

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12LPA1032/CC** Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

Cais llawn ar gyfer anwyddu allanol i'r tai, creu mynedfa newydd i gerbydau ynghyd a chreu manylion parcio o fewn y safle yn / Full application for the external refurbishment of the dwellings, creation of a new vehicular access together with the the creation of a parking area within the site at

1-17 Bryn Tirion, Biwmaris / Beaumaris



Planning Committee: 26/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application has been made by the Council and on Council owned land.

1. Proposal and Site

The application is for external refurbishment of all 17 bungalows, construction of a new vehicular access and parking spaces at 1-17 Bryn Tirion, Beaumaris.

2. Key Issue(s)

The applications key issues are whether the proposal complies with all relevant plan policies and whether the work fits in with the surrounding area and nearby Conservation Area without causing any impact on any adjoining properties.

3. Main Policies

Gwynedd Structure Plan

Policy D3 – Environment
Policy D4 – Environment
Policy D29 – Design
Policy D25 – Environment
Policy D32 - Landscaping

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 30 – Landscape
Policy 40 – Conservation of Buildings
Policy 42 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings

Joint Local Development Plan

Policy CYFF 1 - Development Criteria
Policy CYFF 2 - Design and Place Shaping

4. Response to Consultation and Publicity

Town Council – Approval recommended

Local Member (Carwyn Jones) – No response at the time of writing the report

Local Member (Alwyn Rowlands) – No response at the time of writing the report

Local Member (Lewis Davies) – No response at the time of writing the report

Environmental Health – No response at the time of writing the report

Natural Resources Wales – No response at the time of writing the report.

A site notice was placed near the site, neighbouring properties were notified by letter. The expiry date for receiving representations was the 25/04/2017. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is for external renovation work to all 17 bungalows, works include pebbledashing, re-roofing and general maintenance works. A new vehicular access will be constructed and a new parking area will be created in the existing grassed area.

Policy 1 and 42, of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, 4.11 Promoting sustainability through good design, Technical Advice Note 12 (Wales): Design, SPG on The Design Guide for the Urban and Rural Environment and SPG on Conservation Character Appraisal, GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of siting, design, external appearance.

The proposed alterations will enhance the existing dwellings and provide much needed parking spaces for the existing dwellinghouses. Although an existing grassed/soft landscaped area will be lost as part of the proposal it is not considered to be out of character with the area and follows the existing pattern of development in the area.

The proposal complies with relevant policies and it is not considered that the proposal will have a negative impact upon any neighbouring residential property.

Conservation Area

Policy 40 of the Ynys Mon Local Plan, Policy EN1, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.9 and 6.4.10 of Planning Policy Wales Edition 9 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition.

The site abuts Beaumaris Conservation Area, where the character and appearance should be protected from unsympathetic development. It is not considered that the proposal will have a negative impact upon the nearby Conservation Area.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and policies EN2 of the Stopped Ynys Mon Unitary Development Plan and Paragraph 5.3.5 of Planning Policy Wales (Edition 9). The primary objective for designating AONBs is the conservation and enhancement of their natural beauty. Development plan policies and development management decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. Local authorities, other public bodies and other relevant authorities have a statutory duty to have regard to AONB purposes. It is not considered that the proposal will harm the Area of Outstanding Natural Beauty.

7. Conclusion

The scheme complies with all policies listed above and will allow easier access to the building for disabled residents and visitors.

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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 12LPA1032/CC.

General Layout	5736/GA/100	13/2/17
Proposed Elevations	CPF 5736 ELEV 01(P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 02 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 03 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 04 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 05 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 06 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 07 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 08 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 09 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 10 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 11 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 12 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 13 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 14 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 15 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 16 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 17 (P)	13/2/17
Protected Species Survey	Sam Dyer Ecology	13/2/17

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.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 9th Edition

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C479B** Application Number

Ymgeisydd Applicant

Ms Julie Burton & Mr Mark Sadler

Cais llawn ar gyfer codi annedd yn yr hen safle farchnad garddio ar dir tu ol i / Full application for the erection of a dwelling on the former garden market on land to the rear of

Rose Hill, Biwmaris/Beaumaris



Planning Committee: 26/04/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is presented to the Planning Committee on the request of the local member.

