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Gweddill y Ceisiadau

Remainder Applications

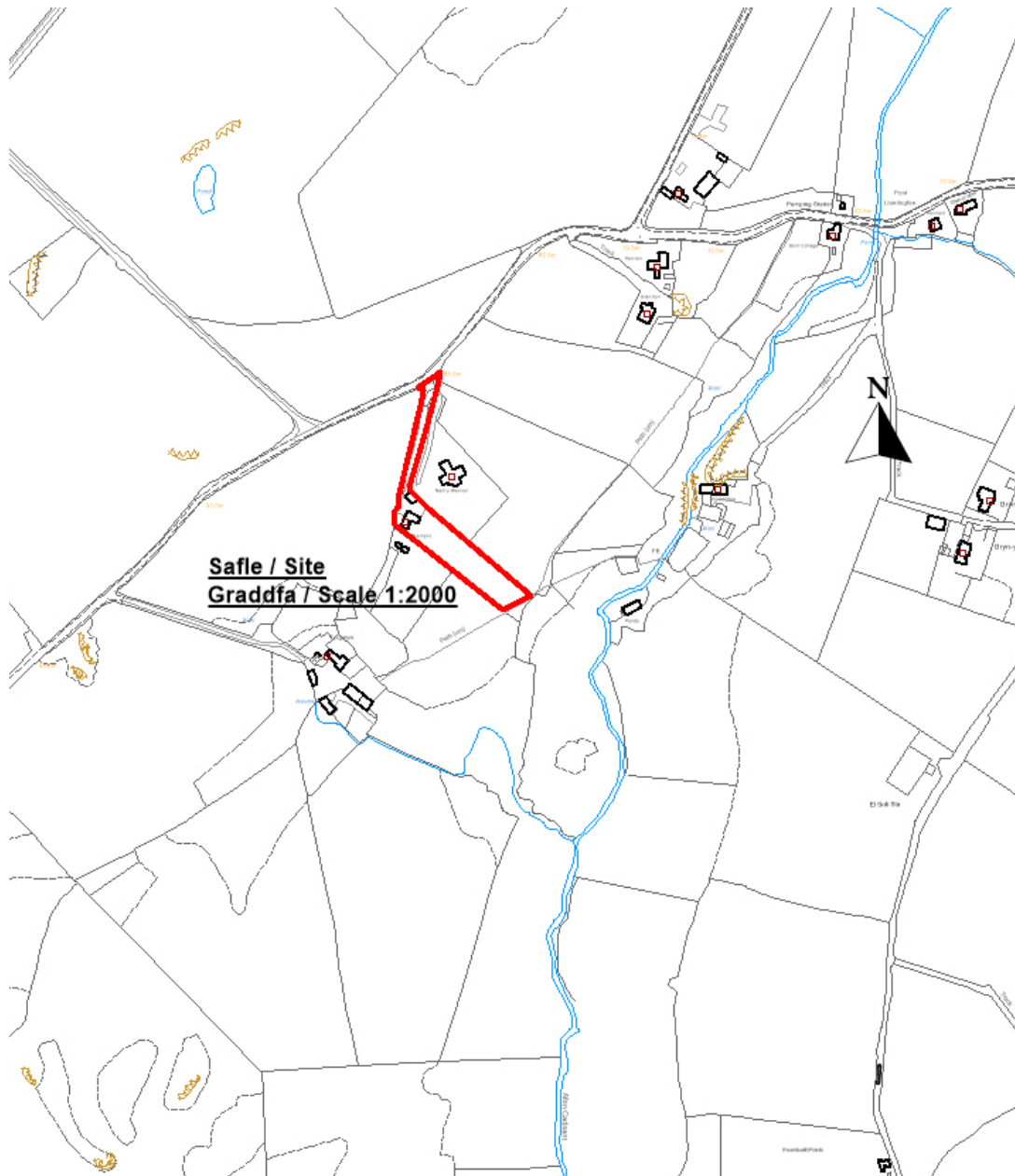
Rhif y Cais: **17C226G** Application Number

Ymgeisydd Applicant

Mr & Mrs Arwyn & Einir Williams

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

Ger y Nant, Llandegfan



Planning Committee: 05/10/2016

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is presented to the Planning and Orders Committee at the request of two Local Members.

At its meeting on the 7th September 2016 committee members recommended that a site visit should take place. The site visit took place on the 21st September and members are now aware of the site and its settings.

