

11.1

Gweddill y Ceisiadau

Remainder Applications

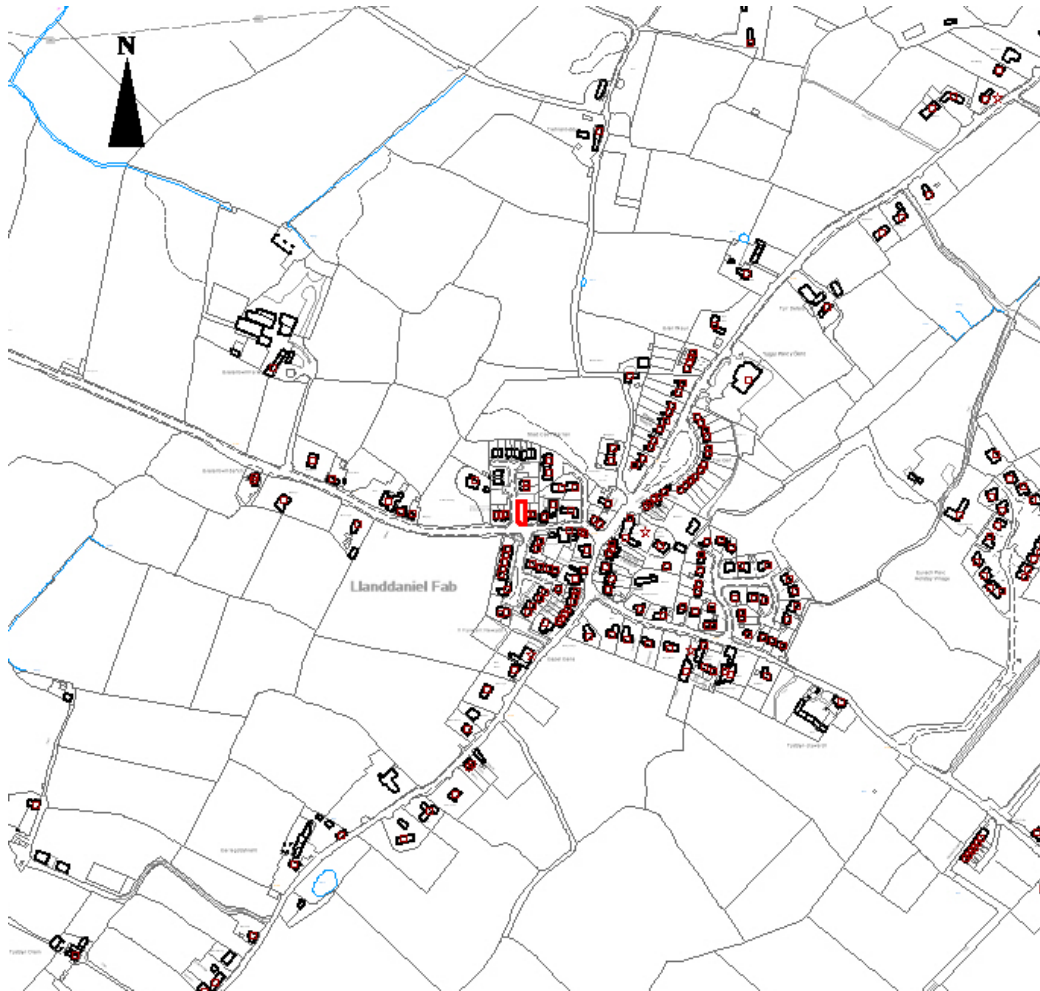
Rhif y Cais: **21C76G** Application Number

Ymgeisydd Applicant

**Mr Iwan Jones**

**Cais llawn ar gyfer ail-leoli y sied gardd presennol, addasu ac ehangu ynghyd a chodi ffens ffin newydd yn / Full application for the re-location of the existing garden shed, alterations and extensions together with the erection of a new boundary fence at**

**4 Maes y Coed, Llanddaniel**



**Planning Committee: 14/06/2017**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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 application lies at Maes Y Coed cul-de-sac in Llanddaniel. The dwelling is a terraced type property.

