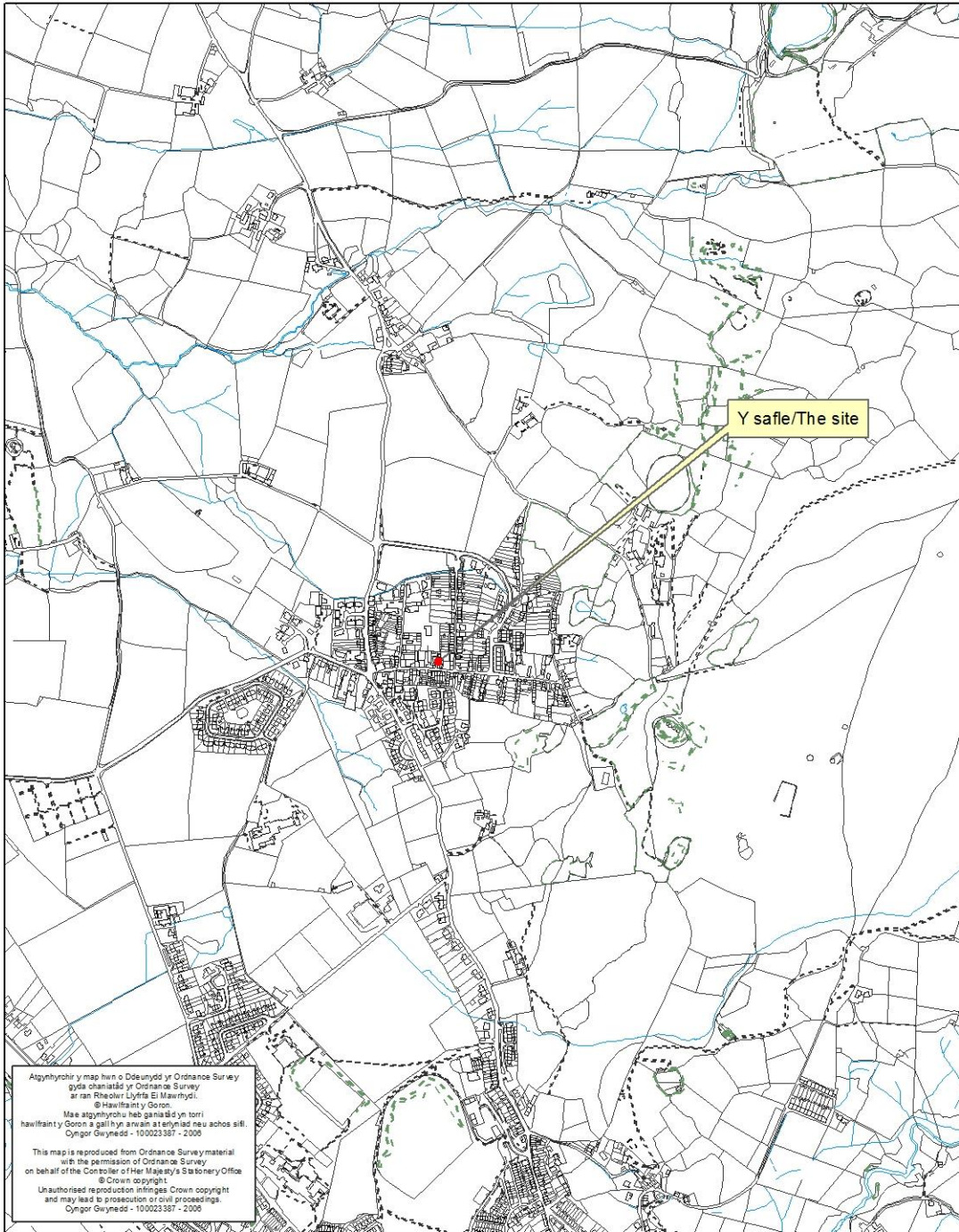


Number: 1



Rhif y Cais / Application Number : C13-0953-13-LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



<b>PLANNING COMMITTEE</b>	<b>DATE: 06/07/2015</b>
<b>REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER</b>	<b>PWLLHELI</b>

Application Number: C13/0953/13/LL  
Date Registered: 21/10/2013  
Application Type: Full - Planning  
Community: Bethesda  
Ward: Gerlan

