

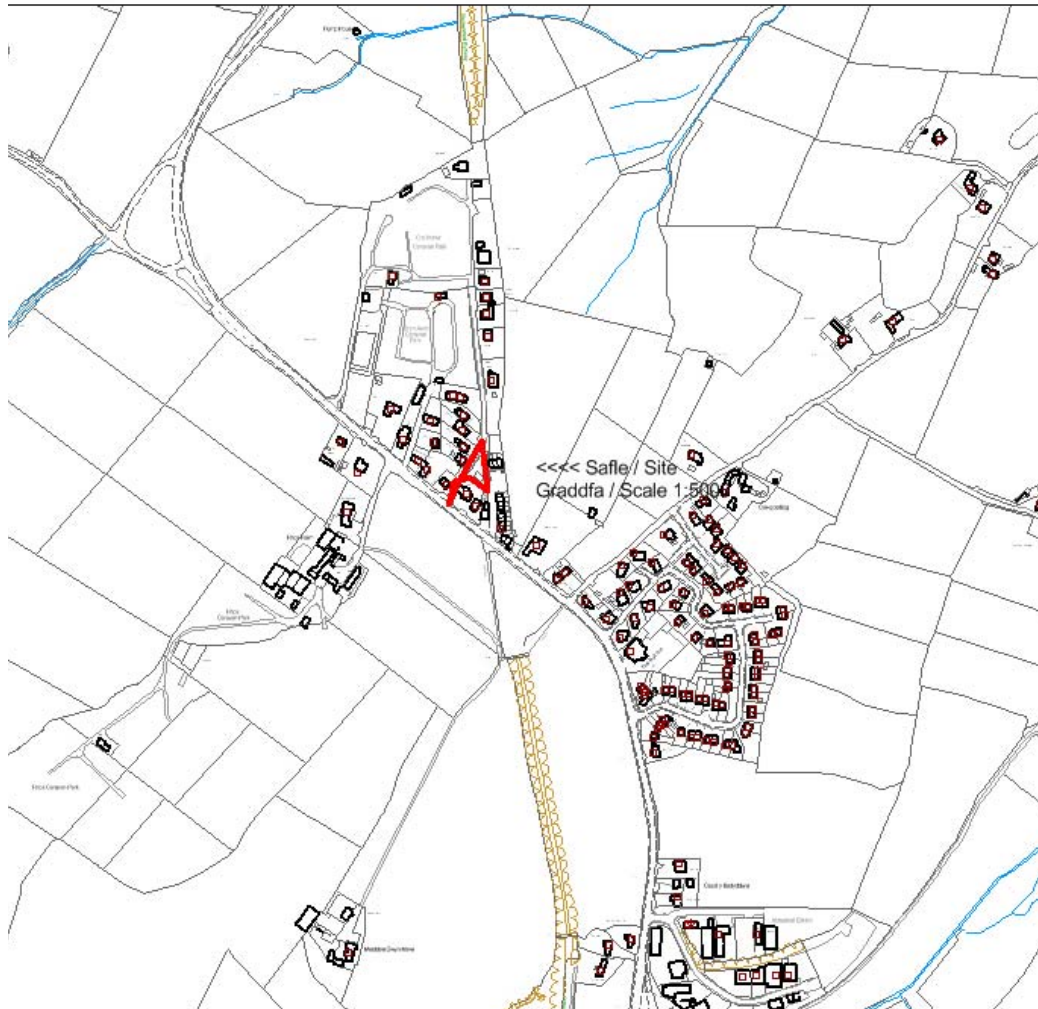
Rhif y Cais: **42C247** Application Number

Ymgeisydd Applicant

Mr E O Riley Walsh + Mr H Riley-Walsh

Cais llawn ar gyfer codi annedd ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the erection of a dwelling together with the construction of a vehicular access on land at

Iard Gwel y Don Yard, Pentraeth



Planning Committee: 03/02/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a departure application for which the recommendation is to permit.

1. Proposal and Site

It is proposed to erect a two storey dwelling.

The site is located adjacent to the recently constructed "Sidings" development in Pentraeth. Access is onto Helens Crescent.

2. Key Issue(s)

- Policy
- Highways
- Amenity

3. Main Policies

Gwynedd Structure Plan

Policy A2 - Location of Housing Land
Policy A3 - Scale and Phasing of Housing

Policy D4 - Siting and Design

Ynys Môn Local Plan

Policy 1 - General Policy
Policy 31 - Landscape
Policy 42 - Design
Policy 48 - Housing Development Criteria

Ynys Môn Unitary Development Plan (Stopped)

Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EN1 - Landscape Character
Policy HP4 - Villages

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member (Cllr Vaughan Hughes) – No response at the time of writing the report

Local Member (Cllr Ieuan Williams) - No response at the time of writing the report

Local Member (Cllr Derlwyn Hughes) - No response at the time of writing the report

Community Council – No response at the time of writing the report

Highways – Conditional approval

Drainage - Standard comments

Welsh Water – Conditional approval

Footpath Officer – Standard comments

Natural Resources Wales – Standard advice

Response to Publicity

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the development is contrary to the Ynys Mon Local Plan policies. The latest date for the receipt of representations was the 25th November, 2015. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The site is located outside the settlement boundary in the Ynys Mon Local Plan but within it in the Unitary Development Plan. Given the weight that can be attributed to the UDP it is considered that the proposals are acceptable in land use terms.

The site is located adjacent to a new development and there are dwellings on the opposite side of the access road. However, given the distances from the surrounding dwellings it is considered that the new dwelling will not impose any harm on the amenities of the occupiers thereof.

Furthermore, a dwelling in this location is not considered to harm the visual appearance/character of the locality.

In terms of access and traffic generation, a certificate of lawfulness has been granted to the rear of the site for a storage/builders yard. Given this it is accepted that the dwelling approved on the plot to the rear together with the plot currently under consideration would not generate any additional vehicular movements over the use that the land could be used for. The Highways Department have therefore confirmed that they are satisfied with the development for this reason.

7. Conclusion

The proposals are acceptable in terms of land use policy, amenity and traffic generation/access.

8. Recommendation

To **permit** the development subject to conditions.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of amenity.

(04) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(05) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(06) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(07) The balcony screen on the East elevation on the 1st floor shall be of an obscured material. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a screen for the balcony noted A-B on the attached plan. The said scheme shall include details of the timing of the work. The screen shall thereafter be erected in accordance with the details as agreed and any replacement shall be of the same design as that approved, and shall be retained in perpetuity. If the privacy screen requires to be changed for whatever reasons, the replacement shall be of the same height and design in the same position unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is in the interests of amenity.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 26/06/2015 under planning application reference 42C247.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.