

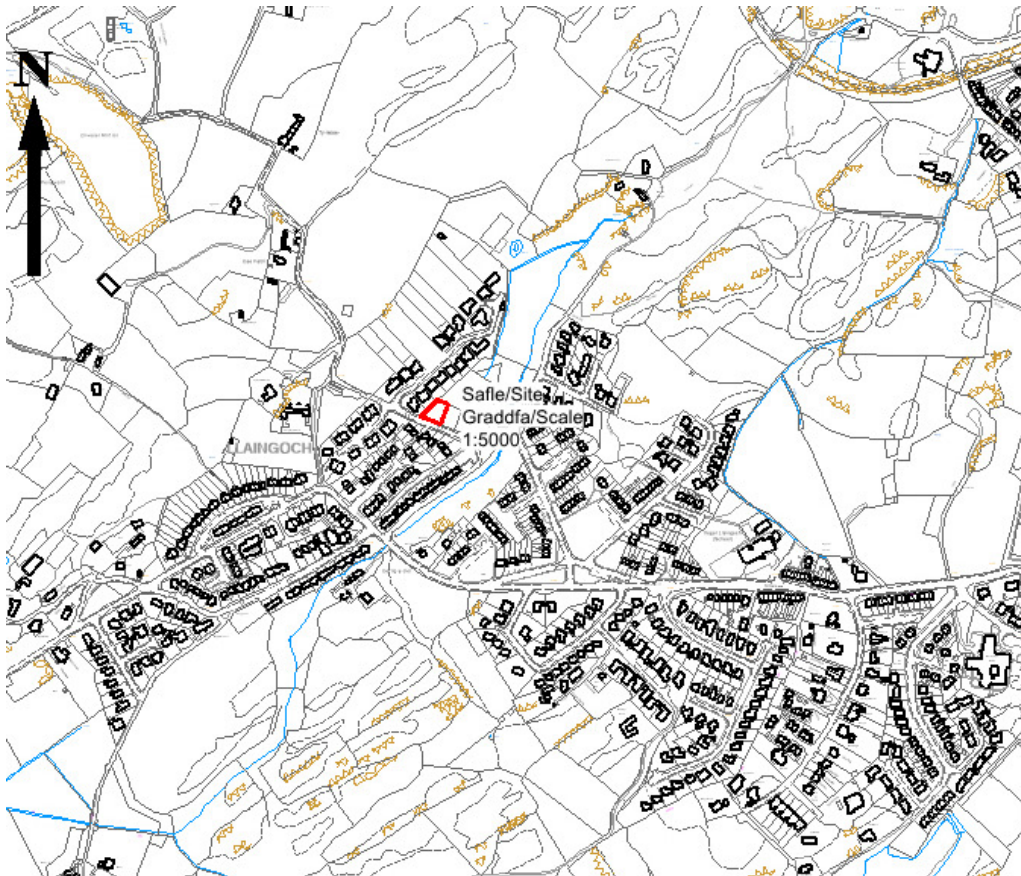
Rhif y Cais: **19C587E** Application Number

Ymgeisydd Applicant

Mr Justin Taylor

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

1/3 Parc Felin Ddwr, Caergybi/Holyhead



Planning Committee: 06/12/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve

1. Proposal and Site

The proposal involves the erection of a detached single storey dwelling and detached garage on land to the rear of 1 and 3 Parc Felin Ddwr and next to the recently constructed two storey dwellings.

2. Key Issue(s)

The applications key issue is the existence of the fallback position (extant planning consent), what likelihood exists of the extant permission coming forward and that any harm that is generated by the extant permission being balanced against the proposed scheme and any improvement or betterment the proposal offers over and above the fall-back position.

3. Main Policies

Joint Local Development Plan

Policy PCYFF1 –

Policy PCYFF2 – Development Criteria

Policy PCYFF3 – Design and Place Shaping

Policy TAI 1 -

4. Response to Consultation and Publicity

Town Council – No objection

Cllr. S Redmond – No response to date

Cllr R LI Jones – No response to date

Cllr G Haynes – Call-in – Concerns regarding residential development of the site as a previous application had been refused, possible effect on protected species and the use of the garage/curtilage as a builder's yard. In response to these comments I would state that planning permission has previously been approved on the site for a single storey dwelling. An application for the development of the site for two dwellings was refused as the proposal was contrary to current policies. The Ecological and Environmental Advisor has raised no objections to the proposal subject to vegetation being removed before 1st March and after 30th September. A condition will be imposed on the permission stating that the garage will be for private use incidental to the use of the dwelling and not for business use.