1. Proposal and Site

The application is a full application for alterations and extensions at Ger Nant, Llandegfan.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable and complies with policy.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 – Landscape
Policy 42 – Design
Policy 55 – Conversions
Policy 58 - Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape
Policy HP7a – Extensions
Policy HP8 - Rural Conversions

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member Lewis Davies – Call in to the Planning and Orders Committee

Local Member Carwyn Jones – Call in to the Planning and Orders Committee

Local Member Alwyn Rowlands – No response received at the time of writing this report

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

Welsh Water – Standard Comments

Natural Resources Wales – Standard Comments

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 10/08/2016. At the time of writing this report no observations had been received.

5. Relevant Planning History

17C226 – Erection of a stable block on land at Nant y Wennol, Llandegfan – Approved 07/03/94

17C226A – Conversion of stable block into a dwelling together with alterations and extensions and installation of a new septic tank at Nant y Wennol, Llandegfan – Approved 14/12/04

17C226B – Amended plans to recently approved 17C226A for the conversion of a stable block into a dwelling at Nant y Wennol, Llandegfan – Refused 09/12/05

17C226D – Alterations and extensions together with the formation of a new driveway at Nant y Wennol, Llandegfan – Approved 05/10/06

17C226E – Erection of a detached double garage at Gernant, Llandegfan – Approved 20/12/10

17C226F – Full application for alterations and extensions to Gernant, Llandegfan – Withdrawn 24/03/16.

6. Main Planning Considerations

Background to the application site

Planning permission was obtained under planning application 17C226A for the conversion of a stable block into a dwelling under the provisions of Policy 55 (Conversion) of the Ynys Mon Local Plan.

Policy Considerations

Policy 55 of the Ynys Mon Local Plan states;

The conversion to a dwelling or holiday accommodation of an existing building which is not located within or on the edge of a settlement will only be permitted where:-

- i. The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling.
- ii. Any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded.
- iii. The conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.
- iv. The proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality.
- v. Satisfactory access, parking, amenity space, and sewerage arrangements are provided.

Policy HP8 of the Stopped Unitary Development Plan states;

The conversion to a dwelling or holiday accommodation of an existing building, which is located in a cluster, hamlet, or in open countryside will be permitted where :

- i) the building is structurally sound and capable of conversion without extensive rebuilding or

extension which would be equivalent to the erection of a new dwelling; and
ii) any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded; and

iii) the scheme of conversion respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured; and

iv) the proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality; and

v) satisfactory access, parking, amenity space, and sewerage arrangements are provided.

The Supplementary Planning Guidance on Rural Conversions states that extensions must be subservient to the original structure and schemes should adopt the principle of adapting to the building rather than radically changing its appearance to suit the new use.

Main Planning Considerations

The application site is not located within a recognised settlement or boundary and is located in the open countryside.

The original stable block measured 79.3 square metres and alterations and extensions were later approved under application reference 17C226D which amounted to an extension of 24.75 square metres (equivalent of 30% increase). Another subsequent application was approved for a detached double garage amounting to 41.89 square metres.

The Proposal

This application is for further alterations and extensions to the building amounting to a 100.94 square metres (equivalent to 125%) increase.

This would amount to a 155% increase on the original outbuilding located in the open countryside.

Whilst accepting that it can be argued that the current proposals do enhance the appearance of the building, it is not considered that this application complies with the spirit of Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the Stopped Unitary Development Plan which seeks to respect the character, scale and setting of the existing building. The policy goes on to state that the building should be capable of conversion without extensive re-building or extension which would be equivalent to the erection of a new dwelling.

7. Conclusion

The application does not comply with Policy 55 of the Ynys Mon Local Plan or Policy HP8 of the Stopped Unitary Development Plan.

The proposal would provide a further 125% increase in floor area which is over and beyond the criteria of the policies stated above located in an open countryside location. If the application would be approved it would set a precedent for further applications to be approved in the future.

8. Recommendation

Refuse

(01) The amount of extension go well beyond what could reasonably be described as minor external alterations. The proposal is therefore contrary to Policy A6 of the Gwynedd Structure Plan, Policy 55 of the Ynys Môn Local Plan, Policy HP8 of the stopped Unitary Development Plan and advice contained within Planning Policy Wales (8th Edition), Technical Advice Note 6: Planning for Sustainable Rural Communities and Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.