1. Proposal and Site

Full application for the erection of a dwelling on the former garden market on land to the rear of Rose Hill, Beaumaris.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and the emerging Local Development Plan, and whether the proposal will have a negative impact on the conservation area and affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 26 – Car Parking
Policy 30 – Landscape
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 - Housing
Policy D4 – Location, Siting and Design
Policy D29 – Design
Policy FF11 – Traffic
Policy FF12 - Traffic

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP3 – Secondary Centre
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy TR10 – Parking Standards

Deposit Joint Local Development Plan

Policy CYFF1 – Development Criteria
Policy CYFF2 – Design and Place Shaping
Policy TAI5 – Local Market Housing
Policy PS17 – Preserving or Enhancing Heritage Assets

4. Response to Consultation and Publicity

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

Local Member (Cllr Carwyn Jones) – Request that the application is considered by the Planning Committee.

Local Member (Cllr Lewis Davies) – No response at the time of writing the report

Local Member (Cllr Alwyn Rowlands) – No response at the time of writing the report

Drainage Section - No response at the time of writing the report

Highways Section – Conditional Approval

Welsh Water – Conditional Approval

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 within the Beaumaris Conservation Area. The latest date for the receipt of representations was the 28th April, 2017. At the time of writing the report no letters had been received.

5. Relevant Planning History

12C479 - Full application for the erection of a dwelling on former market garden on land to the rear of Rose Hill, Beaumaris – Refused 10/2/17

12C479A/SCR – Screening opinion for the erection of a dwelling on land to the rear of Rose Hill, Beaumaris – EIA not required 5/12/16

6. Main Planning Considerations

The application is a full application for the erection of a dwelling on the former market garden to the rear of Gaol Street, Rose Hill, Beaumaris.

The site is situated to the rear of residential properties of Goal Street and Rose Hill, access to the site is via a narrow track between 10 and 11 Gaol Street. The access is not wide enough to cater for motor vehicles.

The proposed dwelling will be within 1.5m of the North boundary, 1m of the East boundary and part of the building will be within 2.2m and 9m of the South boundary and 8m from the West boundary.

Beaumaris is identified as a Secondary Centre under the provisions of Policy 49 of the Ynys Mon Local Plan and as a Village Policy HP3 of the Stopped Unitary Development Plan. The above mentioned policies allow new houses within the development boundary as long as proposals conform to other policies of the plan.

Siting, Design, External Appearance and Landscaping and Amenity Considerations.

Policy 1, 42 and 48 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales Edition 9 and Technical Advice Note 12 (Wales): Design, Supplementary Planning Guidance A Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Unitary Development Plan are material in respect of siting, design and external appearance and landscaping.

The proposal does not completely comply with distances set in the Supplementary Planning Guidance on Proximity of development. The guidance states that ground floor main windows should be located a distance of 10.5m from the boundary.

Conservation Area

Policy 40 of the Ynys Mon Local Plan, Policy EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.9 of Planning Policy Wales Edition 9 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan and Paragraph 5.3.5 of Planning Policy Wales (Edition 9).

Within an Area of Outstanding Natural Beauty, the Council will give priority to the conservation and enhancement of the landscape

Highways and Parking

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway's Section of the council are satisfied with the submitted details.

7. Conclusion

The area is characterised by terraced houses with large narrow gardens to the rear. The rear gardens of Gaol Street and Rose Hill abuts the application site. Access to the site is via a narrow passageway, not big enough to accommodate a motor vehicle. The proposal does not completely comply with distances set in the Supplementary Planning Guidance on Proximity of development. The guidance states that ground floor main windows should be located a minimum of 10.5m away from the boundary. Separation distances vary from 1m from the East boundary to 8 metres from the West Elevation.

It would appear at odds with the character and appearance of the area because of the confined arrangement which would result from the development.

The proposal would conflict with the Ynys Mon Local Plan policies 1, 42 and 48 and Policies GP1, GP2 of the Stopped Unitary Development Plan and Policy D4 of the Gwynedd Structure Plan in relation to the extent to which siting, layout and appearance fit in with the character of the area.

The proposed dwelling would appear as an uncharacteristic intrusion into what is an area of relatively large and open rear gardens, free of substantial buildings. The proposed dwelling would not be well related to the adjacent dwellings or to the existing pattern of development. Having seen the site in context of surrounding properties the proposed dwelling would overlook rear gardens on Gaol Street and Rose Hill.

Access to the site would be via a narrow track between 10 and 11 Gaol Street and the coming and goings to the site would be considerably more than the current use, this would diminish the living conditions of neighbouring residential properties.

