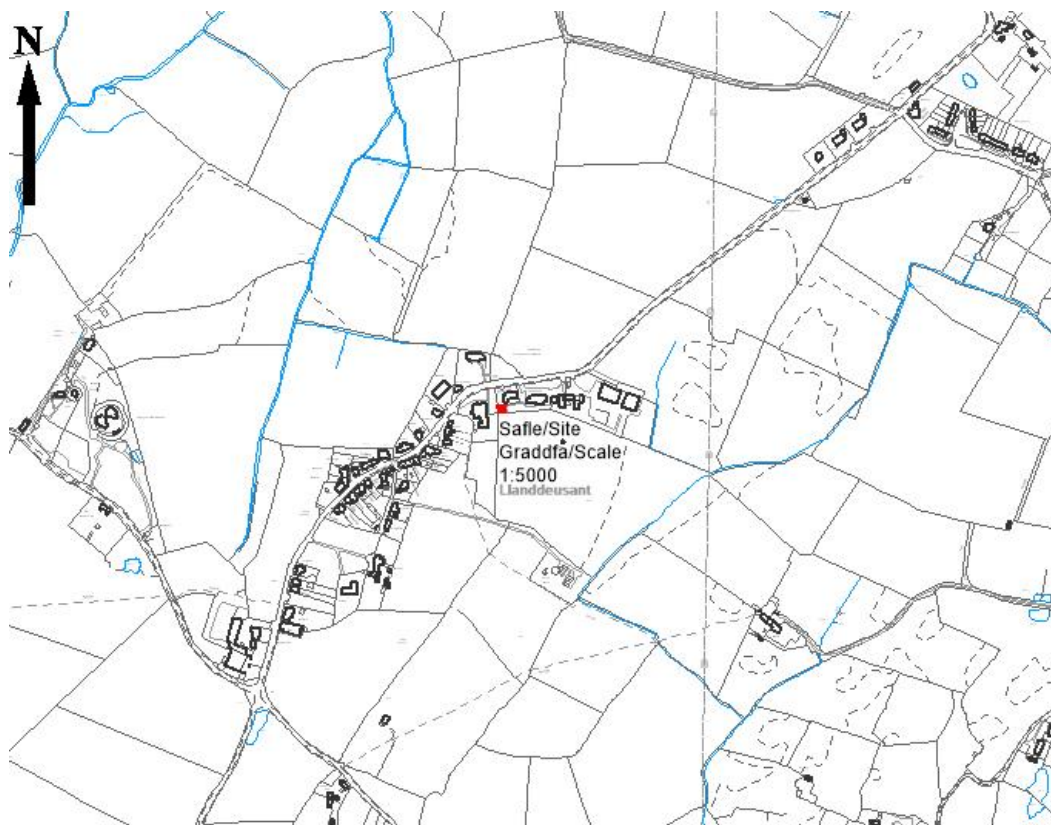


Application Reference: HHP/2019/116

Applicant: Mrs. Catherine Roberts

Description: Cais llawn ar gyfer codi modurdu yn / Full application for the erection of a garage at

Site Address: Plas Newydd, 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 semi detached type property which includes a garden area to the rear and front.

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.

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.

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

Cynghorydd John Griffith: No objection

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 10/06/2019, at the time of writing this report no letters had been received at this department.

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 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 & Elevations / N/A
- Floor & Site Plan / N/A

