

PLANNING COMMITTEE	DATE: 15/06/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C26/0238/15/LL

Date Registered: 16/04/2025

Application Type: Full

Community: Llanberis

Ward: Llanberis

Proposal: Erection of new dwelling.

Location: Land near 10 Warden Street, Llanberis, LL55 4HP

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is a full application to construct a detached two-storey family dwelling situated on a slope to the south-west of the house at 10 Warden Street. The house would be a two-storey design with the gable-end of the property facing the public road. The upside-down layout would comprise three bedrooms, en-suite, bathroom, a snug room and storage on the ground floor, and a kitchen/open dining room, living room and bathroom on the first floor.
- 1.2 The proposed house would have a modern pitched roof design and will be built into the slope. It would measure approximately 7.2m high to the roof apex.
- 1.3 On the front elevation of the property there are two substantial windows on the first floor and slightly smaller windows on the ground floor. In addition, there is a balcony on a substantial terrace installed on the rear of the property. The balcony will extend out by approximately 2.5m again, serving the first floor. The terrace will have timber cladding, and the balcony will be surrounded by glass.
- 1.4 The roof of the proposed dwelling will be in natural slate together with the installation of solar panels and the walls finished in a white render with a panel of partially slate cladding on the front and side elevations.
- 1.5 The site is located within the development boundary. There is a wildlife site opposite the proposed new property. The site is within the Dinorwig Landscape of Outstanding Historic Interest.
- 1.6 An application for a single property on this site was refused on 26.02.2026 under reference number C25/0927/15/LL. Although some amendments have been made to the plans of the current application, including the removal of two first floor openings that faced the property next door and to reduce the size of the balcony so that it does not extend out past the house's side elevation, the size and setting of the property generally continues to be the same in terms of size and scale.
- 1.7 The application is submitted to the Planning Committee for a decision 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.

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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PS1: The Welsh Language and Culture

ISA 1: Infrastructure Provision

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

TRA 2: Parking standards

TRA 4: Managing transport impacts

TAI 2: Housing in Local Service Centres

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

AT 1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

PS 20: Preserving and where appropriate enhancing heritage assets

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

Technical Advice Note 24: The historic environment

Technical Advice Note 20: The Welsh Language

3. Relevant Planning History:

3.1 C25/0927/15/LL *Erection of new dwelling - Refused - 26.02.2026.*

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4. Consultations:

Community/Town Council: Not received

Transportation Unit: Not received

CADW: Not received

Welsh Water: Not received

Public Protection Unit: Not received

Biodiversity Unit: The proposed parking spaces are within a wildlife site, however they are within the existing garage's footprint. The applicant has included a Green Infrastructure Statement with biodiversity improvements (tree planting, installation of bird boxes, bat boxes and insect hotels). All the improvements have been included in the planning designs. It is unlikely that the proposed development will lead to a significant negative impact on biodiversity.

Land Drainage Unit: We have no objections to this planning application. We have previously received a SAB application for this development (Ref: YGC25-1736-LL), which was approved on 09/09/2025.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has ended and correspondence was received supporting the application, noting that the application proposed a modern building that is in keeping with the environment, with sufficient parking provision, and creating a home for a local Welsh speaking family.

The Local Member has provided observations that support the application and note that this is an application to erect a dwelling-house for a person born in Llanberis and the neighbours have no objection. The Local Member emphasises that granting a dwelling-house for a local family will assist to reduce the real shortage of housing for local residents that already exists in the village and has an impact on the number of pupils in the local school.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site subject to the application is located on a slight slope to the south-west of a house in 10 Warden Street. The house is within the development boundary.
- 5.2 As the site of the house itself is within the Llanberis development boundary, which has been identified as a Local Service Centre, consideration must be given to the principle of developing the site against Policy TAI 2 of the LDP. The indicative supply level for Llanberis over the Plan period is 65 units (including a 10% 'slippage allowance'). In the period 2011 to 2025, a total of 21 units have been completed in Llanberis (11 on a designated site and 10 on windfall sites). The land bank, i.e. sites with extant planning permission, in April 2025, was 5 units (all on windfall sites). In considering the indicative supply for Llanberis, in principle, as this is one house situated within the boundary, it is considered that the proposal of providing a house on this site is in line with the LDP's strategy.
- 5.3 Policy TAI 8 states that all new residential development should contribute to improving the balance of housing and meet the identified needs of the whole community. As this is an application for one house this policy is irrelevant.
- 5.4 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable housing in the plan's area. Two or more housing units is the threshold, and as only one unit is proposed in this case, Policy TAI 15 is not relevant in this case, and it is not necessary to provide an affordable element.

Visual amenities

- 5.5 Policy PCYFF 3 states clearly that proposals are expected to demonstrate a high-quality design that gives full consideration to its context in the natural, historic and built environment. Additionally, developments should add to and enhance the character and appearance of the site in terms of setting, appearance, scale, mass and elevation treatment. They should also respect the context of the site and its place in the local landscape.
- 5.6 The typical traditional design of Warden Street is a terrace design located directly next door in a north-western direction from the site of the proposed dwelling. It is considered that the houses on the street and generally in the vicinity are of a more traditional design. The design of the proposed two-storey dwelling does not offer a progression in its design to the nearby houses with its bulk and modern features such as its large balcony (although it is recognised that it has been reduced since the previous application), size and orientation of the property and its general design facing the side elevation of the property next door is likely to appear disproportionate and will not respect what is in the vicinity.
- 5.7 As the proposed property is set on a slope it would sit fairly high on the land compared to Warden Street terrace and it would stand out in the landscape. It is considered that the size and scale of the building creates a dominant sense in the streetscene and does not blend in with the surrounding buildings.
- 5.8 It is not considered that this proposal would add to or enhance the character and appearance of the site or the local area. The proposed plan is not a traditional design to the site and there is concern that the appearance, scale, height or the general design of the house would not respond well and

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would not respect the context of the site. The proposal is therefore contrary to criteria 1, 2 and 3 of Policy PCYFF 3 in the LDP.