Highway Authority – Requested further details in regards to the Street lighting column which lies to the front of the application site

Drainage Section – Requested further details in regard of means of disposal of surface water and connection point to the main sewer

Welsh Water – Recommended conditional approval

Response to Publicity

The application was afforded three means of publicity. These were by the posting of a notice near the site, publication of a notice in the local press and the serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 12th October 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

19C587 - Alterations and extensions to 16 Llainfain Estate, Llaingoch, Holyhead – APPROVED
09/05/1994

19C587A - Change of use of land to create a childrens play area on land to the rear of Parc Felin Dwr, Llaingoch – APPROVED 09/09/2005

19LPA879/CC - Outline application for the erection of two dwellings together with the construction of a new vehicular access on land to the rear of 1 & 3 Parc Felin Dwr, Llaingoch, Holyhead –
REFUSED
08/10/2007

19LPA879A/CC - Outline application for the erection of two dwellings together with the construction of a new vehicular access on land to the rear of Parc Felin Dwr, Holyhead – APPROVED
04/06/2009

19C587B - Full application for the erection of two dwellings together with the construction of a new vehicular access on land adjoining Parc Felin Dwr, Holyhead - APPROVED 28/11/2013

19C587C - Full application for the erection of 1 bungalow and 2 semi-detached dwellings together with the construction of a new vehicular access on land adjacent to Parc Felin Ddwr, Holyhead –
APPROVED 06/08/2015

19C587D - Full application for the erection of 2 dwellings together with the construction of a vehicular access on land to the rear of 1 and 3 Parc Felin Ddwr, Holyhead – REFUSED 10/08/2017

6. Main Planning Considerations

Policy Context – Holyhead is identified as an Urban Service Centre under Policy TAI 1 of the Joint Local Development Plan and the site lies outside the development boundary.

Policy PCYFF 1 ‘Development Boundaries’ states that development outside development boundaries will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Planning has previously been granted on the site and adjoining plot for the erection of two semi-detached properties and one detached single storey dwelling under application reference 19C587C. The two dwellings have been constructed which has safeguarded the planning permission for the single storey dwelling.

The application currently under consideration is to erect a new single storey dwelling in lieu of the previously approved dwelling. The scale and design of the proposal differs to that previously approved.

The dwelling currently under consideration is 750mm higher, 1.4 metres wider and 5.5 metres (at its longest point where the conservatory is located) longer than the dwelling previously approved.

Whilst the dwelling is larger in scale than that previously approved it is considered that the design of the proposed dwelling respects the character of the neighbouring dwellings that are located on Parc Felin Ddwr estate.

The distances between the proposed dwelling and neighbouring properties are 250mm and 100 mm further away from the boundary with the neighbour properties on Parc Felin Ddwr and the recently constructed dwelling respectively.

A garage is proposed in the front corner close to 1 Parc Felin Ddwr however the garage will be 13.4 metres away from the rear of 1 Parc Felin Ddwr at its longest point and 10 metres away at its shortest point and therefore will not harm the amenities currently enjoyed by the occupants of the dwelling.

Due to the above the proposal is a more suitable development in this location than that previously approved.

Although the application currently under consideration does not comply with Policy PCYFF 1 of the Joint Local Development Plan however due to the extant permission the application can be supported.

7. Conclusion

The application is contrary to Policy PCYFF 1 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for a dwelling and the scale and design of the scheme currently under consideration is acceptable.

It is considered that the previous application 19C587C is likely to be implemented and the amendments proposed are acceptable.

The recommendation is therefore one of approval.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Permit

Private use garage

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.

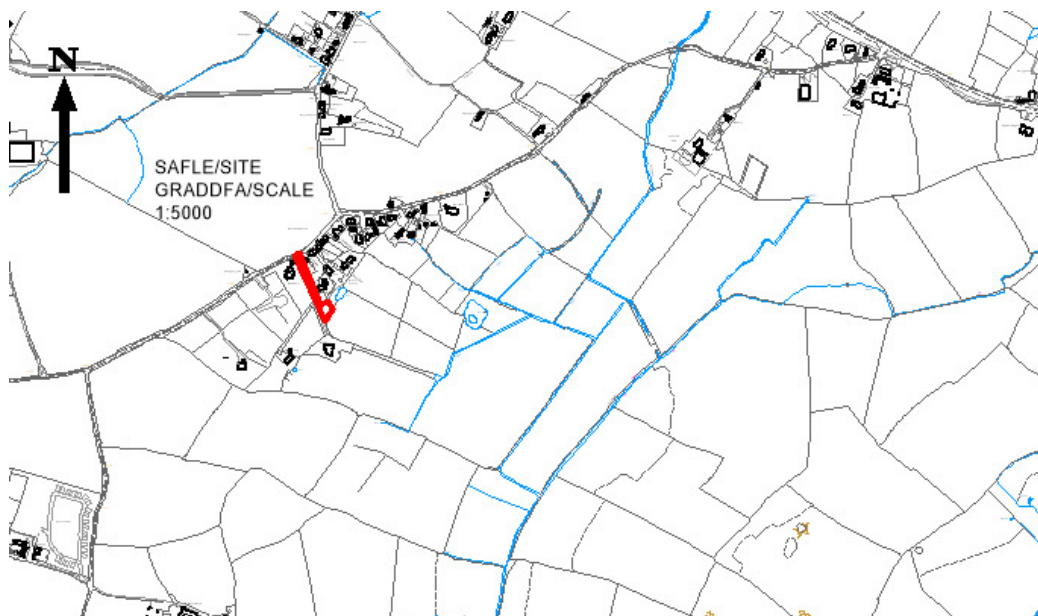
Rhif y Cais: **42C258A** Application Number

Ymgeisydd Applicant

Mr HG & Mrs E Keyzor

Cais llawn ar gyfer codi annedd ar dir tu cefn i / Full application for the erection of a dwelling to the rear of

Tyddyn Orsedd, Rhoscefnhir



Planning Committee: 06/12/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan in which the Local Planning Authority is minded to approve.

