

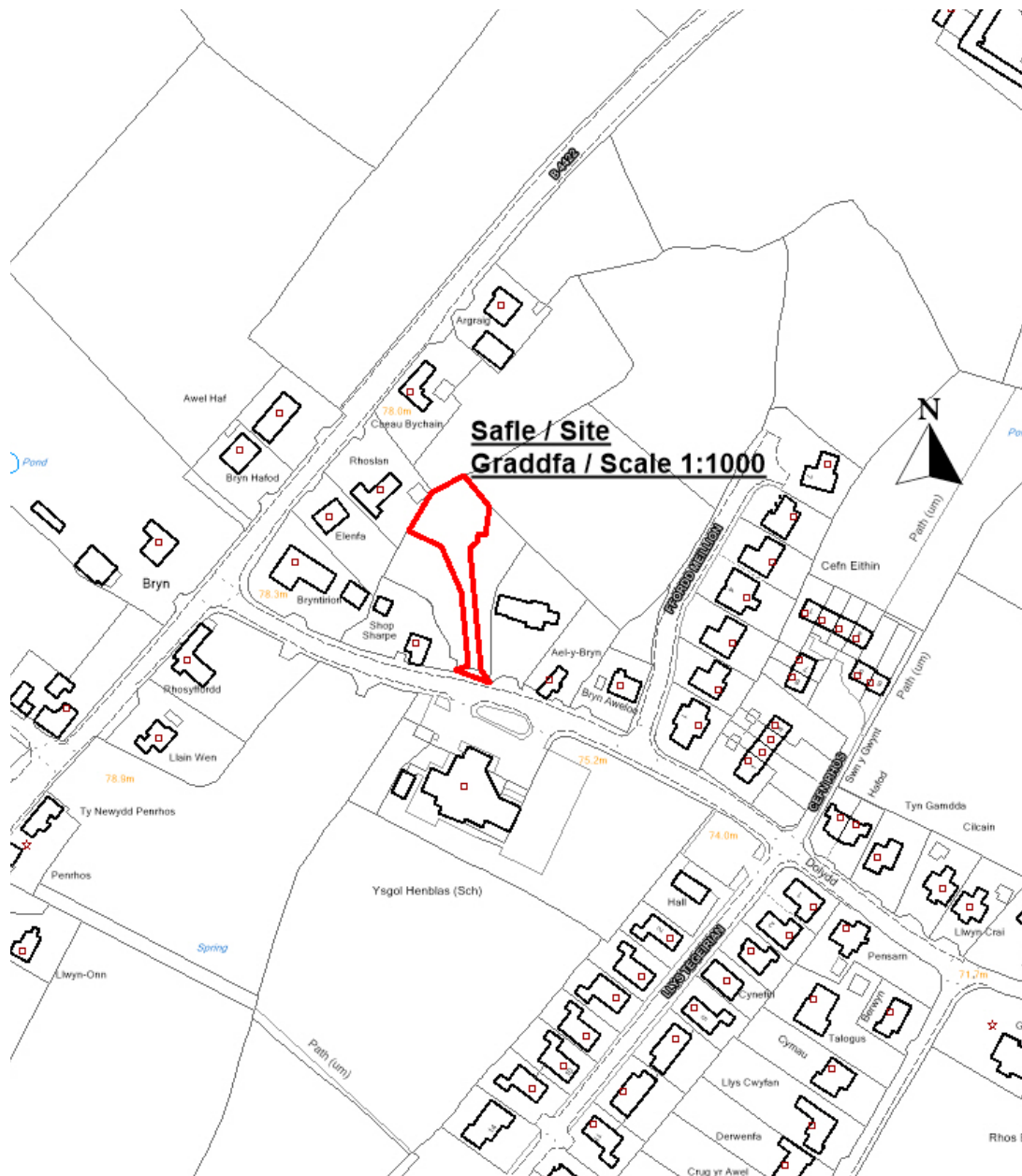
Rhif y Cais: **36C338A** Application Number

Ymgeisydd Applicant

**Mr Steven Owen**

**Cais llawn i godi annedd ynghyd a chodi modurdy arwahan ar dir gyferbyn a / Full application for the erection of a dwelling and detached garage on land opposite**

**Ysgol Henblas, Llangristiolus**



**Planning Committee: 27/07/2016**

**Report of Head of Regulation and Economic Development Service (SCR)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant works within the Planning Function of the County Council.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

**1. Proposal and Site**

The site is situated within the settlement of Llangristiolus on a parcel of land directly opposite the local primary school and lies on land next to a detached two storey dwelling which is known as 'Llain Alaw'. Residential properties are located to the north west of the application site. The surrounding properties are a mix of single and two storey units.

Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement.

The application is a full application for the erection of a two storey detached dwelling together with a detached double garage.