8. Recommendation

Refusal

(01) The dwelling would appear an uncharacteristic intrusion into what is an area of relatively large and open rear gardens, free of substantial buildings. The dwelling would not be well related to the adjacent dwellings or to the existing pattern of development contrary to Policy 1, 42 and 48 of the Ynys Mon Local Plan and Policy GP1, GP2 of the Stopped Unitary Development Plan.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Technical Advice Note 18 - Transport

SPG – Urban and Rural Environment

SPG – Beaumaris Conservation Area Character Appraisal

Planning Policy Wales 9th Edition

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C98D Application Number

Ymgeisydd Applicant

EFB Ltd

Cais llawn ar gyfer gosod ffenestr gromen ynghyd ac addasu blaen y siop a codi polyn 6m o uchder ar gyfer ail-leoli CCTV yn / Full application for the installation of a dormer window together with alterations to the shop front and the erection of a 6m high pole to relocate the CCTV at

2 Stryd Stanley Street, Caergybi/Holyhead



Planning Committee: 26/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application is on land owned by the Local Authority.

1. Proposal and Site

The application lies at 2 Stanley Street, Holyhead and is within the designated Holyhead Central Conservation Area.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 41 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

Holyhead Central Conservation Area Character Appraisal.

4. Response to Consultation and Publicity

Councillor J Arwel Roberts – No response received at the time of writing this report

Councillor Raymond Jones - No response received at the time of writing this report

Councillor Robert Llewelyn Jones - No response received at the time of writing this report

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

Built Environment – No objection subject to conditions.

Highway Authority – response awaited at the time of writing

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 is the 03/03/2017. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No relevant planning history

6. Main Planning Considerations

The proposal entails a new traditionally detailed shop front with replacement of windows, a new dormer window, and parapet wall to the rear. The application also includes the relocation of existing CCTV cameras from the corner of the building to a new 6m pole on the pavement to the front of the building. The proposed materials for the proposal are considered acceptable. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

The site is located within the designated conservation area. It is considered that in principle the scheme as proposed will enhance the qualities of the conservation area and improve the appearance of this very visible building. A condition is proposed to ensure that the details are acceptable.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority.

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 development shall commence until full architectural details of the new shopfront, new windows / doors and the new slate pitched roof dormer have been submitted to and approved in writing by the local planning authority. The scheme shall thereafter be completed in accordance with the details as approved.

Reason: in the interests of the visual quality and character of the conservation area.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 31/01/2017 under planning application reference 19C98D and as required to be approved under the conditions imposed:

Drawing number	Date Received	Plan Description
2200	31/01/2017	Proposed elevations
2201	31/01/2017	Proposed elevations
2002	31/01/2017	Proposed roofplan

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.

