

**Application Reference:** HHP/2019/63

**Applicant:** Ieuan Williams

**Description:** Cais llawn i ddymchwel y garej presennol ynghyd a addasu ag ehangu yn / Full application for the demolition of an existing garage together with alterations and extensions at

**Site Address:** Bryn Arfon, Lon Pant y Cydyn, Benllech



**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 Local Member which has a direct input in the planning process.

**Proposal and Site**

The site is located within the settlement of Benllech on a lane to which access is gained from Lon Pant Y Cydyn. The dwelling is a two storey semi detached property which includes garden area to the rear and off road parking to the front along with a detached garage to the side. The front of the property looks towards the Ponc y Rhedyn estate and the rear towards the Bryn Adda estate.

The proposal is for the demolition of the existing garage together with the erection of an two storey extension to the side of of the dwelling to provide a new garage together with provisioning space for a new kitchen, breakfast room, living space and first floor office/storage space.

### **Key Issues**

The key issues of the application are whether or not the design of the scheme is acceptable and if it would unacceptable affect the amenities of the surrounding neighbours.

### **Policies**

#### **Joint Local Development Plan**

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

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

### **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Cynghorydd Vaughan Hughes	No Response received
Cynghorydd Margaret Murley Roberts	No Response received
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Approval

### **Relevant Planning History**

30C695 - Demolition, alterations and extensions at Bryn Arfon,Benllech. 7/5/2010.

### **Main Planning Considerations**

**Design** - The design of the scheme is considered acceptable as the materials utilised will be as used in the existing dwelling. The form of the extension is also matching to that of the existing dwelling, consisting of a slate pitched roof and simple rectangular shape which will marry into the main dwelling in a subservient nature which will not damage its character or appearance.

**Amenities of Neighbouring Properties** - The extension will be built to the same distance from the boundary as the existing garage therefore it is not considered that the scheme would overbear upon the adjacent property to an extent that is drastically worse than the existing situation. The scheme will include windows to the front and rear elevations, which will be at distances of 27 and 25 metres which comply with the recommended distances set out in the Authority Supplementary Planning Guidance Documents. Due to the above, it is not anticipated that the scheme would overlook any neighbouring properties to an extent that would warrant a refusal.

### **Conclusion**

The scheme complies with all relevant policies and design guidance without unacceptably impacting any neighbouring properties or the street scape therefore the Authority is mindful to recommend 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 / N/A
- Proposed Ground Floor Plan / N/A
- Proposed Front Elevation and Site Plan / N/A
- Proposed Rear Elevation / N/A
- Proposed Side Elevation / N/A
- Proposed Section / N/A

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: PCYFF 3.

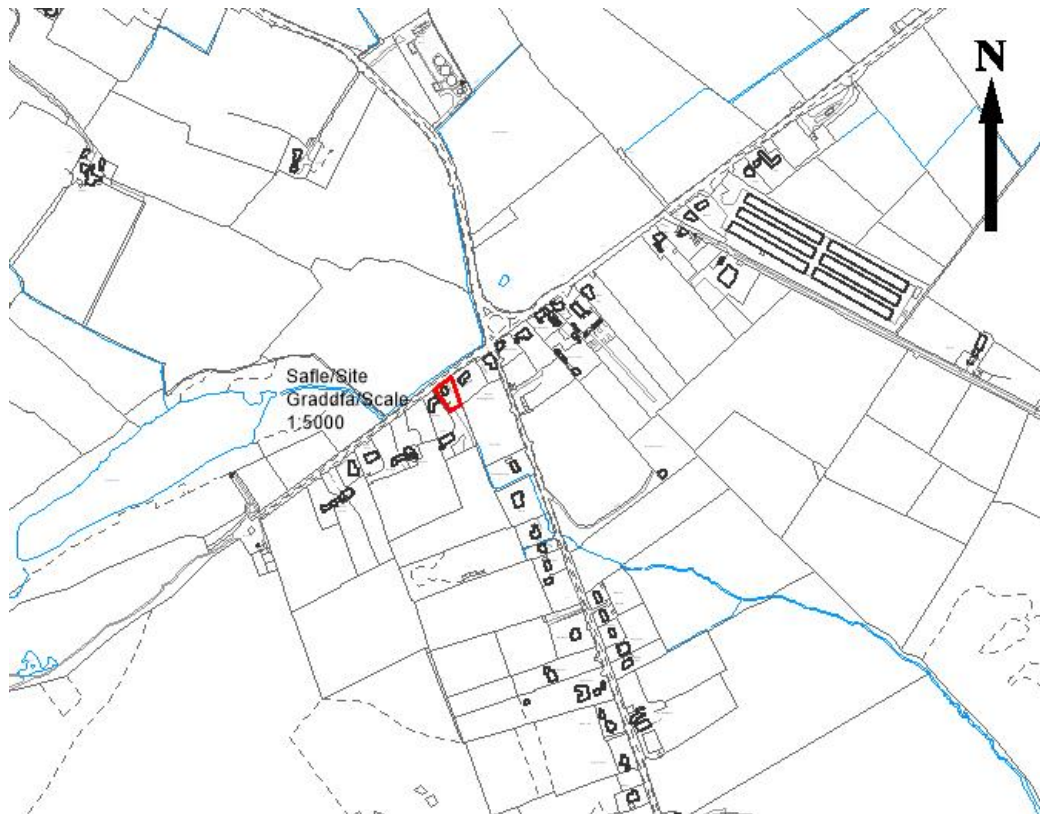
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** HHP/2019/67

**Applicant:** J + G Jones

**Description:** Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

**Site Address:** Glan Menai, Pen Lon, Niwbwrch/Newbrough



**Report of Head of Regulation and Economic Development Service (David Pryce Jones)**

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The applicants are officers of the Isle Of Anglesey County Council, one of whom works in Development Management. In accord with the requirements of the constitution the planning application has been referred to the council's monitoring officer in the normal manner.

