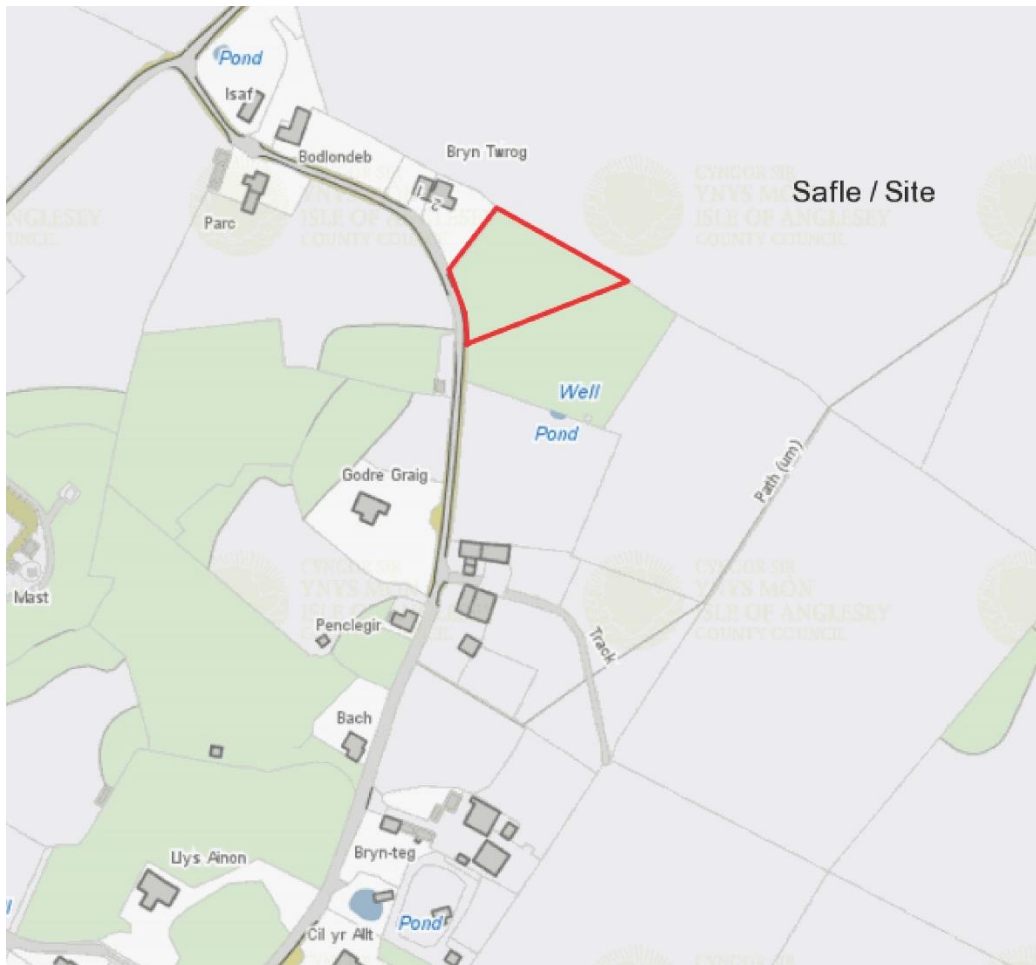


Application Reference: MAO/2019/3

Applicant: Ms. Llio Thomas

Description: Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio 48C182A/DA er mwyn diwygio dyluniad a'r dir gyferbyn i / Minor amendments to scheme previously approved under planning permission 48C182A/DA so as to amend the design on land adjacent to

Site Address: Bryntwrog, Gwalchmai



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The applicant is related to a relevant officer and the file has been reviewed by the Monitoring Officer.

Proposal and Site

The application site is located outside the development boundary of Gwalchmai. The plot of land is located next door to a property known as 2 Bryn Twrog, Gwalchmai.

Key Issues

Whether or not the proposed changes have a material effect and whether the changes proposed are minor in nature compared with the approved application.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

There is no requirement to carry out publicity with Minor planning applications. Therefore no publicity was carried out on this occasion.