12.4

Gweddill y Ceisiadau

Remainder Applications

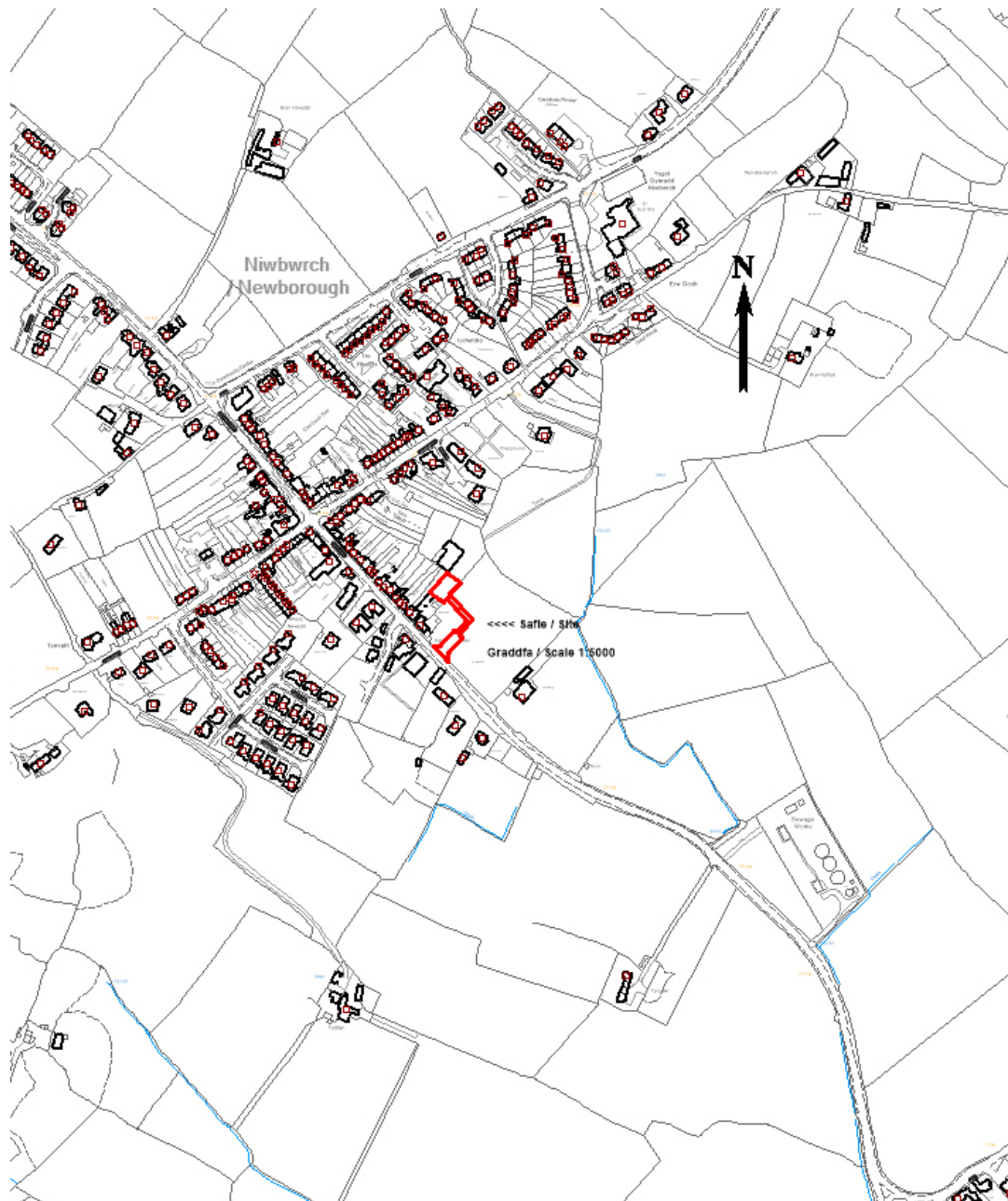
Rhif y Cais: **45C480** Application Number

Ymgeisydd Applicant

Mrs Buddug Pierce Thomas

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

Morannedd, Chapel Street, Niwbwrch/Newborough



Planning Committee: 26/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The proposal is an outline application for the erection of a new dwelling with all matters reserved for future consideration. However, an indicative plan has been submitted which indicates that a new means of access to the site will be constructed opposite Capel Ebenezer with an access track running through the adjoining field.

The site lies on land to the rear of the detached dwelling known as Morannedd, Chapel Street, Newborough which is a two storey detached dwelling. The proposed dwelling lies within the settlement boundary of Newborough, however the means of access to the site lies outside the development boundary.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will have a detrimental impact on the amenities of the surrounding properties, surrounding area or on highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlement

Gwynedd Structure Plan

Policy A3 – Housing
Policy D4 – Location, siting and design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 - Design
Policy HP3 – Secondary Centre

Planning Policy Wales (9th Edition)

Technical Advice Note 12 – Design

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

Emerging Joint Local Development Plan

Policy PCYFF1 – Development Criteria
Policy PCYFF2 – Design and Place Shaping
Policy TAI16 – Housing in Service Villages

4. Response to Consultation and Publicity

Community Council – No objection

Local Member, Councillor P Rogers – No response to date

Local Member, Councillor A Griffith – Call-in if the Officers recommendation is one of refusal

Highway Authority – Recommend conditions

Drainage Section – Requested further information and at the time of writing this report no further information had been received at the department.

Welsh Water – Recommended conditional approval

Response from Members of the Public

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 31st March 2017 and at the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

Site history of adjoining land

45C322 – Erection of a two storey dwelling on land at the rear of Afallon, Newborough – Refused 23/01/04

45C109 – Alterations and extensions to the building with formation of a fire escape at Llwyn Helyg, Newborough – Approved 03/04/89

45C109A – Extension to provide a granny flat at Llwyn Helyg, Newborough – Approved 21/05/91

45C109B – Change of use from residential home for the elderly to private dwelling at Llwyn Helyg, Newborough – Approved 18/08/05

6. Main Planning Considerations

Policy Context – The site lies within the development boundary of Newborough. Newborough is defined as a Defined Settlement under Policy 49 of the Ynys Môn Local Plan and as a Secondary Centre under Policy HP3 of the stopped Unitary Development Plan.

