

Application Reference: FPL/2019/70

Applicant: Mr Chris Owens

Description: Cais llawn ar gyfer codi annedd yn cynnwys balconi ynghyd a creu mynedfa newydd ar dir ger / Full application for the erection of a dwelling including a balcony together with creation of new access on land adjacent

Site Address: Glyndaf, Rhoscefnhir



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is recommended for approval which is contrary to Policy TAI 6 of the Anglesey and Gwynedd Joint Local Development Plan.

Proposal and Site

The site is located within the settlement of Rhoscefnhir which is listed as a cluster under the provisions of the JLDP. The site is currently an agricultural enclosure which includes existing access. The enclosure is flanked by mature trees to the rear and a hedgerow which defines the boundary with the public highway.

Existing planning permission for a dwelling is valid on site under 42C227C/DA which is a dormer bungalow style dwelling. The application is made for the erection of a dormer bungalow which includes a balcony to the front elevation together with new access.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 42C227C/DA.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy TAI 6: Housing in Clusters

Response to Consultation and Publicity

Cynghorydd Vaughan Hughes: No response
Cynghorydd Ieuan Williams: No response
Cynghorydd Margaret Murley Roberts: No response
Cyngor Cymuned Pentraeth Community Council: No comments
Prifffyrdd a Trafnidiaeth / Highways and Transportation: Conditions
Ymgynghorydd Tirwedd / Landscape Advisor: No response
Adain Dechnegol (Draenio) / Technical Section (Drainage): SUDS application required
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: No response

Relevant Planning History

42C227A – Cais amlinellol ar gyfer codi annedd ar blot ger / Outline application for the erection of a dwelling on plot adjacent to Glyndaf, Rhoscefnhir. Approved 7/2/2013

42C227C/DA - Reserved Matters - Cais am faterion a gadwyd yn ôl ar gyfer codi annedd ynghyd a chreu fynedfa i gerbydau ar dir ger / Application for reserved matters for the erection of a dwelling together with the construction of a vehicular access on land adjacent to - Glyndaf, Rhoscefnhir. Approved 16/6/2017

Main Planning Considerations

The principle of a dwelling in this location has been established under previous planning permission 42C227C/DA which was permitted on the 16/06/2017 and therefore valid until 16/06/2019.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan, Rhoscefnhir is identified as a Cluster Village under the provision of Policy TAI 6. The policy does not support the provision of open market housing. 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.

A reserved matters application reference 42C227C/DA was approved on the 16/06/2017 and is likely to be implemented as a site visit has revealed water mains have been laid to the site and the opening for the access has already been made.

Amendments

The ridge height of the proposal is a metre higher than that of the existing permission however due to the generous size of the plot it is not thought that the increase would overbear the adjoining properties or be of visual prominence to an extent that warrant a refusal. The length of the dwelling will also be increased by 2 metres but the ample curtilage will ensure that the additional massing will be absorbed without overdeveloping the site.

The design of the proposal will be modernised with large areas of glazing and two balconies to the front elevation. Within the settlement of rhoscefnhir there is a rich diversity of housing designs including modern contemporary therefore it is not thought that the proposal would damage the character or street scene of the area.

Residential Amenities

The adjoining property is situated close to the boundary and contains no windows in the facing elevation therefore despite the proposal including windows in the downstairs snug and office, no overlooking will occur. Any potential overlooking will also be mitigated against by the existing hedge. The first floor balcony which serves bedroom 2 will not overlook the adjoining property as the angles of viewing would only make the drive area visible from the balcony. The balcony to bedroom 1 will look to the front of the property over the highway where there are no other properties.

The application is contrary to Policy TAI 6 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.

Conclusion

It is considered that the previous application 42C227A/DA is likely to be implemented and the amendments are an improvement to that previously approved. A condition will be placed on the permission which will preclude the implementation of the previous permission.

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 Planning Act 1990 (as amended).

(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 Plans & Elevations / SHA-261-02
- Site Layout Plan / SHA-261-03

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

(03) The access 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: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(04) 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 provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(05) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(06) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(07) The car parking accommodation shall be completed in full accordance with the details hereby approved before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(08) No surface water from within the development shall discharge onto the 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.

Reason: In order to ensure that the development is adequately drained.

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 2, PCYFF 3, TAI 6.