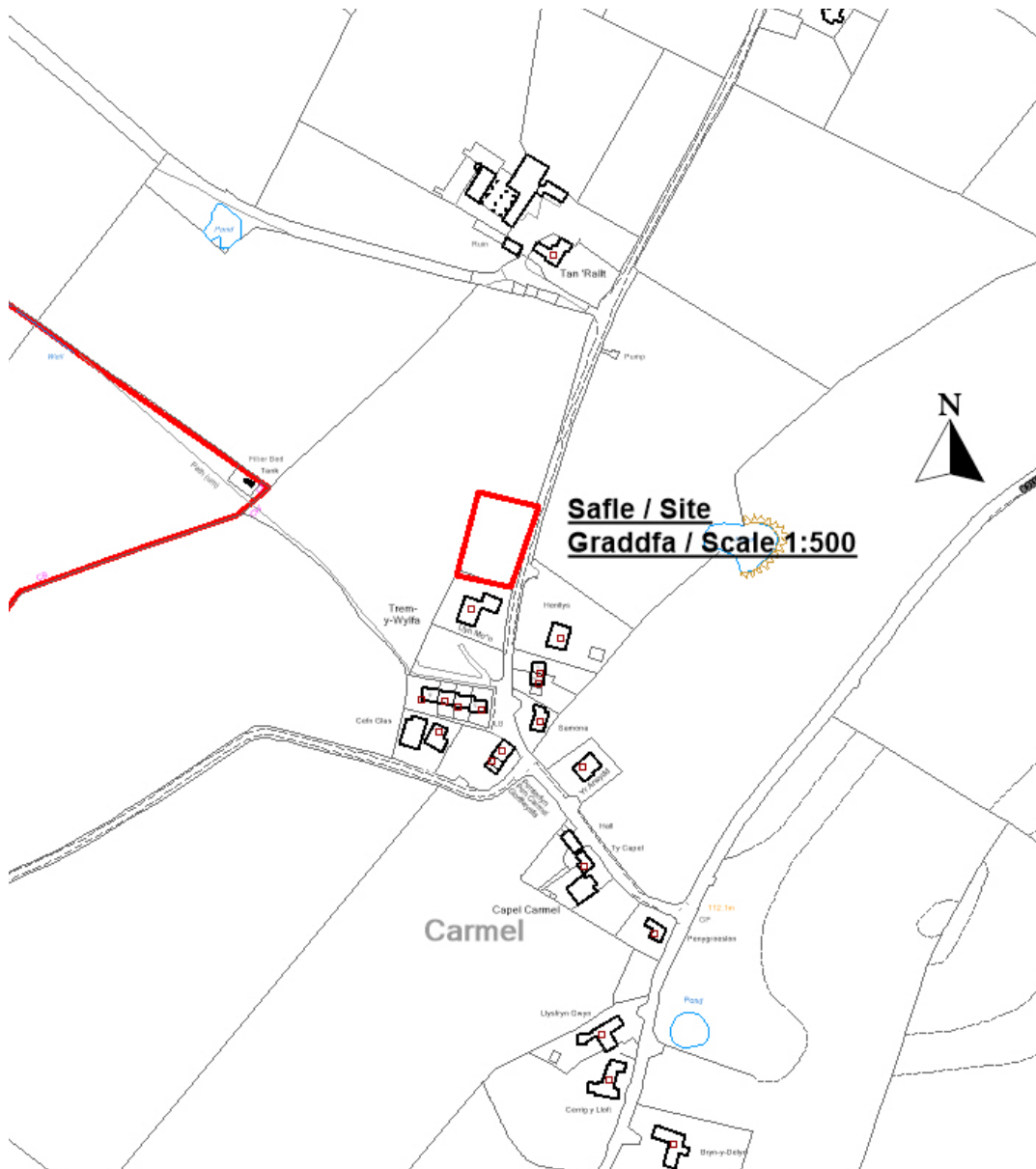
Rhif y Cais: **25C255A** Application Number

Ymgeisydd Applicant

Mrs Medwen Roberts

Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir yn / Outline application for the erection of a dwelling with all matters reserved on land at

Tan Rallt, Carmel



Planning Committee: 05/10/2016

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is being presented to the Planning Committee as it has been referred to committee by Local Member LI M Huws.

At its meeting held on the 27th July, 2016 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 17th August, 2016 and members will now be familiar with the site and its setting.

