this extension satisfies the requirements above and is not visible from public places due to its size and location, with the boundaries of the property shadowing it. In addition to this, the extension is similar in terms of size to the sun-room which is being demolished and therefore the extension will not be completely new to the property. As a result, it is not believed that it would stand out as an incongruous feature in the area or contrary to the general development pattern seen there.
- 5.4 The building is standard in appearance, in terms of visual amenities therefore it is believed that the proposal is acceptable and complies with the requirements of criteria 1 and 2 of policy PCYFF 3.
- 5.5 When assessing the design, it is considered that there is no impact on nearby neighbouring amenities because the proposal is a one-storey extension with high, small side windows, therefore

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when using the room, it would only provide light into it, and it will not be possible to see out of them without standing directly in front of them. It is not believed that the rear doors and windows will have a worse impact on private amenities compared with the existing sun-room.

- 5.6 The proposal will not cause any additional overlooking as a result of this development, and as a result, there will be no negative impact to nearby neighbours' private amenities. Based on setting, height and design therefore, it is considered that the proposal would be acceptable based on the relevant requirements of policy PCYFF 2.

### **Biodiversity Matters**

- 5.7 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. A Green Infrastructure Statement was received as part of the application. Biodiversity improvements have been proposed in the statement, namely installing bird and bat boxes. A condition will be set on the permission to ensure that the improvements included in the statement are completed before the use of the proposed extension commences. It is therefore considered that the proposal complies with the requirements of policy PS19 of the LDP, as well as Chapter 6 of PPW.

### **Language Matters**

- 5.8 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), along with 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.
- 5.9 It is noted 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 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 types 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.
- 5.10 The proposal in question is for extending an existing residential dwelling. It is not considered that the proposed extension is 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 respect.

## **6. Conclusions:**

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as all the observations and objections received, it is believed that the proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

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**7. Recommendation:**

To approve subject to conditions

- 1 5 years to commence the work
- 2 In accordance with plans
- 3 In accordance with the green infrastructure statement

Information note:  
Welsh Water