

PLANNING COMMITTEE	DATE: 14/05/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 6

Application Number: C18/0266/44/LL

Date Registered: 06/04/2018

Application Type: Full - Planning

Community: Porthmadog

Ward: Porthmadog East

Proposal: Construction of a two storey extension to side of property and a single storey extension to the rear.

**Location: 26 Y Ddôl/Meadow Drive, Porthmadog,
Gwynedd, LL49 9HY**

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 Application for the construction of a two storey extension to the side of a residential property and extend an existing single storey rear extension.
- 1.2 The property is a semi-detached house within a residential housing estate located within the Porthmadog development boundary.
- 1.3 The proposal involves extending an existing single storey extension to the rear in order to create a larger living and dining room. The new side extension would provide a bedroom and bathroom to the first floor without changing the existing ground floor interior.
- 1.4 Externally, the extension walls will be finished with smooth render and a pitch roof of natural slate.
- 1.5 The application has been amended from its original submission by removing a first floor Juliet balcony to the rear. It is noted that this application is submitted to the Planning Committee as the applicant is 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 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 Act (Wales) 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 2011-26 adopted 31 July 2017**

PCYFF 2 - Development Criteria

PCYFF 3 - Design and Place Shaping

2.4 National Policies:

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note 12: Design

3. Relevant Planning History:

- 3.1 It appears that the site has no recent relevant planning history.

4. Consultations:

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Community/Town Council: No objection

Transportation Unit: No observations

Welsh Water: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended on 03.05.18, no letters/correspondence had been received at the time of writing the report objecting to the proposal.

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 for extensions and modifications to existing houses, as long as they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, extensions to existing buildings are required to:

- Contribute to, and enhance, the character and appearance of the site
- Respect the site and surroundings in terms of their location in the local landscape.
- Use appropriate materials

5.2 The property is located in an area consisting mainly of fairly large houses that are either detached or semi-detached and have fairly large rear gardens. The proposal involves constructing a first-floor extension to the side and extend an existing single storey rear extension. It is not considered that the extensions would harm the appearance of the site or disrupt the visual amenities of the area in general. Consequently, the principle of the development is considered to be acceptable and in accordance with the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Local Development Plan.

Visual amenities

5.3 It is proposed to construct extensions to the side and rear of the existing property. The extensions would not have a significant effect on the front elevations of the site. From the rear, it appears as though it would blend in with its site on account of its form and features. In terms of design, it is considered that the proposal is acceptable in this case. It is not considered that the proposal would have a detrimental impact on the existing property and it is not considered that the proposal would be detrimental to the area's visual amenities. To this end, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF 3 of the LDP.

General and residential amenities

5.4 Initially, there had been some concern about over-looking due to the inclusion of a Juliet balcony to the rear of the first floor of the proposed side extension. Amended plans were eventually received which eliminated this aspect; it is believed that the proposal would not be significantly unacceptable as regards its impact on the property

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next door. It is considered that the proposal in its amended form is acceptable in terms of Policy PCYFF 2 of the LDP.

6. Conclusions:

- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, it is considered that this proposal would not have a detrimental impact on the area and on nearby houses and the amended design for the proposal is considered to be acceptable and that it, consequently, complies with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 Approve - conditions
1. Commence within five years.
 2. In accordance with the plans.
 3. Slate
 4. Finishes of walls
 5. Removal of PD rights – windows