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

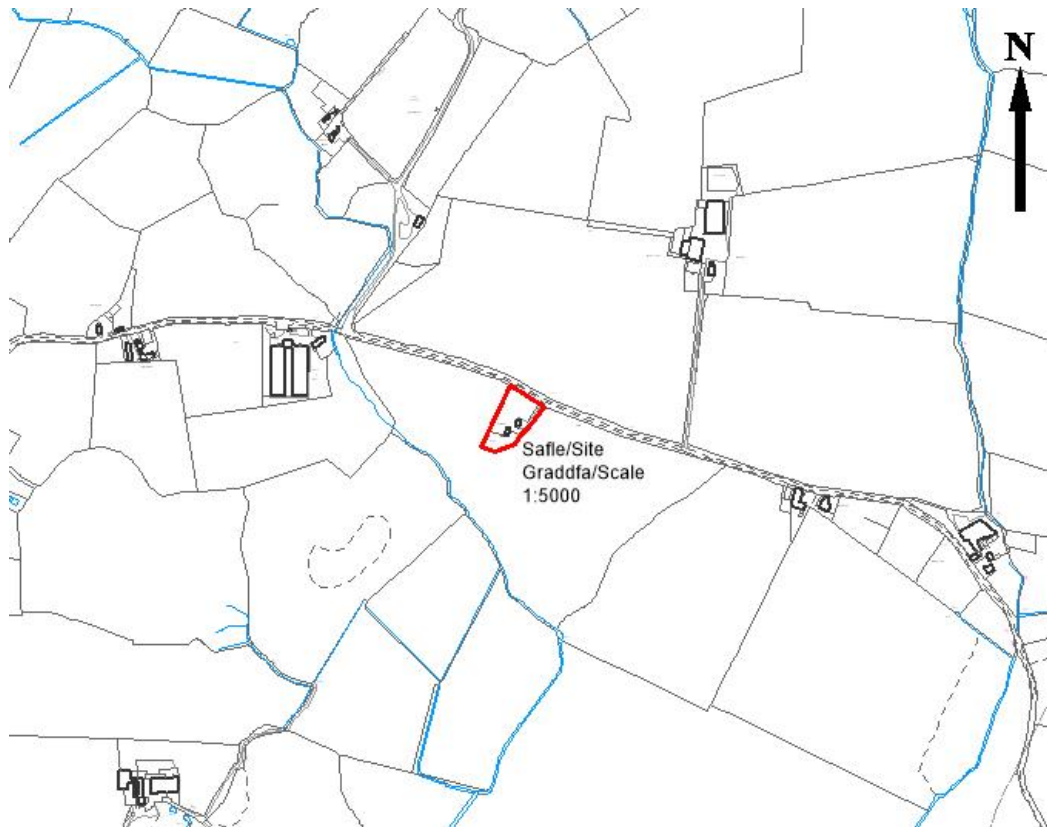
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2019/121

Applicant: Mr. Sion Hughes

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

Site Address: Ty Rhos, Llanfaethlu



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The applicant is 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.

Proposal and Site

The site lies along a narrow road East of Llanfaethlu village which leads towards Llanddeusant.

The dwelling is a traditional rural dwelling house. The proposed scheme is for alterations and extension to the rear of the dwelling together with the creation of a new porch.

Key Issues

The key planning issues are whether the proposed development complies with the relevant planning policies and whether the proposed development may effect any neighbouring properties.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Planning Policy Wales (Edition 10, December 2018)

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

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response to date
Cynghorydd Kenneth P. Hughes	No response to date
Cynghorydd Llinos Medi Huws	No response to date
Cyngor Cymuned Llanfaethlu Community Council	No objection

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 10/06/2019. At the time of writing this report, the department have not received any representations

Relevant Planning History

No planning history on site.

Main Planning Considerations

The proposed scheme is for alterations and extension to the rear of the dwelling together with the creation of a new porch.

The proposed new porch measures 1.5 metres by 2.2 metres with a height of 3 metres to the ridge. The proposed new porch replaces the existing porch which is to be demolished.

At the rear a two storey extension will be created. On the ground floor, a new kitchen / dining room, hallway, utility room and a wet room will be created. In the first floor extension, two new bedrooms are to be created. The proposed extension measures 6.3 metres by 7.7 metres with a height of 6.2 metres to the ridge.

The height of the proposed extension will not be higher than the main dwelling house. The applicant has sufficient land to accommodate the proposed development. All of the newly formed windows will overlook towards the applicant rear garden. The dwelling house is in an isolated area and is surrounded by numerous fields, therefore it is not considered that the proposed development will form an adverse impact

of overlooking to such a degree to warrant a refusal. The nearest dwelling house lies 250 metres to the West. The proposed materials are acceptable as they will be in keeping with the surrounding buildings.

It is considered that the proposed development comply with planning policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan and the recommendation is one of approval subject to planning conditions.

Conclusion

The proposed development is considered acceptable to the Local Planning Authority.

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 and Proposed Site Plan- 1689-A3-02**
- **Proposed Ground Floor Plan - 1689-A3-05**
- **Proposed First Floor Plan - 1689-A3-06**
- **Proposed Elevation Plan - 1689-A3-07**

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.