Policy TAI16 of the emerging Joint Local Development Plan states that housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable allocated sites within the development boundary based upon the indicative provision in the table below.

...Newborough – T56 Tyn Cae Estate...

This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015...

Both Policy 49 and Policy HP3 support residential developments within the settlement boundary and as the application site lies within the boundary of Newborough and is therefore complies with current policies.

Affect on surrounding area – The proposal involves the erection of a new dwelling on land to the rear of the existing dwellings known as Morannedd and Afallon. The existing pattern of

development in the vicinity is terraced properties located fronting Chapel Street with long narrow rear gardens. The proposal will be located next to the rear garden areas of Wayside and lies to the rear of the dwellings known as Morannedd and Afallon.

Paragraph 9.3.1 of Planning Policy Wales states that 'New housing developments should be well integrated with and connected to the existing pattern of settlements'...

Paragraph 9.3.3 goes on to state that 'Insensitive infilling or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character and amenity...'

Paragraph 9.3.4 states 'In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse affects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered.

The proposal is out of character with the existing pattern of development and may encourage further residential developments on adjoining land should the current application be approved.

Affect on surrounding properties – The proposed dwelling and its curtilage will lie directly next to the rear gardens of the adjoining properties. The erection of a dwelling in this location will have an impact on the amenities currently enjoyed by the occupants of the neighbouring properties by way of overlooking.

Highway Safety – The Highway Authority have been consulted and have raised no objection to the proposal subject to the inclusion of standard highway conditions.

7. Conclusion

Whilst the principle of residential development of the site is acceptable under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the stopped Unitary Development Plan, it is considered that the proposal would result in an insensitive infilling which would be out of character with the surrounding area. The proposal is therefore contrary to Policy 1, 42, 48 and 49 of the Ynys Môn Local Plan, Policy A3 and D4 of the Gwynedd Structure Plan and Policy GP1, GP2 and HP3 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales 9th Edition.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would result in an insensitive infilling which would unacceptably affect the privacy and amenity of the occupiers of the existing dwellings and would be out of character with the surrounding area and would therefore constitute an insensitive infilling contrary to Policy 1, 30, 42, 48 and 49 of the Ynys Môn Local Plan, Policy GP1, GP2 and EN2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition, 2016).

