
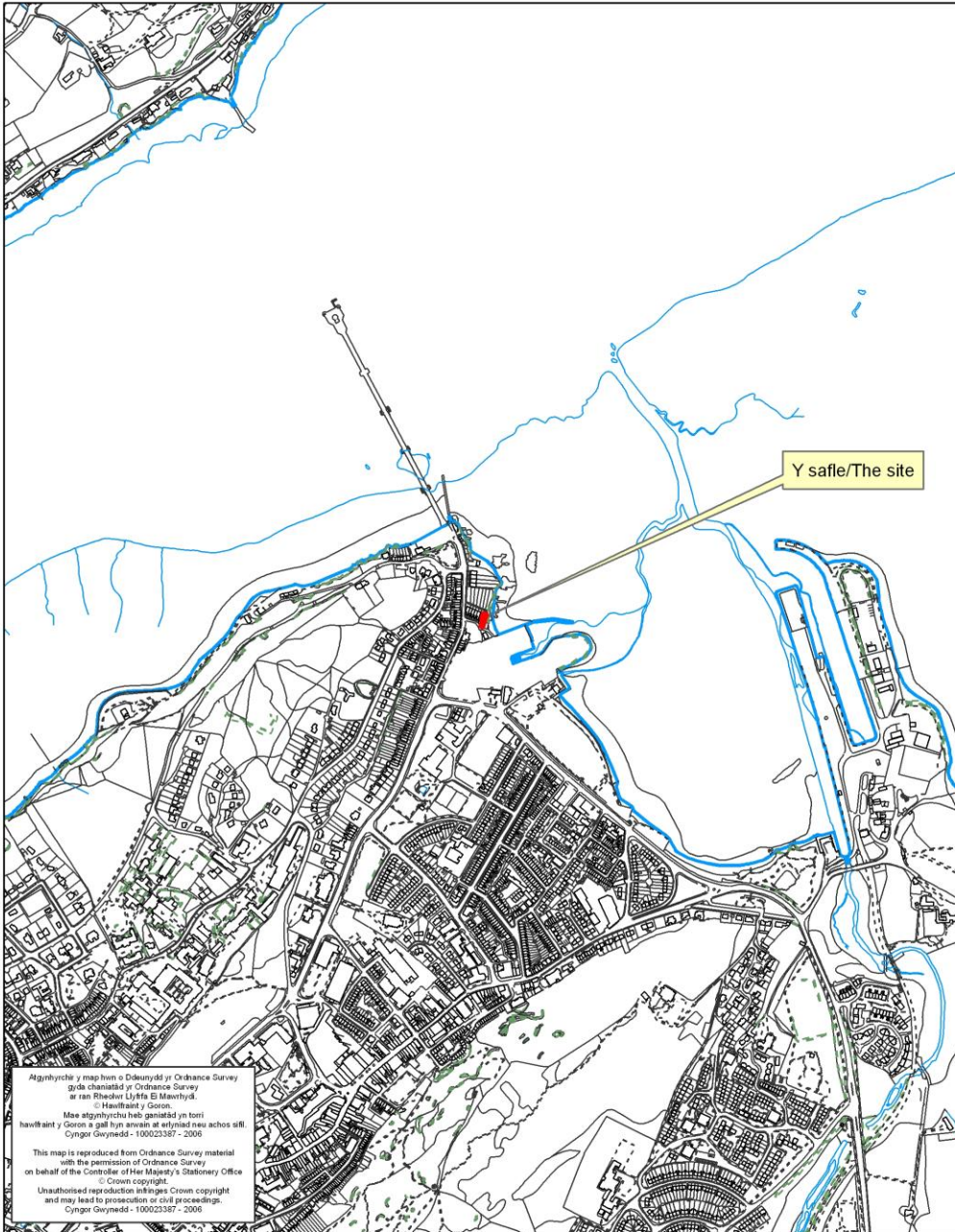


Number: 1

 Rhif y Cais / Application Number : C13/0156/11/LL  
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 25/07/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT MANAGER	CAERNARFON

