

11.1

Gweddill y Ceisiadau

Remainder Applications

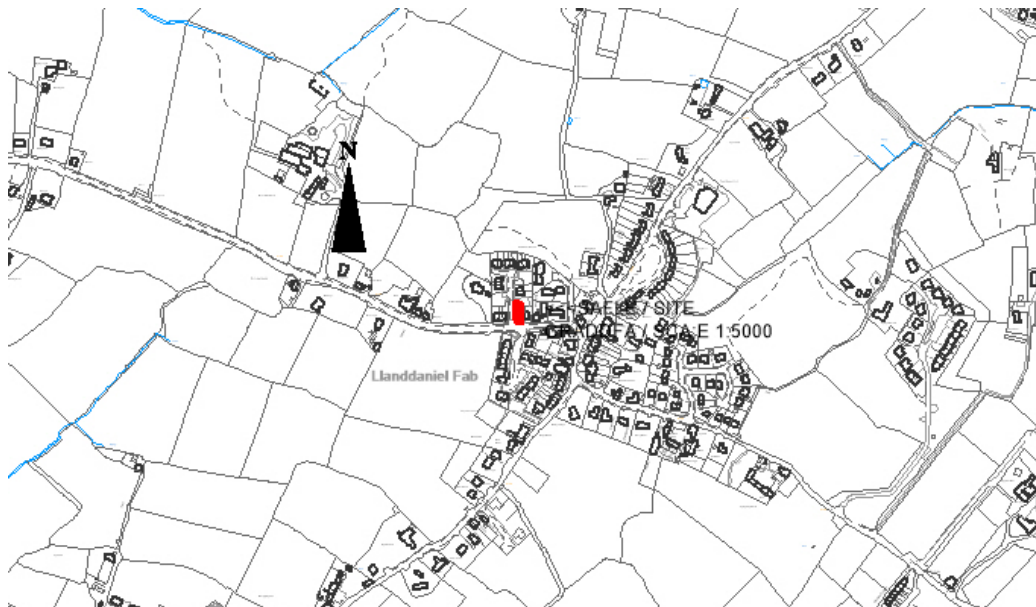
Rhif y Cais: **21C76H/VAR** Application Number

Ymgeisydd Applicant

**Mr Iwan Jones**

**Cais o dan Adran 73 i ddiwygio amod (02) o ganiatâd cynllunio rhif 21C76G (addasu ag ehangu) er mwyn diwygio y cynlluniau sydd wedi eu caniatáu yn / Application under Section 73 for the variation of condition (02) of planning permission reference 21C76G (alterations and extensions) so as to amend the approved plans at**

**4 Maes y Coed, Llanddaniel**



**Planning Committee: 02/05/2018**

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

The proposal entails the variation of condition (02) of planning permission 21C76G in order to amend the approved scheme for 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**

**Anglesey and Gwynedd Joint Local Development Plan**  
Policy PCYFF 3 – Design and Place Shaping

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

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Dafydd Roberts** – No response received at the time of writing this report.

**Councillor Eric Wyn Jones** - 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 24/04/2018. 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

21C76E - Full application for the erection of 11 two-storey dwellings on land to the rear of Maes y Coed, Llanddaniel Fab approved 07/01/2011

21C76F - Full application for alterations and extensions at 6 Maes y Coed, Llanddaniel Approved 21/07/2015

21C76G - 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 Approved 14/06/2017

## 6. Main Planning Considerations

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

The proposal entails alterations and extension to the rear of the dwelling. The approved scheme was for the formation of a new sun room – measuring 4.6 metres by 3.2 metres with a height of 2.8 metres. The proposed changes is to extend the approved scheme to 5.2 metres by 3.2 metres with a height of 2.8 metres.

It is not considered that an increase of 0.6 metres in length would impact the approved scheme of the surrounding area to such a degree to warrant a refusal. The proposal retains the flat roof, design, materials and placement of windows as previously approved.

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.

## 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) 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-A3-04	23/03/2018	Proposed Elevation and Floor Plan

**under planning application reference 21C76H/VAR.**

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.