Proposal: ERECTION OF A FIRST-FLOOR EXTENSION  
Location: TY BACH, SALEM PLACE, LLANLLECHID, BANGOR, LL573ES

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

**1. Description:**

- 1.1 The proposal involves constructing a first-floor extension above the entire ground-floor surface area.
- 1.2 The site is located within the village of Rachub, and directly behind and attached to another property known as no. 6 High Street. The existing property is single-storey with a flat roof and contains a kitchen, living room and bedroom within the same room with a separate shower room. Permission has been granted to the existing property under a legal use certificate under reference C14/0467/13/TC.
- 1.3 The proposal involves constructing a first-floor extension above the entire ground-floor. The surface area of the existing single-storey property measures 9.5m x 10m and the proposal involves erecting a pitched roof which would raise the height to 6.5m to the ridge (in keeping with the property next door). The extension would provide one bedroom and a bathroom as well as internal stairs. It is intended to finish the extension to be in keeping with the existing property as well as placing slates on the roof.

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

**2.2 Gwynedd Unitary Development Plan 2009:**

**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 aiming to safeguard the recognised features and amenities of the local area.

**POLICY B24 – ALTERING AND EXTENDING BUILDINGS 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.

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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 7) 2014

### 3. Relevant Planning History:

C14/0467/13/TC – Application for a legal use certificate as a self-contained unit APPROVED 15 May 2015

### 4. Consultations:

Community Council: No response

Welsh Water: No response

Natural Resources Wales: No objection – suggest contacting the Council’s Biodiversity Unit

Biodiversity: No observations to offer.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and three items of correspondence were received objecting on the following grounds:

#### Material planning issues

- The existing property has no planning permission as a separate property – it is an extension to no.6 High Street.

#### Issues that are not relevant to planning

- A door has already been moved in order to create a separate living unit and this door is on the boundary of the property next door which means that it is trespassing.
- Party wall matters
- Matters involving location and address, access and private land.

### 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 GUDP relates to making alterations to buildings. The proposal involves constructing a first-floor extension to an existing residential property. The existing property is very small, and though the extension would double its surface area, it is considered that the size, form and design of the proposal are in keeping with the surrounding houses. Therefore, it is considered that the proposal complies with the requirements of Policy B24 which involves alterations and extensions to buildings.

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### Visual, general and residential amenities

- 5.3 Policies B22, B23 and B25 of the UDP relate to assessing the design of the proposal, amenities and external materials.
- 5.4 The property is located directly behind no. 6 High Street, Llanllechid and it is physically attached to no. 6 and no. 1 Bro Salem. The property faces an internal yard which is behind the High Street. An application for a legal use certificate has been approved for use of the existing property which is the subject of the application as a self-contained living unit and, therefore, in planning terms, the property has legal residential use. As noted in the application description, the proposal involves erecting a first-floor extension above the entire existing surface area of the property and though the proposal involves doubling the property's surface area, it is not considered to be excessive in terms of size or form. The height of the proposal does not oppress other properties in the area as all the other properties are already two-storey.
- 5.5 The proposal provides one additional window on the first floor which faces the internal yard which is overlooked by all adjacent houses in any case.
- 5.6 It is considered that the scale, design and external materials of the proposal are acceptable. It is not considered that the proposal is likely to cause more of a detrimental impact to the amenities of any neighbouring residents or properties than the existing property. It is therefore considered that the proposal complies with the requirements of policies B22, B23 and B25 of the UDP.

### Response to the public consultation

- 5.7 Objections have been submitted which refer to the property's lack of planning history, existing access and trespassing issues, party wall matters as well as the standard of the existing walls. As noted above, a legal use certificate has already been approved for this living unit. Though the objectors refer to these matters and note that the proposal impacts on their amenities (the matter of amenity is discussed above) they are not matters that can be controlled through the planning system as they are civil matters or matters that are controlled through other legislation e.g. party wall act and building regulations. Consequently, it is not considered that the responses received to the public consultation period change the recommendation.

### 6. Conclusions:

- 6.1 It is not considered that the proposal is contrary to any relevant policy noted in the above assessment. In addition, and given the existing situation, the proposal is unlikely to have a significant detrimental effect on the amenities of the local area or any nearby properties.

### 7. Recommendation:

To approve – conditions

1. Five years
2. Ensure that the development is completed in accordance with the plans submitted
3. External materials to match the existing property.
4. Withdrawal of permitted delegated rights.

Party wall note  
Welsh Water Note