- 5.9 The site is located within the Dinorwig Landscape of Outstanding Historic Interest. This design does not respect the traditional character of houses in the vicinity in Llanberis but the materials of render and the element of slate cladding on the lower section of the southern elevation do try to give some consideration to the historic landscape. Although a contemporary design can sometimes be acceptable, it is deemed that it is possible to have a design that is more sensitive to the site than what is proposed. It is not considered that the proposal is totally contrary to the requirements of policies PS 20 and AT 1 of the LDP, and it is considered that the local impact is the most significant impact.

General and residential amenities:

- 5.10 As has already been mentioned, the site is on a slope to the south-west of a house in 10 Warden Street in the applicant's ownership, and south-east of the former Chapel which is now used as residential flats on the ground floor. It is recognised that the balcony on the first-floor level on the rear elevation of the building has been reduced since the previous application, it continues to extend along the rear of the property and there is concern that it creates a dominant impact on the chapel's residents. It is recognised that it is proposed to install a screen around the balcony, however, its size, location and height on the rear elevation causes a significant risk of overlooking to the chapel residential property but also to 10 Warden Street. It is also noted that the balcony projects out of the property's living space and it therefore is likely to be used often as an external amenity area, and because of its high level it may cause an unacceptable noise level.
- 5.11 The gable-end of the property will be visible from the nearby public road and there will be access to the property through a door on the north-east side elevation that is directly opposite the gable-end of number 10 Warden Street. On the previous application plans the first-floor windows faced into the garden of number 10, and these windows have now been removed from the current plans. However, due to the setting and orientation of the proposed property, all movements in and out of the property will occur in the small gap between the new house and property number 10, rather than on the front of the property like all the other houses in the terrace. It is considered that a house facing this orientation will cause an unacceptable and dominant impact on the property of 10 Warden Street, as well as a significant impact on the amenities of property number 10 as a result of the impact of movements and the balcony.
- 5.12 Therefore, it is considered that the development is contrary to policy PCYFF 2 and causes a dominant impact and an unacceptable impact on the amenities of surrounding residential dwellings.

Biodiversity Matters

- 5.13 This property is opposite a wildlife site, and the proposal will use this area for parking, however, it is unlikely that the proposed development will lead to a negative impact on biodiversity according to the biodiversity officer.
- 5.14 The applicant has included a Green Infrastructure Statement with biodiversity improvements (tree planting, installation of bird boxes, bat boxes and insect hotels). All the improvements have been included in the planning design. It would be possible to impose a condition to ensure that the biodiversity enhancements are undertaken should the application be acceptable. It is considered

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that the enhancements proposed satisfy the requirements of policies PS19 and AMG5 and Chapter 6 of Planning Policy Wales.

Drainage Matters

- 5.15 This application has been submitted following the adoption of Technical Advice Note 15 Development, Flooding and Coastal Erosion on 31.03.2025. Paragraph 7.6 of the TAN confirms that a drainage statement is required with proposals that will be the subject of an application for a SuDS scheme. In this case, the application has been submitted and approved by the drainage body, therefore it is considered that the proposal is acceptable and complies with the requirements of TAN 15.

Highways Matters

- 5.16 No comments had been received from the Transportation Unit on this application, but as this is an application for only one house it is not considered that the proposal would cause unacceptable harm to the safe and efficient use of the road. Three parking spaces will be created opposite the property. Therefore, it is deemed that the development complies with Policies TRA 2 and TRA 4 in the LDP that secures sufficient parking standards.

Language Matters

- 5.17 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 11, 2019), 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.
- 5.18 This proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every 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.
- 5.19 The application is to provide a family house for a local person from the village. It is therefore not considered that the development would be harmful to the Welsh language. It is also possible to impose conditions should the application be approved to secure a Welsh name for the dwelling. Therefore, the proposal is not considered to be contrary to the requirements of policy PS 1.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including local and national policies and guidelines, as well as the observations received, it is believed that this proposal is unacceptable in the form submitted, as it fails to completely satisfy the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To refuse – reasons

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1. The modern design of the proposed dwelling, with its large balcony and glass doors/windows on the front and rear elevations, does not respect the character of the neighbouring houses nor that within the vicinity and these features would be incongruous. The proposal would not complement nor enhance the character and appearance of the site or area. The proposal has not given full consideration to its historical and built context and that in terms of its siting, appearance, scale, height, massing and elevational treatment contains incoherent, dominant and alien features that do not respect the streetscape or site context. The proposal is therefore, considered contrary to criteria 1, 2 and 3 of Policy PCYFF 3: Design and Place Shaping of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026).
2. Due to the location, size and height of the balcony and the front of the proposed dwelling which faces the next-door property, it is considered that the proposal would overlook and have a dominant and overbearing impact and would be detrimental to the amenities of nearby residents in terms of noise and nuisance. For this reason, it is considered that the proposal is contrary to the requirements of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) relating to protecting the amenities of residents and the local area.