Members have visited the site and resolved to approve the application contrary to officer's recommendation at the last committee meeting.

1. Proposal and Site

The proposal is for outline planning for the erection of a dwelling with full details of access reserved on land adjacent Llynnon (Lyn Mon on plan).

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect amenity.

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

4. Response to Consultation and Publicity

Community Council – Raise no objection

Local Member LI M Huws - Has requested the application be referred to committee for a site visit.

Highways Authority – Conditional approval

Welsh Water – No objection

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.

Four letters have been received points raised include;

- Remove land from an agricultural holding
- Would create additional traffic in a rural area along a lane which is unsuitable
- There are no shops/doctors nearby
- The area of land should be for landscaping as per the planning permission for Llynnon
- There is a covenant on this land which has yet to be satisfied
- The site is outside Policy 50 and would create ribbon development
- The access will cause problems to property opposite
- Possible drainage problems
- The Committee works as a jury, so I would like assurance that no member is related to or has association with the applicant and what is the makeup of the committee (this letter has been passed to the Council Solicitor to reply to)

5. Relevant Planning History

25C255: Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tan Rallt, Carmel. Withdrawn – 27/05/2016

6. Main Planning Considerations

Members resolved to approve the application as they considered that the site formed part of the settlement and its development could be viewed as an acceptable addition.

Response

Whilst the site is adjacent to an existing dwelling it forms part of an agricultural field and would extend into the open rural landscape harming the character of the locality and as such its development cannot be viewed as an acceptable extension to the settlement.

7. Recommendation

Refuse

(01) The proposed dwelling would be located in a position which would be poorly related to the existing form of development intruding into a rural landscape and detrimental to the amenities thereof.

8. Other Relevant Policies

Technical Advice Note 12: Design

SPG – Design Guide for the Urban and Rural Environment

Planning Policy Wales 8th Edition

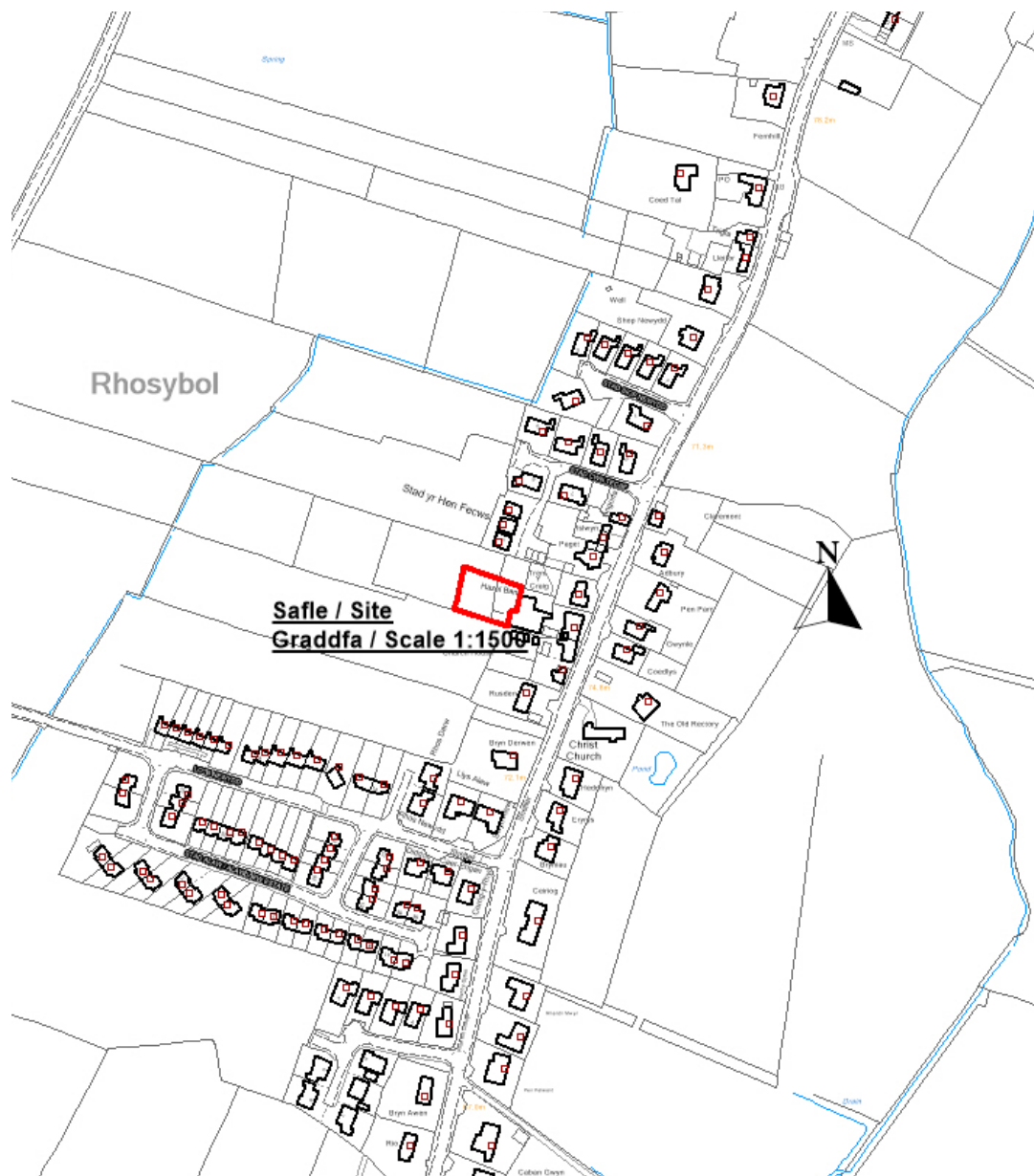
Rhif y Cais: **44C102A** Application Number