Application Number: C13/0156/11/LL  
Date Registered: 08/03/2013  
Application Type: Full - Planning  
Community: Bangor  
Ward: Garth

Proposal: DEMOLITION OF AN EXISTING REAR EXTENSION AND THE ERECTION OF A PART TWO-STOREY AND PART SINGLE-STOREY EXTENSION TO THE REAR OF THE PROPERTY, ALONG WITH THE PROVISION OF FRENCH DOORS AND ERECTION OF NEW 1.8M FENCE NEAR THE RIGHT OF WAY  
Location: 7, GLANDWR TERRACE, BANGOR, GWYNEDD, LL572SL

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

## 1. Description:

1.1 This application was submitted to the Planning Committee originally on 29.04.2013 and it was decided at that Committee to defer the application in order for the Committee to visit the site, and in order to consult further with the Biodiversity Unit regarding whether or not a bat survey needed to be submitted. This site visit was undertaken on 13.06.2016.

By now, the terrace is listed (Grade II) and amended plans, together with a listed building application have been submitted under reference C16/0440/11/CR.

1.2 The property is a three-storey end of terrace house with a two-storey section to the rear along with a single-storey ancillary outbuilding. It is proposed to demolish a section of the existing two-storey rear building and re-construct a new extension of the same length but higher by approximately 0.1m and wider by approximately 1.7m. It is also proposed to demolish the existing single-storey outbuilding and re-construct a new single-storey extension that will form part of the house and measure approximately 0.6m wider and 0.2m higher than the existing, with a conservation type roof-light. This outbuilding has a "lean to" roof and extends outwards from the house's construction line by approximately 1.3m and it is proposed to retain this element in the new extension. It is proposed to install timber sliding doors along the ground floor side of the new single-storey extension and a timber door to the storage area at the far end. A 1.8m high timber fence would be erected on this side of the property. On the north-western elevation of the outbuilding, it is proposed to create a new opening with a conservation type roof-light. The external finish of the extension would be lime render and it would have a slate roof and cast-iron rainwater goods. No internal adaptations form part of the application.

1.3 The site is located within the development boundaries of the City of Bangor and an unclassified road runs nearby and an access road to the houses with public right of way leads to and passed the rear of the site. The building is an end-of-terrace house in a terrace of 7 and they are all grade II listed as they are a good example of nineteenth-century middle-class houses.

## 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

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otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

## 2.2 Gwynedd Unitary Development Plan 2009:

### POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF LISTED BUILDINGS

Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

POLICY B22 - BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 - AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

### POLICY B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE -

Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 - BUILDING MATERIALS - 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.

## 2.3 National Policies:

TAN 12 Design

Planning Policy Wales (Edition 8) November 2016

The Welsh Office Circular 61/96 – "Planning and the Historic Environment: Historic Buildings and Conservation Areas".

## 3. Relevant Planning History:

C16/0440/11/CR Demolition of an existing rear extension and the erection of a part two-storey and part single-storey extension to the rear of the property NOT DETERMINED AS YET

## 4. Consultations: (Observations received on the amended plan only.)

Community/Town Council: Objection on the grounds that some of the proposals will change the appearance of the Listed Building thus having a detrimental effect on the rest of the properties in this row of Listed Buildings.