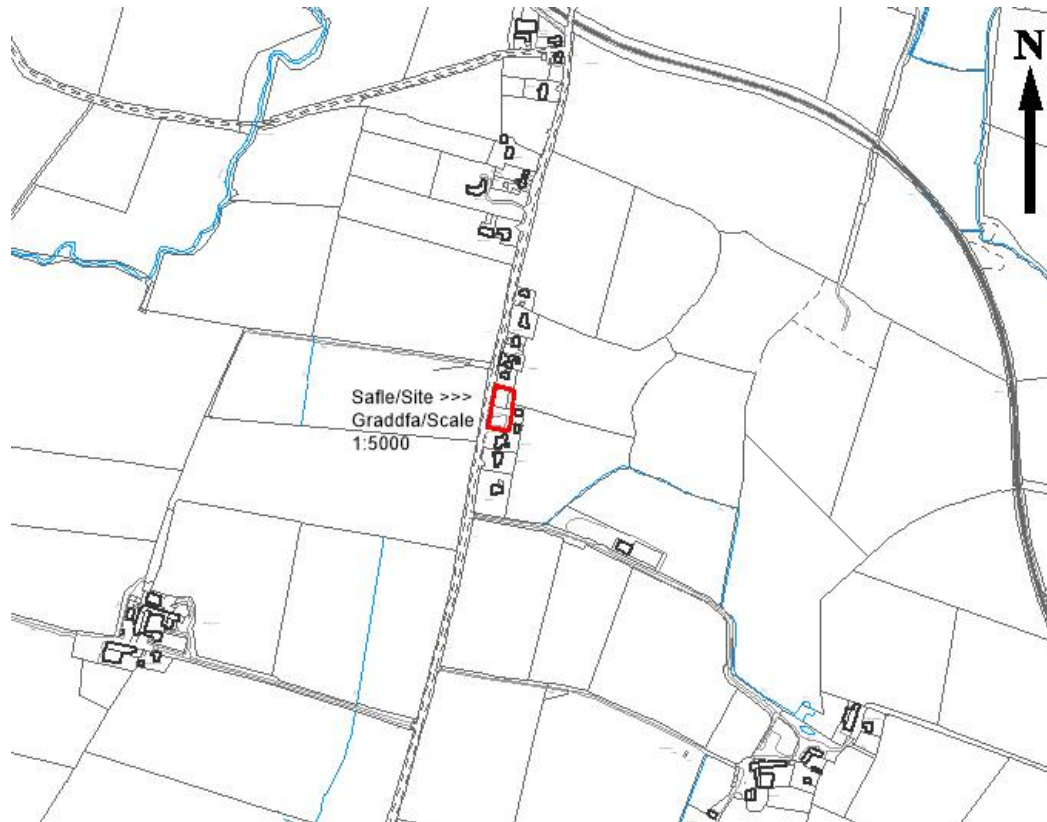
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/43

Applicant: Mr & Mrs Jones

Description: Cais llawn ar gyfer codi annedd a modurdu ynghyd ac gosod tanc septic yn / Full application for the erection of a dwelling and garage together with the installation of a septic tank at

Site Address: Tyn Lon, Llangwyllog



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is recommended for approval which is contrary to Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan.

Proposal and Site

The site is located within the settlement of Llangwyllog which is not contained in the Joint Local Development Plan as being part of a development boundary or being a cluster settlement. The site is currently an overgrown plot with existing access. The enclosure is flanked by mature hedgerow which defines the boundary on all sites with a number of mature trees on the plot. Existing outline planning

permission for a dwelling is valid on site under 23C278B/VAR which is a two storey style dwelling with the following upper and lower limits:

Height - 7-9m

Length - 15-17m

Width - 7-9m

The application is made for the erection of a two storey modern dwelling together with a garage.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 23C278B/VAR.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Cymuned Llanddyfnan Community Council	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Condition
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Awaiting observations re visibility
Dwr Cymru Welsh Water	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response
Iechyd yr Amgylchedd / Environmental Health	Guidance note re Protecting the Environment

Relevant Planning History

23C278B/VAR - Full Planning - Cais o dan Adran 73 i ddiwygio amodau (01) (amser), (04) (deunydd y to), (15) (tirwedd a coed), (21) (maint a lleoliad y ty) ynghyd a dileu amodau (07) a (08) (parcio a mynedfa), (17) (coed), (18), (19) a (20) (cod cartrefi cynaliadwy) o caniatâd cynlluni - Tyn Lon, Llangwyllog. Approved 14/2/17

