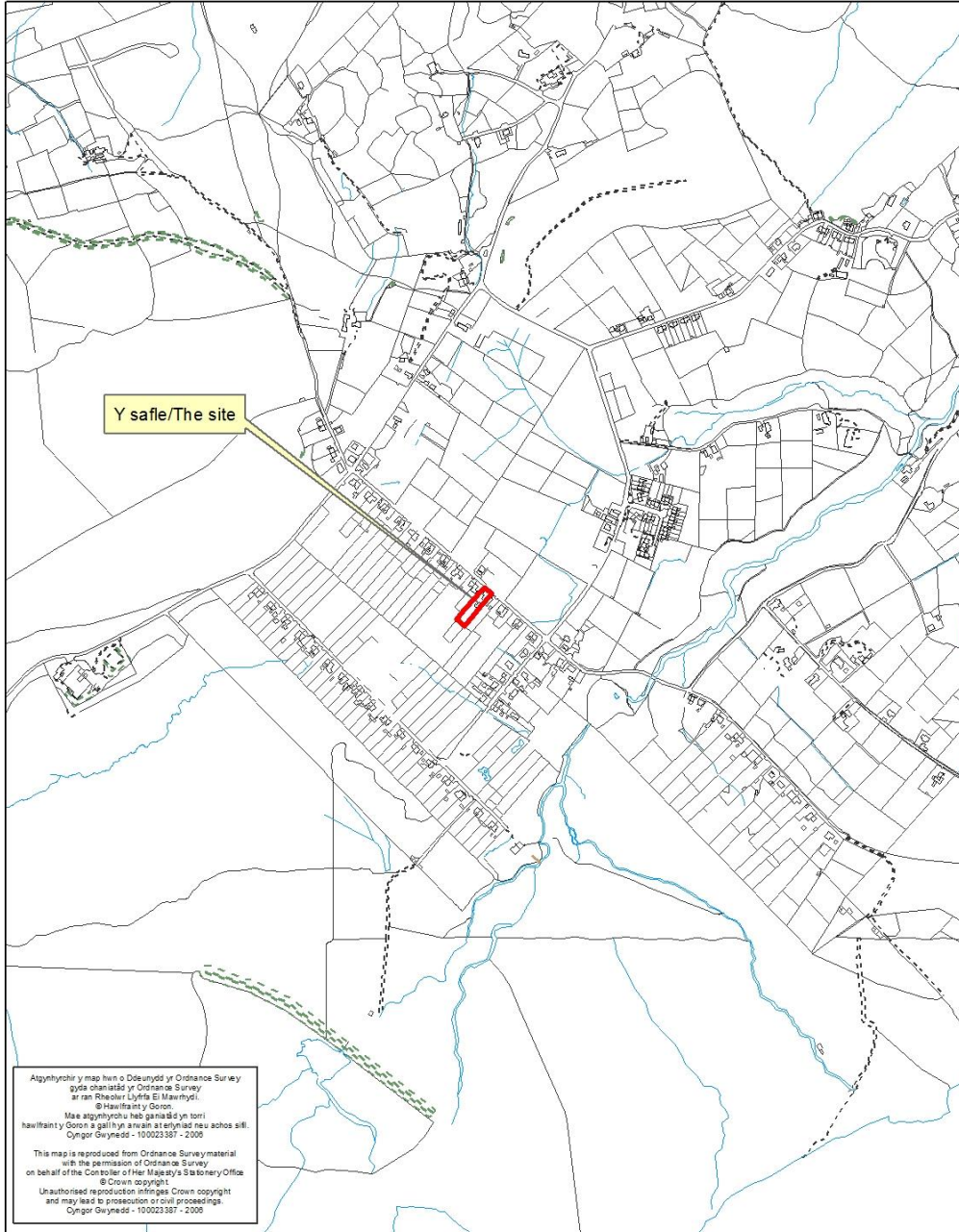


Number: 10



Rhif y Cais / Application Number : C16/0901/16/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: 26/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT MANAGER	PWLLHELI

Application Number: C16/0901/16/LL  
Date Registered: 03/08/2016  
Application Type: Full - Planning  
Community: Llandygai  
Ward: Tregarth and Mynydd Llandygai