1. Proposal and Site

The application is for the erection of a dwelling to the rear of Tyddyn Orsedd, Rhoscefnir.

An extant outline application for the erection of a dwelling and double garage together with full details of the access has been previously approved on the application site.

2. Key Issue(s)

The applications key issue is the existence of the fallback position (extant planning consent), what likelihood exists of the extant permission coming forward and that any harm that is generated by the extant permission being balanced against the proposed scheme and any improvement or betterment the proposal offers over and above the fall-back position.

3. Main Policies

PCYFF1 – Development Boundaries
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
PCYFF5 – Carbon Management
PCYFF 6 – Water Conservation
PS 1 – Welsh Language and Culture
PS2 – Infrastructure and developer contributions
PS4 – Sustainable transport, development and accessibility
PS5 – Sustainable Development
PS6 – Alleviating and adapting to the effects of climate change
TRA 2 – Parking Standards
TRA 4 – Managing transport impacts
ISA 1 – Infrastructure Provision
TAI6 – Housing in Clusters

4. Response to Consultation and Publicity

Community Council – No objection

Local Member (Margret Murley Roberts) – No response

Local Member (Vaughan Hughes) – No response

Local Member (Ieuan Williams) – No response

Drainage – The method of disposal of sewage is by a package treatment plant. A porosity test has been submitted as part of the application which indicates that the ground condition is suitable for soakaways to be utilised as a means of disposal. The drainage department have confirmed their satisfaction with the proposal.

Welsh Water – No Objection

Highways – Conditional Approval Recommended

Policy – Comments with respect to the relevant Joint Local Development Plan (JLDP) Policies. The application site must be directly adjacent to the curtilage of the coloured building identified within the JLDP. The application must be for an affordable housing for local need to comply with policy TAI 6.

5. Relevant Planning History

42C258 – Outline application for the erection of a dwelling and double garage together with full details of the access – Approved 22/03/2017

6. Main Planning Considerations

The principle of a dwelling has already been established under planning application 42C258A. Outline planning permission for the erection of a dwelling and double garage was approved on the 22/03/2017.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan Rhoscefnhir is now identified as a Cluster where any new dwelling must be for an affordable local need on an infill site. The application is therefore contrary to Policy TAI6 of the Joint Local Development Plan; however, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 42C258A was approved on the 22/03/2017 and the likelihood of it being implemented is very likely as the period for the submission of a reserved matters application will not expire until 22/03/2019.

The scheme previously approved under 42C258A was for a two storey dwellinghouse which was 8.1m high with a total floor area of 248 square meters. The current application is for a two storey dwellinghouse with a proposed height of 7.6m and a total floor area of 157 square meters.

The current application reduces the scale and floor space of the proposed dwelling in comparison to what was previously approved. It is therefore considered that the proposed development will be an improvement to what was previously granted permission at the site. The proposed materials are considered acceptable to the area.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 25/10/17 and 27/10/17. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon adjoining residential properties.

The current proposal will see the dwelling reduced to 7.6 meter high. The position of the dwelling has also been orientated in a way that the principal elevation will be positioned away from the neighbouring property, Tyddyn Orsedd. No windows are proposed on the northern elevation. It is therefore considered that the proposed development will have less of an impact upon neighbouring properties.

7. Conclusion

The application is contrary to Policy TAI6 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for an open market dwelling.

It is considered that the previous application 42C258A is likely to be implemented and the amendments are an improvement to that originally approved.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Permit

(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 shall be allowed to connect either directly or indirectly to the public sewerage system.

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 in the interests of road safety.

(04) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced:-

A full comprehensive and robust Traffic Management Scheme including:-

The parking of vehicles for site operatives and visitors

Loading and unloading of plant and materials

Storage of plant and materials used in constructing the development

Wheel washing facilities (if appropriate)

Hours and days of operation and the management and operation of construction and delivery vehicles.

It is a requirement under law to serve an abnormal load notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

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

(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season

following the occupation of the building(s) or the completion of the development, whichever is the sooner. The shall be retained for the lifetime of the development. Any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: For the avoidance of doubt.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 42C258A.

Drawing/ Document Number	Date Received	Plan Description
1443-A3-02	22/11/2017	Location Plan
1443-A3-02	26/09/2017	Proposed Elevations
1443-A3-04	26/09/2017	Proposed Floor Plans
1443-A3-07	26/09/2017	3D View
1443-A3-08	26/09/2017	3D View

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.