**Proposal and Site**

The application site comprises a traditional two storey residential property which is located in the midst of a row of other properties to the south of a road which leads from the roundabout of the A4080 down to a car parking area which affords access to Llanddwyn. To the south of the dwelling there is a woodworking workshop.

The property is within an area which is within the Area of Outstanding Natural Beauty "AONB".

The existing dwelling has an existing pitched slated roof and has a two storey projection at the rear which also has a pitched slated roof at a lower level. A conservatory has been built on the eastern elevation of the dwelling and a single storey flat roof extension at the rear.

It is proposed to construct an additional floor above the existing single storey extension that would provide an additional bedroom and store. The extension measures 7.4 metres by 6.4 metres width. The height of the extension would be 5.6 metres which is lower than the ridges of the existing pitched roofs of the property. Externally the proposal would be clad with cement fibre cladding of a grey colour and the extension would have a flat roof finished with a liquid applied roof membrane. All new replacement windows would be of a grey UPVC type. The proposed windows on the side elevation facing the next door property to the south west would be at high level and to the south a patio type window incorporating a balconete is proposed looking toward the rear garden. The proposal also introduces a balconets on an existing windows on the rear and the north east elevation of the property, the existing window on the north east elevation will also be enlarged. In addition a velux type window is introduced in the pitched roof facing the rear and two high level veluxes on part of the pitched which faces the north east.

### **Key Issues**

The key issues which need to be considered are the design, the effect on neighbouring properties and surrounding landscape which forms part of the AONB.

### **Policies**

#### **Joint Local Development Plan**

PCYFF 2: Development Criteria.

PCYFF 3: Design and Place Shaping

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

AMG 1: Area of Outstanding Natural Beauty Management Plans

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note 12: Design (2016)

Isle of Anglesey Council AONB Management Plan 2015-2020

### **Response to Consultation and Publicity**

Cynghorydd Peter Rogers: No observations received.

Cynghorydd Bryan Owen: No observations received.

Landscape Adviser: The site is within the AONB adjacent to the Wales Coast Path on route to Newborough Warren within the groups of properties associated with Penlon. It is with Landscape Character Area 14 – Newborough which does not identify any issues of relevance to the development. The alterations and extensions are located to the rear and side of the main dwelling within the dwelling's footprint and would represent a modest contemporary extension to the main dwelling. It is modern in appearance and draws a distinction between the traditional and contemporary. A single glazed window would be visible from the public footpath on the front elevation with a series of smaller windows on the end elevation within the clad elevations. Other proposed glazing are not visible to public views and the extension would be visible for a short stretch of the WCP set among other properties and buildings. It would not adversely affect views from the footpath, Natural Beauty, AONB Features or Special Qualities. With appropriate cladding colouring and finish it would represent a suitable extension of the dwelling and conserve AONB natural beauty.

The planning application was advertised by way of letter and site notice and the publicity period expired on the 12.04.2019. No representations were received within the publicity period.

## Relevant Planning History

45C347 Erection of a Conservatory permitted 08.12.2005.

## Main Planning Considerations

**Design:** The property subject to the application is of a traditional type design with pebble dashed walls having a pitched natural mineral slated roof on the upper floors. As per the comments of the council's Landscape Adviser the proposal introduce a modest contemporary extension and draws a distinction between the traditional and contemporary. This is not considered out of context in Penlon which is characterised by both traditional and contemporary type dwellings. A flat roof extension with a shallow pitch can also be viewed on the dormers of the property adjacent at Glan Tywyn and elsewhere in Penlon such that this element of the design is not uncharacteristic of the locality.

**Effect On Neighbouring Properties:** There are windows on the side elevation facing the property to the south west at Tre Wen but these are at high level such that overlooking will not be possible. Similarly there is a single high level window, two high level veluxes facing the adjacent property to the north east at Glan Tywyn which means that overlooking will not be possible. It is also proposed to enlarge an existing window on the north eastern gable of the existing property and introduce a balconete, since this is an existing window and there is also over 10 metres to the boundary with Glan Tywyn it is not considered that there will be no unacceptable overlooking. The windows, velux and balconetes proposed at the rear face the applicant's rear garden and thereafter a workshop. On this basis it is not considered that the proposal will materially impacts the amenities of adjacent properties in terms of overlooking.

The adjacent property nearest the extension at Tre Wen has a driveway and thereafter a side elevation nearest the proposed extension which has no windows facing. The proposed extension is nearly five metres away and on this basis there will be no material impact on the outlook or other amenities of the occupants of this dwelling.

**Landscape:** For the reasons described in detail in the Landscape Officer's comments it is not considered that the proposal would adversely affect views from the footpath, Natural Beauty, AONB Features or Special Qualities. The finish of the cladding has been specified as cement fibre cladding of a grey colour which will be conditioned as part of the approved plans. The proposal is therefore considered to align with policies which seek to conserve and enhance the AONB and statutory regard has been taken of the requirements of the AONB Management Plan.

## Conclusion

The proposal entails a modest contemporary proposal which is appropriate in this location in the AONB.

Consideration has been given to the requirements of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

## Recommendation

That planning permission is **permitted** subject to the following conditions:

**(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 (received 13/03/2019)**

**Block Plan Drawing Number 1**

**Existing and Proposed Elevations Drawing Number 2**

**Existing and Proposed Elevations Drawing Number 3**

**Floor Plans Drawing Number 4**

**Floor Plans Drawing Number 5**

**Letter 12/03/19**

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.