The proposal entails alterations and extension to the dwelling known as 4 Maes y Coed.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

**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 HP 7a – Extension

**Anglesey and Gwynedd Joint Local Development Plan**

Policy PCYFF 2 – Design and Place Shaping

**Planning Policy Wales (9th Edition), November 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Hywel Eifion Jones** – No response received at the time of writing this report.

**Councillor Victor Hughes** - No response received at the time of writing this report

**Community Council** – No objection

**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 10/05/2017. At the time of writing this report, the department have not received any representations.

## 5. Relevant Planning History

21C76 Erection of a dwelling on land adjoining Yr Hen Ficerdy, Llanddaniel Approved 10/07/1995

21C76A/DA - Detailed plans for the erection of a dwelling on land adjoining Yr Hen Ficerdy, Llanddaniel Approved 27/04/1998

21C76B - Full application for the erection of 8 dwellings together with the construction of a new vehicular and pedestrian access at Cae Ficerdy, Llanddaniel Withdrawn 11/05/2007

21C76C - Full application for the erection of 8 dwellings together with the construction of a new vehicular and pedestrian access at Cae Ficerdy, Llanddaniel Approved 08/02/2008

21C76D/AD Application for consent to display two sale signs on land at Yr Hen Ficerdy, Llanddaniel Approved 10/04/2008

## 6. Main Planning Considerations

The proposal entails alterations and extensions to the rear of the dwelling.

The proposed rear extension will form a new sun room – measuring 4.6 metres by 3.2 metres with a height of 2.8 metres. The extension will have a flat roof – however it is not considered that the formation of a flat roof will look out of place to such a degree to warrant a refusal. The newly formed windows will overlook towards the applicant garden – therefore it is not considered that the proposal would form an adverse impact of overlooking to such a degree to warrant a refusal. The proposed materials are also acceptable.

As part of the application the existing garden shed will be moved from the rear garden into the side garden as well as the formation of a new garden fence along the side of the garden. The new garden fence will measure 1.8 metres in height

There is sufficient space within the applicant's ownership to accommodate the proposal. The proposed extension adjoins a neighbouring property where Certificate B notice has been served.

It is not considered that the proposed extension would form an adverse impact on the surrounding amenities or any neighbouring properties to such a degree to warrant a refusal.

## 7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

## 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 below:**

Drawing number	Date Received	Plan Description
1380-A3-02	07/04/2017	Location Plan and Proposed Block Plan

<b>1380-A3-04</b>	<b>07/04/2017</b>	<b>Proposed Elevation and Floor Plan</b>

**under planning application reference 21C76G.**

Reason: For the avoidance of doubt.