Ymgeisydd Applicant

Ms Roma Rerrie

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir tu ôl i /
Outline application for the erection of a dwelling with all matters reserved on land to the rear of**

Hazelbank, Rhosybol



Planning Committee: 05/10/2016

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on 7th September 2016 committee members recommended that a site visit should take place. The site visit took place on the 21st September and the members are now aware of the site and its settings.

1. Proposal and Site

The application is a full application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable and complies with policy.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 - Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP4 – Villages

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member Aled Morris Jones – Call in to the Planning and Orders Committee

Local Member Richard Owain Jones – Call in to the Planning and Orders Committee

Local Member William Hughes – No response received at the time of writing this report

Community Council – Comments

Highways - No response at the time of writing the report

Drainage – No response at the time of writing the report

Welsh Water – Conditional Approval

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 10/08/2016. At the time of writing the report two letters giving comments were received. The main comments as follows:-

- Minimal disruption should take place to neighbours
- A 2 metre high fence should be built on the boundary wall once the building has been demolished
- The work should not interfere with existing boundaries

5. Relevant Planning History

44C102 - Erection of a building for car repairs together with the formation of a new vehicular access - 27/06/90 – Withdrawn

6. Main Planning Considerations

Policy - Rhosybol is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan. The plot in question is located to the rear of Gorslwyd Fawr and extends into an open field.

Policy HP4 of the Stopped Unitary Development Plan states that residential development within the village development boundary will be permitted providing that the listed criteria are met. The land in question lies within the village boundary of the Stopped UDP.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 of Planning Policy Wales states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 of Planning Policy Wales states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

The application site lies to the rear of existing residential properties and access to the site is via an existing track. Whilst encouraging carefully designed higher density development in accessible sites Planning Policy Wales does state that tandem development should be avoided. Policy 1 of the Ynys Mon Local Plan and Policy GP1 of the stopped Unitary Development Plan refers to the need to ensure that development does not cause significant harm to people, general amenity, residential amenity and the environment.

Paragraph 9.2.13 of Planning Policy Wales identifies tandem development as 'development, consisting of one house immediately behind another and sharing the same access, may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front, and should be avoided.

The site lies to the rear of Hazelbank, Rhosybol. It is considered that the proposal would result in a dwelling being situated immediately to the rear of existing properties and therefore would not reflect

the general pattern of development and would be out of character with the surrounding area. The proposal would constitute tandem development thus detrimentally affecting the character and appearance of the locality which is contrary to the policies listed above.

7. Conclusion

The proposal would result in tandem form of development.

8. Recommendation

Refuse

(01) The proposal would result in tandem development which would be out of character with the existing pattern of development thus detrimentally affecting the character and appearance of the locality and the amenities of the existing and proposed occupiers. The proposal is, therefore, contrary to Policy A2, A3, D4, D28 and D29 of the Gwynedd Structure Plan, Policies 1, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2 and HP4 of the stopped Unitary Development Plan and the provisions of Planning Policy Wales (8th Edition).