23C278C - Full Planning - Cais llawn ar gyfer codi annedd newydd sydd yn cynnwys balconi ynghyd a chodi modurdy ar dir yn / Full application for the erection of a new dwelling which includes a balcony together with the erection of a garage on land at - Tyn Lon, Llangwyllog. Withdrawn 10/7/17

23C278A - - Cais amlinellol ar gyfer codi annedd, creu mynedfa newydd i geir ynghyd a gosod system trin carthffosiaeth yn / Outline application for the erection of a dwelling, construction of a new vehicular access and installation of a private treatment plant at Tyn Lon, Llangwyllog. Cymeradwywyd 28/11/2013.

Main Planning Considerations

The principle of a dwelling in this location has been established under previous planning permission 23C278B/VAR which was permitted on the 14/02/2017 and therefore valid until 14/02/2022.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan, Llangwyllog is not classified as any settlement therefore would be contrary to policy PCYFF 1. The policy does not support the provision of new builds in the open countryside. 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.

A variation of condition application reference 23C278B/VAR was approved on the 14/02/2017 and has until 14/02/2020 to submit the reserved matters therefore the planning is considered valid.

Amendments

The ridge height of the proposal is 6 metres which is 3 meters lower than that of the existing permission which will significantly decrease any potential overbearing or visual impacts. The proposal will have a width and length of 13 and 18 metres which does not comply with the outline figures, but due to the generous plot size and significant reduction in height it is not thought that the additional massing would overdevelop the plot or incur any additional visual prominence that would make the scheme unacceptable.

The design of the proposal will be modernised with large areas of glazing and 2 sections of the building which will contrast in their form. One section of the building will be traditional in design with a pitched slate roof and stone cladding finish whilst the other will be of modern design with a flat roof and will be clad in timber and zinc. Within the settlement of Llangwyllog there is a rich diversity of housing designs including modern contemporary therefore it is not thought that the proposal would damage the character or street scene of the area. The design of the scheme incorporates design aspects traditional and modern in nature and will positively contribute to appearance of the area.

Residential Amenities

The adjoining property is situated close to the boundary and contains no windows in the facing elevation therefore despite the proposal including windows in the facing elevation, no overlooking will occur. Any potential overlooking will also be mitigated against with the existing hedge. The property to the south is at a sufficient distance that would comply with the required supplementary planning guidance distance therefore it is not considered that the proposal would harm any of the residential amenities currently enjoyed by this property.

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 an open market dwelling.

It is considered that the previous application 23C278B/VAR is likely to be implemented and the amendments are an improvement to that previously approved.

Conclusion

The proposal is unique in design but due to existing variety of housing design in the area it is not thought that it would damage the character of the area. The colours utilised in the scheme together with the existing and proposed landscaping will ensure that the dwelling will be suitably absorbed by the landscape and not harm the appearance of the open countryside.

Recommendation

(01) The development shall begin not later than 14/02/2022.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(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.

- Elevations / 106 Rev B (Received 16/5/2019)
- Elevations / 107 Rev B (Received 16/5/2019)
- CGI 2 / 108 Rev A
- CGI 3 / 109 Rev A
- CGI 1 / 109 Rev C
- CGI 4 / 111 Rev A
- Proposed garage / 113 Rev A (Received 16/5/2019)
- Site Location Plan / 99 Rev B (Received 14/5/2019)
- Site Layout / 100 Rev A (Received 21/03/2019)
- Ground Floor Plan / 101 Rev D
- First Floor Plan / 102 Rev D
- Proposed Sections / 114 Rev A

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

(03) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. The landscaping works shall be carried out in accordance with the approved details within 12 months following completion or occupation of the development, whichever is the sooner, and retained for the lifetime of the development hereby approved.

Reason: In order that the developed integrate into its surrounds as required by PCYFF 4.

(04) No development shall commence until a drainage scheme showing how foul, surface and land drainage will be dealt with and including measures for the management and maintenance of the said scheme for the lifetime of the development has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development

Reason: To ensure that the development is adequately drained

(05) The access 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: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(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 provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(07) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(08) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) The car parking accommodation shall be completed in full accordance with the details hereby approved before the dwelling is occupied and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(10) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

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 1, PCYFF 3, PCYFF 4.

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.