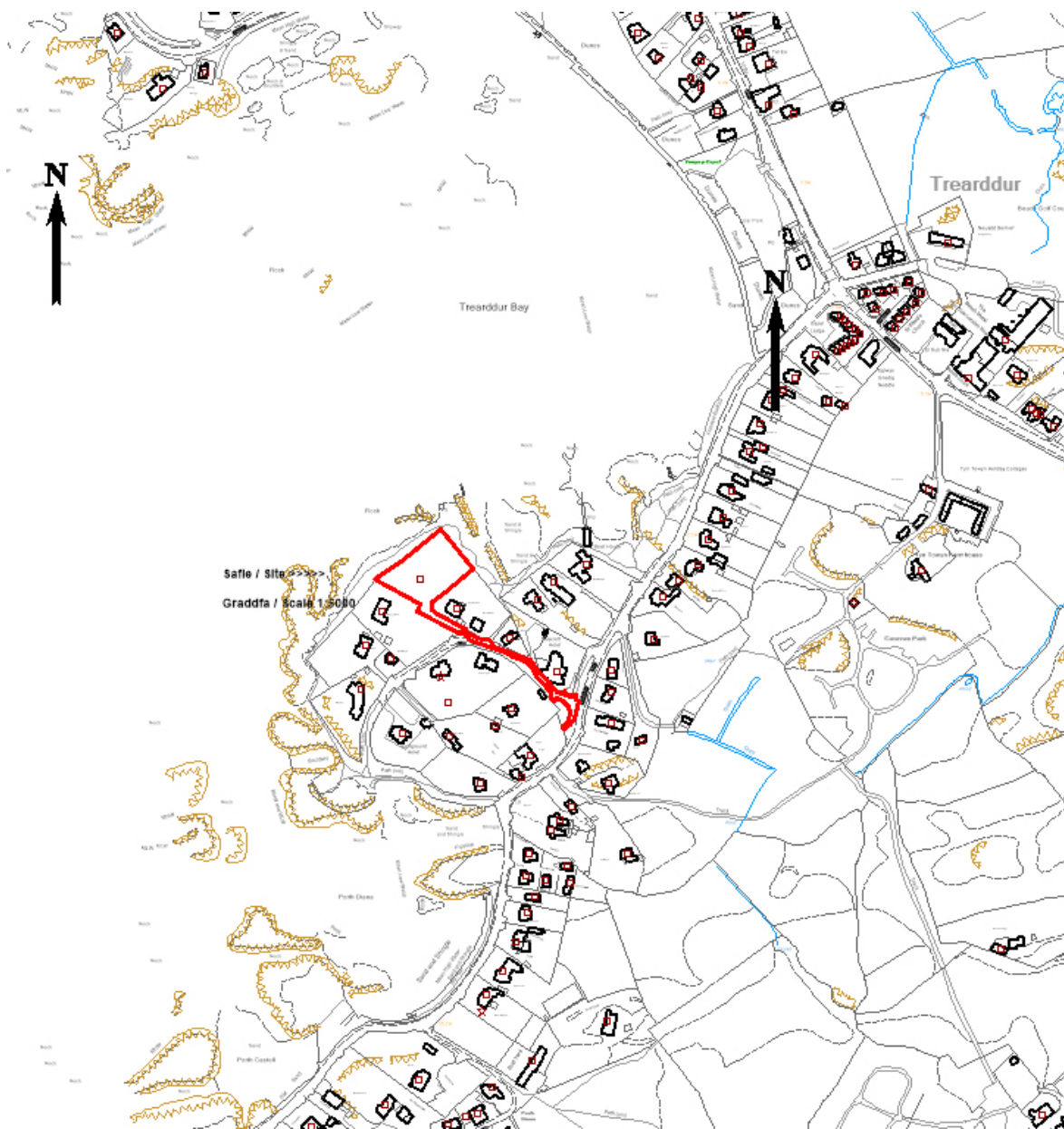
Rhif y Cais: **46C254B** Application Number

Ymgeisydd Applicant

Mr Tim Calderbank

Cais amlinellol ar gyfer dymchwel yr annedd presennol ynghyd a chodi dau annedd newydd yn cynnwys manylion llawn am y fynedfa yn / Outline application for demolition of the existing dwelling together with the erection of two new dwellings with full details of the access at

Ael y Bryn, Lôn Penrhyngarw, Bae Trearddur Bay



Planning Committee: 26/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called in by Councillor Dafydd Rhys Thomas due to concerns regarding overdevelopment on a very prominent site of natural beauty and adverse effect on neighbouring property.

1. Proposal and Site

The application as submitted is for demolition of the existing single storey dwelling and outline planning permission for the erection of two dwellings (indicated as being 4 bedroom dwellings between 13 and 14m in length, between 15 and 16m in width and with a ridge height of between 8 and 9m from finished floor level). Full details of the access is provided which will be shared for part of its length before splitting into the two separate curtilages as proposed which will contain independent parking and turning space for the dwellings. Foul drainage is to connect into the mains while surface water will discharge to sea through natural percolation / run-off.

2. Key Issue(s)

Compliance with relevant development plan policies and amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Policy

Policy D3 – Landscape Policy

Policy D4 – Design Policy

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy SG4 - Foul Sewage Disposal

Policy SG6 - Surface Water Run-Off

Joint Local Development Plan

Policy TAI 5 – Local Market Housing

Planning Policy Wales, Edition 9

Technical Advice Note 12 - Design

Supplementary Planning Guidance - Design Guide

4. Response to Consultation and Publicity

Councillor Dafydd Rhys Thomas – Requests that the application be determined by the Planning and Orders Committee due to concerns regarding overdevelopment on a very prominent site of natural beauty and adverse effect on neighbouring property.

Councillor Jeff Evans – No reply to consultation

Councillor Trefor Lloyd Hughes – No reply to consultation

Community Council – No reply to consultation

Highway Authority - No reply to consultation

Drainage Section - Details should be provided in relation to the disposal of surface water and in relation to soakaways.

Welsh Water – Suggested condition

Ecological and Environmental Advisor – Advises precautionary approach during demolition works.

Natural Resources Wales – Advice of local ecologist should be followed.