**2. Key Issue(s)**

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

**Planning Policy Wales, 2016, 8<sup>th</sup> Edition**

## **Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment**

### **Technical Advice Note 12 – Design**

#### **4. Response to Consultation and Publicity**

**Community Council** – No response to date

**Local Member, Cllr V Hughes** – No response to date

**Local Member, Cllr H E Jones** – No response to date

**Highways Authority** – Recommended conditional approval

**Drainage Section** – Drainage details acceptable

**Welsh Water** – Recommend conditional approval

#### **Response from members of the public**

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. Following the receipt of an amended plan the publicity process was repeated. The latest date for the receipt of representations was the 2<sup>nd</sup> August, 2016 and at the time of writing this report two letters of objection and five letters of support had been received at the department. The main issues raised opposing the application can be summarised as follows:

- i) Comments were raised in regards to visibility splay and how they are formed.
- ii) Bottom left hand corner of the plot floods after rain
- iii) No need for a dwelling of this scale in the village as the neighbouring property was for sale for a considerable time. Number of properties for sale in the village
- iv) Dwellings of this scale are out of character with the locality
- v) Affordable housing for local people is required in villages such as Llangristiolus
- vi) Loss of views
- vii) Two single storey properties would be more suitable on the site
- viii) The approval of this permission will result in further similar scale developments in the locality

In response to these comments I would state;

- i) The means of access to the site has been constructed and the access was considered and approved under planning permissions 36C283A and 36C283B. The Highway Authority have been consulted and have raised no objection to the proposal provided that standard conditions are imposed on the permission.

ii) Drainage issues were also raised by members of the public during the course of determining the outline permission on the site. However details submitted by the applicant as part of the outline application and as part of the current application confirm that the ground conditions are acceptable for the proposed drainage scheme. A letter of support from the person responsible for the upkeep and maintenance of the land states that there are no surface water problems on the site.

iii) We are currently dealing with an application for a two storey detached dwelling and there is ample space to accommodate the dwelling, garage, parking and turning area without resulting in the over-development of the site. The proposal is of a slightly lesser scale than that that was approved under the outline permission 36C338.

iv) There is no distinct pattern of development in the village and there is a mixture of single / two storey units of traditional and modern design. The design of the proposed dwelling is considered acceptable in this location.

v) As the application is for one single dwelling within the settlement of Llangristiolus it does not trigger the need for affordable housing.

vi) There is a distance of between 18 and 34 metres between the proposed dwelling and neighbouring properties and due to these distances it is not considered that the erection of a dwelling in this location will harm the amenities currently enjoyed by the occupants of the surrounding properties to such a degree as to warrant the refusal of the application.

vii) The scheme before us is for one number detached two storey dwelling and the proposal in terms of its scale, design and siting is considered acceptable and complies with current policies.

viii) Each application is considered on its own merits and any future application will be considered in accordance with policies and guidance in force at that time.

The reasons stated for supporting the application were:

i) Expansion and development of the area

ii) Development for local people to settle in their desired environment

iii) As the person responsible for the upkeep and maintenance of the application site confirms that there is no problem in regards to surface water on the site. During the Eisteddfod Mon ceremony the site was used as a car park for around 70 vehicles and a bus with no trouble despite the bad weather prior and during the day of the ceremony

iv) Construction of the dwelling will be undertaken by local people

## **5. Relevant Planning History**

36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus – Approved 17/02/2016

### **Site history of adjoining land**

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the ‘nissen’ hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

## **6. Main Planning Considerations**

**Policy** - Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Môn Local Plan. The proposal is considered as an acceptable ‘infill’ development.

The principle of development has been established with the granting of the outline permission in February 2016. The current application is a full application as the proposal includes a detached double garage which did not form part of the outline proposal. This has resulted in the application site being slightly increased.

Affect on neighbouring properties – There is ample space within the site to accommodate the proposal without resulting in the over-development of the site.

There is a distance of 34 metres between the rear of the proposed dwelling and the rear of the dwelling known as Caeau Bychain.

There is a distance of 29 and 30 metres between the front of the proposed dwelling and the side and rear of the existing dwelling known as Llain Alaw.

There is a distance of 18 metres between the secondary window which lies within the living area of the large open kitchen/dining and living room of the proposed dwelling and the rear of the dwelling known as Rhoslan. The existing garage which is located at the rear of Rhoslan restricts the line of view from this window. There is a distance of 20 metres between the secondary window within the kitchen area and this is screened from Rhoslan by the existing hedge.

Due to the distances between the existing properties and proposed dwelling the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

## **7. Conclusion**

The proposal complies with current policies and will not have a detrimental impact on the amenities of the adjoining properties.

## 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) No surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.**

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.

**(03) 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.

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:**

Drawing / Document number	Date Received	Plan Description
2291:16:2A	30/06/2016	Existing site plan
2291:16:1	11/07/2016	Location plan
2291:16:3B	30/06/2016	Proposed site plan
Percolation Tests	01/07/2016	Results of Percolation Test
2291:16:4	03/06/2016	Proposed Garage floor plans and elevations
2291:16:4	03/06/2016	Proposed Floor Plans
2291:16:5	03/06/2016	Proposed Elevations

**under planning application reference 36C338A.**

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.