Proposal: TO ERECT A SINGLE-STOREY REAR EXTENSION  
Location: 19 LLWYBRMAIN, MYNYDD LLANDYGAI, BANGOR, LL57 4LJ

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

## 1. Description:

- 1.1 This is an application to demolish the existing small extension with a pitched slate roof, 1.9m x 0.9m and 2.1m high, and to erect a larger extension of 2.7m x 2.1m and 2.4m high in its place. The new extension would have a corrugated metal roof and white painted rendered walls to match the rest of the house. Due to its size and location an extension of this type would not usually require planning permission, however, due to its location in a Conservation Area permission is necessary for the change of material from a natural slate roof to a metal roof.
- 1.2 The house is semi-detached in a fairly rural location within the Mynydd Llandygai Conservation Area and outside any designated development boundary in the Gwynedd Unitary Plan.
- 1.3 The application is submitted to Committee as it is an application by a Member of the Council.

## 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 Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. 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 making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Gwynedd Unitary Development Plan 2009:**

### POLICY B4 – DEVELOPMENTS IN OR AFFECTING THE SETTING OF CONSERVATION AREAS

Ensure that proposals within conservation areas, or proposals that affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

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#### POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding 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 conform to a series of criteria aimed at protecting 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 are in keeping with the character and appearance of the local area.

Gwynedd Design Guidance Chapter 12: Alterations and extensions

### 2.4 National Policies:

Planning Policy Wales (Edition 8) 2016  
 Technical Advice Note (TAN) 12: Design (2009)

### 3. Relevant Planning History: - None

### 4. Consultations:

Community/Town Council: Not received

Welsh Water: It is possible that the sewerage infrastructure may be impacted and therefore they request that the developer contacts them to discuss this further.

Public Consultation: A notice was posted on the site and the advertising period has expired. No observations in favour or against the proposal were received.

### 5. Assessment of the relevant planning considerations:

#### 5.1 The principle of the development

5.1.1 Generally, policies B22 and B24 of the Unitary Development Plan approve proposals for new buildings and to extend existing houses as long as they comply with the associated criteria and the above-mentioned policies and these include:

- That the proposal will respect the site and its surroundings in terms of scale, size, form, density, location, layout, symmetry, the quality and suitability of materials, aspect, micro climate and density of land use/buildings and spaces around and between buildings.
- The proposal will not have an unacceptable adverse effect on the form and character of the surrounding landscape or townscape or the local natural or historic environment.

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- The proposal will not have an unacceptable detrimental impact on prominent views that the public have into, out of, or across the centre, village, rural village or open countryside.
- That the design and scale are in keeping with the main building and the local area surrounding the development.
- That no extension will lead to an unacceptable reduction in amenity space within the curtilage of the house

5.1.2 In this case, the extension would be larger in terms of floor area than the existing extension and it would have a corrugated metal roof that is not characteristic of the area's houses. However, due to the location of the extension, the roof pitch of the extension would face away from any public viewpoints and therefore it is not considered that there would be any visual harm to the property. The proposal is therefore acceptable under policy B22 and B24 of the Gwynedd UDP.

5.1.3 Policy B25 of the Gwynedd Unitary Development Plan involves the finished materials of the proposal. It is proposed to finish the external walls with a painted render and the roof will not be visible from public viewpoints. It is considered that these materials are acceptable. Therefore, it is considered that the proposal complies with this policy in terms of materials.

## **5.2 General and residential amenities**

5.2.1 No letters submitting observations in favour or against were received following the statutory consultation period. There is no overlooking from the site and there would be no impact on the amenities of neighbours, therefore, the development would be acceptable under Policy B23 in terms of amenities.

## **5.3 Impact on the Conservation Area**

5.3.1 Policy B4 of the UDP encourages the refusal of proposals if they do not maintain or enhance the character or appearance of the conservation area and its setting. In this case, due to the hidden location of the extension, it is not considered that there will be any change to the Conservation Area's visual amenities and therefore the plan is acceptable under this policy.

## **6. Conclusions:**

6.1 It is considered that the design and proposed materials are acceptable and that they will not impair the character and appearance of the Conservation Area. There would be no impact on private amenities nor any harm to the safety of the highway. All material considerations have been addressed when determining this application and this has not changed the recommendation.

## **7. Recommendation:**

7.1 To approve the application subject to conditions:

1. Time - five years,
2. The wall materials should be in keeping with the house.
3. Development to comply with the approved plans