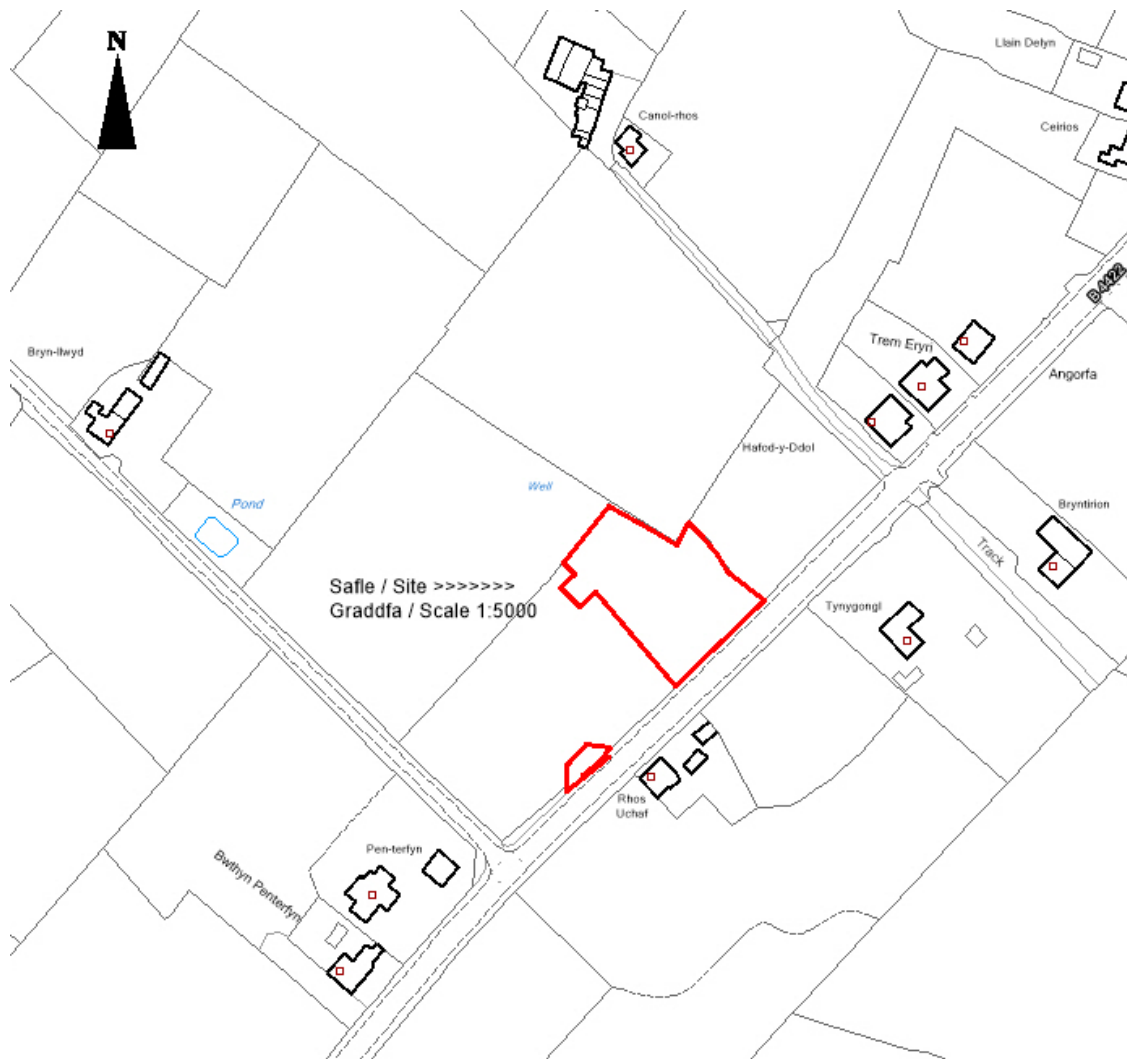
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **36C351** Application Number

Ymgeisydd Applicant

**Mr M Roberts**

**Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd yn ei lle, codi garej a storfa offer, cau'r fynedfa gerbydau sy'n gwasanaethu'r annedd bresennol, estyniad i'r cwrtil, addasiadau i'r fynedfa amaethyddol bresennol er mwyn gwasanaethu'r annedd arfaethedig a chreu mynedfa amaethyddol newydd i'r cae cyfagos yn / Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place, the erection of a garage and implement store, closure of the vehicular access serving the existing dwelling, extension to the curtilage, alterations to the existing agricultural access to serve the proposed dwelling and the creation of a new agricultural access into the adjoining field at**

**Ty Llwyd, Rhostrehwfa**

**Planning Committee: 14/06/2017**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land is owned by the Council.

Also, the applicant is a close friend to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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 proposal is for the demolition of the existing dwelling together with the erection of a new dwelling, closure of the existing access and the construction of a new vehicular access and the erection of a garage together with the extension to the curtilage.

The site lies between the settlement of Rhostrehwfa and Llangefni. The existing dwelling is a single storey cottage which has previously been extended with outbuilding situated to the rear of the site. The site lies fronting the B4422.

**2. Key Issue(s)**

The applications key issues are whether the demolition of the existing building and erection of a new dwelling complies with Policy 54 of the Ynys Môn Local Plan and Policy HP9 of the stopped Unitary Development Plan (which deal with applications for replacement dwellings) and whether the development will affect the amenities of the neighbouring properties and surrounding landscape.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 –

**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 HP9 -

**Planning Policy Wales, 2016, 9th 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

**Natural Resource Wales** - Comments

#### **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. The latest date for the receipt of representations was the 3<sup>rd</sup> March, 2017 and at the time of writing this report no letters of representation had been received at the department.

#### **5. Relevant Planning History**

None

#### **6. Main Planning Considerations**

**Policy** – Policy 54 of the Ynys Mon Local Plan states that the Council will favourably consider proposals for the replacement of existing permanent dwellings only where it can be shown that the new dwelling will significantly improve the area's appearance. Policy HP9 of the stopped Unitary Development Plan states that replacement dwellings located in a cluster, hamlet or in open countryside will be permitted where the new dwelling incorporates the original footprint of the existing dwelling and is suitable in this location.