Environment Agency: No response

Welsh Water: No response

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- Biodiversity: No Biodiversity concerns and no observations to be made.
- Footpaths Unit: Not received.
- Transportation Unit: No objection to the proposal. However, I recommend that you bring the application to the attention of the Footpaths Unit as the property abuts byway 29 rather than a highway.
- Public Consultation: A notice was posted on the site and neighbouring residents were informed. The advertising period has ended and a number of correspondences were received objecting on the following grounds:
- The extension is larger and affects right of way around the property and down to the beach.
  - Listed building should not be demolished
  - The scheme does not adhere to the character or scale of this historic building.
  - Impact on the open ambience of this part of the terrace
  - Fence affecting access right.
  - The effect on the character of the Listed Building and the terrace as a group.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 General planning policies within the Gwynedd Unitary Development Plan support applications for the erection of extensions on residential houses provided they are appropriately assessed.
- 5.2 Policy B24 of the Gwynedd Unitary Development Plan involves alterations to buildings. The proposal includes partly demolishing the single-storey extension and part of the existing two-storey extension together with erecting a part two-storey and part single-storey extension with a pitched roof on a slightly bigger footprint. The extension is suitable and is in keeping with the original site and property. The extension is approximately 1.7m greater in width (at most) than the existing extension, and is more or less the same in terms of length and no more than 0.2m higher. It is considered that the extension is of a suitable size and design, and complements the site in this case. It is not considered that the proposal is contrary to the requirements of policy B24 above.

### Visual, general and residential amenities

- 5.3 The report in relation to the associated listed application gives appropriate consideration to Policy B2 of the GUDP and The Welsh Office Circular 61/96 "Planning and the Historic Environment: Historic Buildings and Conservation Areas" and any effect the proposal could have on the character of the listed building.

In the context of this full application, Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design of the proposal, amenities and external materials.

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- 5.4 The proposal involves partly demolishing a two-storey and single-storey extension at the rear of the property, and erecting a part two-storey and part single-storey pitched-roof extension. It is considered that the size and design of the extension is suitable and complements the site. It is not considered that the extension is excessive in terms of size, or that it dominates any nearby property. The extension is approximately 1.7m wider than the current extension (at its largest point), and is the same as the existing in terms of length and no more than 0.2m higher; this is not considered excessive.
- 5.5 It is proposed to install first floor windows in the extension facing the Porth Penrhyn direction. These windows look over the residential curtilage of the property itself together with public land (beach and footpath). It is not considered that these windows will cause any overlooking of other properties. It is also intended to erect a fence of up to 1.8m in height attached to the property. It is intended for this fence to be of timber.
- 5.6 It is proposed to place slates on the roof of the extensions and the extension walls would be rendered to complement the existing property.
- 5.7 Given the above, the proposal is suitable and is in keeping with the existing dwelling in terms of its size, design and materials. It is not considered that the proposal is contrary to the requirements of policies B22, B23 or B25 of the Unitary Development Plan which relate to assessing the design of the proposal, amenities and external materials.

It is not believed that the proposal is contrary to Policy B3 (given that the neighbouring houses are listed) as it is not considered that the proposal would have an impact on the listed buildings nearby.

### **Response to the public consultation**

- 5.8 Following a period of public consultation, several items of correspondence were received objecting to the proposal and noting that the extension is larger than the existing and affects the neighbours' access right around the property and down to the beach, that a listed building should not be demolished, that the plan is not in keeping with the character and scale of this historic building, that the proposal is likely to have an impact on the open ambience of this part of the terrace, that the proposed fence affects access right, and impact on the character of the listed building and the terrace as a group.
- 5.9 It is considered that the contents of the above report and the report on the listed application have dealt with the majority of the aforementioned objections.
- 5.10 For clarity, the path which runs along the side of the property which is the subject of this application appears to be in the applicant's ownership, and this is not disputed. This path is not a public footpath; therefore the allegation of access rights and any impact thereon is a civil matter, and not a matter for the application. It appears from the plan that it is intended to erect a fence 1.2m in height along the site boundary with the side wall of the beach, and there are allegations that this fence would affect access down the steps to the beach. No planning consent is required to erect his fence, therefore it is not a planning matter. The public right of way runs past the rear of Glandwr terrace and towards the Bay houses, but this path is located outside the application site, and the proposal does not affect it.

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**6. Conclusions:**

- 6.1 It is not considered that the proposal is contrary to any relevant policy. The proposal is unlikely to have a detrimental effect on the amenities of the local area or any nearby properties.

**7. Recommendation:**

To approve – conditions

1. 5 years
2. Ensure that the development is completed in accordance with the plans submitted
3. External finish of the extension and the fence to be agreed in writing with the LPA
4. Slates on the roof

Welsh Water Note