Joint Planning Policy Unit - Both Policy 52 of the Local Plan and Policy HP7 of the stopped UDP can support the development of additional land within or adjoining development boundaries for affordable housing.

Public response to notification: 6 letters of objection have been received as a result of the publicity undertaken. Objections are based on:

Overdevelopment;
Tandem development;
Adverse impacts on residential amenity;
Houses are very large and overreach the building line, will be out of character and dwarf its neighbours;
Overlooking and loss of privacy to adjoining dwellings;
Unacceptable traffic impacts from increased activity;
Unacceptable drainage impacts;
The development would detract from the character of the headland;
Proposal does not overcome the previous reasons for refusal.

5. Relevant Planning History

46C254 - Extension to provide a new garage and conservatory, Ael y Bryn, Ravenspoint Road – approved 7/10/94.

46C254A - Full application for demolition of part of the existing dwelling together with the erection of a new dwelling at Ael y Bryn, Lon Penrhyn Garw, Trearddur – refused 18/10/16.

6. Main Planning Considerations

Principle of the Development – The site is located within the existing developed part of the settlement of Ravenspoint Road under Policy 50 of the Local Plan which normally allows the erection of single plots within or on the edge of the settlement subject to criteria. The site is located within the development boundary of Trearddur under the stopped UDP which allows residential development on suitable sites.

Under the JLDP Policy TAI5, Trearddur is identified as a village where Local Market Housing (where a planning mechanism is used to control the occupancy of a dwelling to household that

have a specific local connection but is not used to control the price of the dwelling) will be allowed within development boundaries. The site is within the development boundary of the JLDP.

Policy 50 normally allows single plot development. A dwelling occupies the site and the proposal would entail only one additional dwelling as part of the scheme. The Policy requires that any proposal is clearly within or forms a reasonable minor extension to the existing developed part of the settlement and would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality.

Dwellings on the headland at Lon Penrhyn Garw nearest the application site and read in context with the proposed development present their eaves and longest elevation to the headland whereas the proposal presents a dominant gable elevation to the headland on one of the dwellings and brings it much further forward towards the coast than its neighbours. In order to allow the development of the second dwelling and to allow parking and turning space for both, the plot has to be set further towards the coast by doing so the scheme has an unacceptable impact on the character and appearance of the area. The development is squeezed into too narrow a plot and would not reflect existing patterns. Albeit set further towards the coast the dwelling is still within 3.4m of the boundary with the dwelling at Bryn Eithen and within 5.6m of its conservatory and external seating area. The plan is shown drawn at the lower limit for length and width for the plot as indicated in the outline planning application. Although the location of doors and windows would be considered at the detailed design stage, it is considered that the scheme is sufficiently unneighbourly in its current form as to merit refusal. Any screening of the plots for privacy by fencing or walling would be inconsistent with the open and spacious character of the headland developments.

The second dwelling is located to the west of the plot and would be within 5.6m of the boundary with Craig y Don. The properties are currently separated by a low stone wall but the spacious arrangement of dwellings to plot ratio ensures a level of separation and privacy. The proposed new dwelling would be further west than the existing dwelling and the proposed patio area as shown on plan would overlook the neighbouring garden to an unacceptable extent. Again, screening in the form of a higher wall or fencing would be wholly inappropriate in the context.

Highways and Drainage: The proposal uses an existing vehicular access. Separate curtilages will be provided with parking and turning areas for each of the dwellings. It is not anticipated that unacceptable traffic impacts will occur but a response was awaited from the Highway Authority at the time of writing. The Drainage Section has confirmed that the scheme is satisfactory in principle. Dwr Cymru-Welsh Water has suggested a standard condition that no surface water should be allowed to connect to the public sewerage network.

Ecology: Although the existing dwelling is to be demolished the risks to protected species is considered to be low and a precautionary approach during the demolition stage is therefore advised.

7. Conclusion

The development is considered unacceptable due to its negative impacts on the character of the area and residential amenities.

8. Recommendation

To **Refuse** the application for the following reason:

(01) The development would result in an overdevelopment of this open headland area, and would be out of character with its neighbouring dwellings as well as adversely impacting the privacy and amenity of adjoining occupiers and is therefore contrary to Policy 1, 48 and 50 of the Ynys Mon Local Plan and the advice contained within the Council's Supplementary Planning Guidance Design in the Urban and Rural Built Environment.