TAI 7 of the Joint Local Development Plan states that proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted....

Although the proposed dwelling is of a larger scale and footprint than the existing dwelling which occupies the site the proposal is considered acceptable as it reflects the scale and design of properties which can be found in the locality.

**Effect on surrounding Properties** – The nearest neighbouring property is situated on the opposite side of the B4422 and is located more than 25 metres away from the proposed dwelling and is not located directly opposite the proposed unit. Due to these distances it is not considered that the proposal will harm the amenities of the neighbouring properties.

**Effect on surrounding Area** – The proposal lies in an open countryside location. There is no distinct pattern of development in the locality and the surrounding area has a mixture of house types, scale and design.

The proposal involves the demolition of the existing single storey dwelling and the erection of a modern two storey dwelling. The scale of the proposed dwelling is larger than the footprint of the existing cottage however the design and scale of the proposal is similar to what can be found in the locality.

The design and materials proposed to be used in the development are considered acceptable in this location.

New hedgerow is to be planted along the boundary of the site which will reduce the impact of the development on the surrounding area.

**Highway Safety** – The existing access vehicular access that serves the site is to be closed and the existing agricultural access is to be altered to serve the proposed unit. A new agricultural access is to be constructed to serve the adjoining field.

## **7. Conclusion**

The proposal complies with Policy 54 of the Ynys Môn Local Plan, Policy HP9 of the stopped Unitary Development Plan and Policy TAI 7 of the Joint Local Development Plan. The proposal will not have an adverse effect on existing residential amenities and the proposal will not detrimentally harm the visual appearance of the area. The proposal will not have a detrimental impact on highway safety.

Having considered the above and all other material consideration my recommendation is one of a conditional approval.

## **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 proposed development site is crossed by a combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out on site before works commences and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.**

Reason: To protect the integrity of the public sewer and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

**(04) The development shall take place in accordance with the reasonable avoidance measures for bats and birds outlined in Section 9 of the Cambrian Ecology Ltd Protected Species Survey report submitted under planning reference 36C351.**

Reason: To ensure that any protected species which may be present are safeguarded.

**(05) Both accesses shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

**(06) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.**

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

**(07) The access shall be constructed with 2.4 metre by 90 metre splays on either side.**



**Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

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

**(08) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.**

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

**(09) 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.

**(10) No surface water from within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

**(11) 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
2445:16:P2	31/01/2017	Existing site plan
2445:16:P7	31/01/2017	Existing plans and elevations
2445:16:P1a	16/02/2017	Location plan
2445:16:P3e	17/05/2017	Proposed site plan
EL(95)01 - A	31/01/2017	Drainage details
Cadarn Report	22/02/2017	Drainage report
2291:16:4	03/06/2016	Proposed Garage floor plans and elevations and swallow mitigation shed
Cambrian Ecology Ltd	10/05/2017	Protected Species Survey
Cadarn Report	31/01/2017	Structural Report
2445:16:P4	31/01/2017	Proposed Floor Plans

2445:16:P5	31/01/2017	Proposed Elevations
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**under planning application reference 36C351.**

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.