Relevant Planning History

48C182 - Outline - affordable dwelling at Bryn Twrog, Gwalchmai - Approved 18-3-14

48C182A/DA - Reserved Matters - Cais i gymeradwyo materion a gadwyd yn ôl ar gyfer codi annedd ar dir ger / Application for approval of reserved matters for the erection of a dwelling on land adjacent to - 2 Bryn Twrog, Gwalchmai - Approved 14/5/15

48C182B/MIN - Minor Amendment Any Other - Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatâd cynllunio 48C182 er mwyn dileu amodau (12), (13) a (14) (cod cartefi cynaliadwy) ynghyd a chreu amod newydd (rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl - Bryn Twrog, Gwalchmai - Granted 10/01/19

Main Planning Considerations

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The proposed amendments to the permission are as follows:-

Front Elevation - Increasing the size and design of the front porch to be fully glazed. The ground floor window increased in size, slight changes to the dormer window and increase in size of both velux windows.

Rear Elevation - Increasing the height of the chimney and amendments made to the fenestration on both sides of the chimney breast. Two number small window inserted, slight changes to the dormer window and insertion of 1 bigger velux windows instead of the 2 originally approved.

Side Elevation (Facing 2 Bryn Twrog) - Inserting a new window in the side elevation of the garage, glazing to the side of the porch.

Side Elevation - Glazing to the side of the porch, slight changes to the design of the fenestration approved

Conclusion

It is not anticipated that the proposed amendments will detrimentally effect the amenities currently enjoyed by the occupants of neighbouring properties any more than what has been previously approved.

Having considered the above and all other material considerations my recommendation is that the proposed amendments are deemed to be non-material and therefore be approved under Section 96A of the Town and Country Planning Act 1990. This decision should be read in conjunction with conditions imposed on planning permissions 48C182 and 48C182A/DA.

Recommendation

Approved under Section 96A of the Town and Country Planning Act 1990.

The decision should be read in conjunction with the conditions imposed on planning permission 48C182 and 48C182A/DA

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan - 2056:13:1**
- **Proposed Site Plan - 2060:13:3**
- **Proposed Elevations and Floorplans - BT-G:18:4**

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF3

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.

Application Reference: HHP/2019/39

Applicant: Mrs Catherine Roberts

Description: Cais llawn ar gyfer addasu ac ehangu ynghyd a chodi garej ar wahan yn / Full application for alterations and extensions together with the erection of a detached garage at

Site Address: Gardd y Plas, Llanddeusant



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is made by a close relative of a relevant officer and the application has been reviewed by the Monitoring officer in accordance with the Council's Constitution

Proposal and Site

The site is located on the edge of the settlement of Llanddeusant. The dwelling is a bungalow type property which includes a garden area to the rear and front. The dwelling currently includes a small flat roofed garage to the side elevation.

The proposal is for the erection of a single storey pitch roof detached garage which will be sited to the side elevation of the dwelling. The existing garage will be converted into living space in order to provision an additional bedroom together with a utility room.

Key Issues

The main issues of the application relate to the appropriateness of the design and scale of the garage in the general context of the village together with any effects upon residential amenity as a result of conversion of the garage into living space.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response at the time of writing this report
Cynghorydd Kenneth P. Hughes	No response at the time of writing this report
Cynghorydd Llinos Medi Huws	No response at the time of writing this report
Cyngor Cymuned Tref Alaw Community Council	No response at the time of writing this report

The application was afforded publicity by the delivery of personal letters to the occupiers of the surrounding properties together with the placing of a site notice immediately adjacent the location of the proposal. The latest date for representations to be received is the 08/03/2019, at the time of writing this report no letters had been received at this department.

Relevant Planning History

No relevant planning history

Main Planning Considerations

Effect upon character of the area - The scale of the garage is considered acceptable as it will not overdevelop the site or overbear upon any of the neighbouring properties. The height of the garage will not exceed that of the main body of the dwelling, thus ensuring the garage appears subservient in nature to the existing buildings on site.

Effect upon residential amenity - The dwelling enjoys a semi rural setting with no dwellings to the rear or front elevations within distances which would be considered as overlooking by the Authority SPG. It is considered that the scheme will not result in a reduction to the residential amenity of any neighbouring properties.

Conclusion

Upon assessing the application against relevant policies of the Anglesey and Gwynedd Joint local development alongside Authority Supplementary Planning Guidance, the scheme is considered acceptable and therefore recommended for approval.

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country .

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan / A4-06**
- **Proposed Elevations / A3-04**
- **Proposed Dwelling Plan / A3-05**
- **Proposed Dwelling Plan / A3-03**

Reason: To ensure that the development is implemented in accord with the approved details.

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.