11.3

Gweddill y Ceisiadau

Remainder Applications

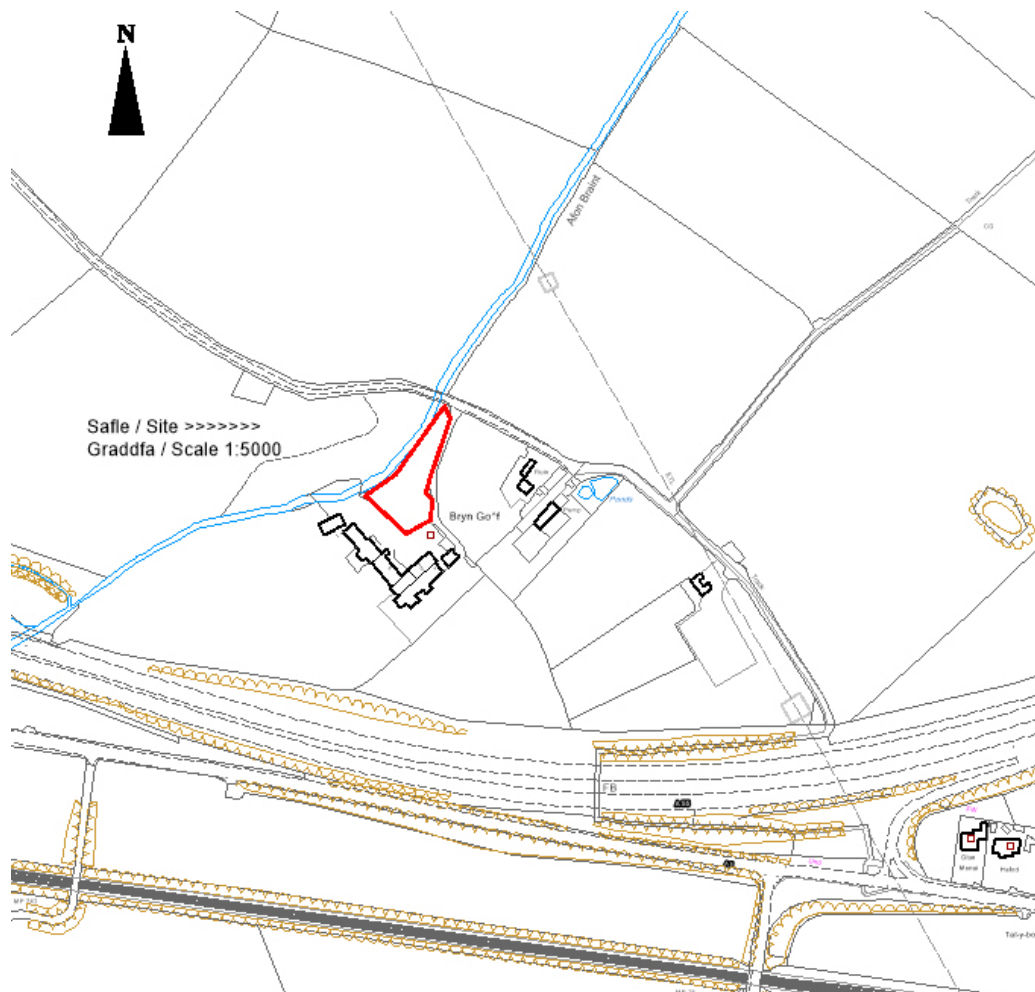
Rhif y Cais: **41C99W/LUC** Application Number

Ymgeisydd Applicant

**Mr & Mrs B Griffith**

**Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer codi estyniad a gafwyd caniatad cynllunio o dan Dosbarth A, Rhan 1 Atodlen 2 o'r Gorchymyn Cynllunio Gwlad A Thref (Datblygu Cyffredinol a Ganiateir) (Diwygio) (Cymru) 2013 yn / Application for a Lawful Development Certificate for the erection of an extension which benefits from planning permission under Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 at**

**Nant Y Felin, Bryn Gof, Star**



**Planning Committee: 14/06/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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 application lies at Bryn Gof south of Star village near the A55 road. Bryn Gof area has been converted into multiple dwellings.

The proposal is at unit number 6. The proposal is for a certificate of lawfulness use for the extension which has already been erected.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is permitted development.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

**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 HP 7a – Extension

**Anglesey and Gwynedd Joint Local Development Plan**

Policy PCYFF 2 – Design and Place Shaping

**Planning Policy Wales (9th Edition), November 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Alun Mummery** – No response received at the time of writing this report.

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

**Councillor Jim Evans** - No response received at the time of writing this report

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

**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 02/06/2017. At the time of writing this report, the department have not received any representations.

## **5. Relevant Planning History**

41C99's

## **6. Main Planning Considerations**

The proposal entails alterations and extension to the rear of the dwelling which have already been erected.

The building was converted into a dwelling under planning reference 41C99P/ENF approved in 2015. The applicant since then has erected a new extension at the rear of the building. The extension is permitted under Class A of the Town and Country Planning (General Permitted Development) (Amendments) (Wales) Order 2013. Therefore, the Certificate of Lawful use can be issued.

## **7. Conclusion**

The extension is lawful.

## **8. Recommendation**

**Permit**