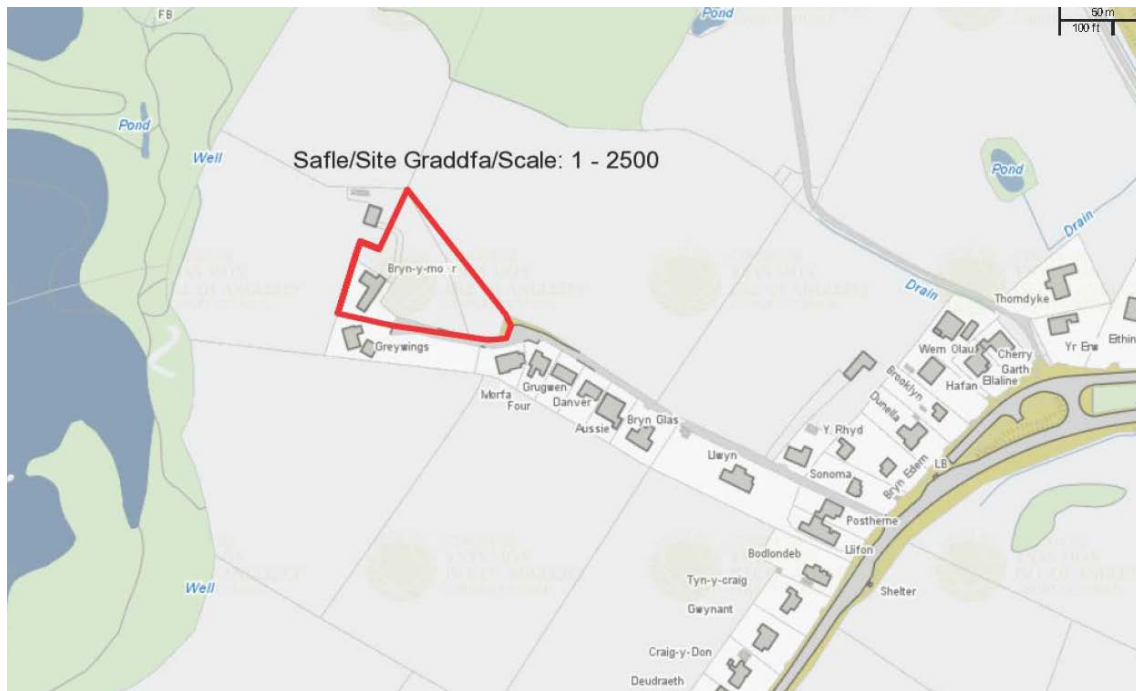


**Application Reference: HHP/2019/190**

**Applicant:** Rachel Pursglove

**Description:** Cais llawn ar gyfer addasu ac ehangu ar gyfer creu anecs hunangynaliadwy yn / Full application for alterations and extensions to form a self-contained annexe at

**Site Address:** Bryn y Mor, Lon Bryn y Mor Road, Y Fali /Valley



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is being presented to the committee as the applicant is related to a senior officer of the council.

**Proposal and Site**

The site lies south of Valley village towards Pontrhydybont / Four Mile Bridge. The dwelling is along a single track lane which serves Holyhead Rugby Club and it is the last dwelling along this lane. The dwelling is a large detached house type property and its lies within the Area of Outstanding Natural Beauty.

The proposed scheme entails the demolition of the existing hobby room together with alterations and extension in lieu.

## Key Issues

The main planning consideration is whether the proposed development complies with the relevant planning policies and whether the proposed development may affect the surrounding amenities, the Area of Outstanding Natural Beauty or any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
Technical Advice Note 12: Design (2016)  
Planning Policy Wales (Edition 10, December 2018)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cynghorydd Richard Dew	No response
Cynghorydd Gwilym O Jones	No response
Cyngor Cymuned Y Fali / Valley Community Council	No observation
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments - condition

Site notices were placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 29/08/2019, 2018. At the time of writing the report no letters were received.

### Relevant Planning History

49C175 – Retention of stables adjacent to Bryn y Mor, Bryn y Mor Road, Valley – Approved 21/9/95

49C175A – Conversion of the existing outbuilding into a dwelling together with the construction of a new vehicular access at Bryn y Mor, Bryn y Mor Road, Valley. – Refused 6/7/07

49C175B – Conversion of the existing outbuildings into a dwelling together with the construction of a new vehicular access at Bryn y Mor, Valley – Refused 10/4/08 – Appeal Dismissed 6/1/09

49C175C - Full application for conversion of the existing double garage into a self-contained annexe at Bryn y Mor, Valley Withdrawn 25/07/2018

## **Main Planning Considerations**

The proposed scheme entails the demolition of the existing hobby room together with alterations and extension in lieu. On the ground floor a new kitchen, wet room and a living room will be created whilst on the 1st floor, two new bedrooms and a bathroom is to be created.

The proposed extension will be self-contained from the main dwelling house. There is however an internal link between the two units. As this application is made under householder planning application, a condition will be imposed on the decision notice with respect to its usage and to ensure that the proposed development is incidental to the main dwelling house.

The height of the proposed extension will be lower than the main dwelling house. The height of the proposed extension will be around 1.7 metres higher than the demolished hobby room. The applicant has sufficient land to accommodate the proposed development.

It is not considered that the proposed extension will impact the Area of Outstanding Natural Beauty to such a degree to warrant a refusal. Landscape Advisor wishes to impose a condition with respect to external materials to be used.

It is not considered that the proposed development will impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department. The distance from the bedroom side window to the next door boundary is 4.5 metres which is lower than the specified distance of 7.5 metres stated in the Supplementary Planning Guidance Note 8; Proximity of Development. As the distance from the proposed bedroom window upstairs does not comply with the Supplementary Planning Guidance Note 8; Proximity of Development, a condition will be imposed on the decision notice so that the windows will be obscured glaze in order to alleviate any impact of overlooking.

## **Conclusion**

The proposed development is considered acceptable to the Local Planning Authority, subject to conditions

## **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 additional accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bryn y Môr, Bryn y Môr Road, Valley and for no commercial or business use.**

Reason - For the avoidance of doubt

**(03) The window highlighted in blue on the plan attached to this permission (Proposed Elevation Plan – drawing number 1683-A3-07) shall be obscure glazed and shall not be glazed or re-glazed other than with obscure glass.**

Reason: In the interest of amenity.

**(04) Prior to the construction of the extension hereby approved full details of the materials to be used in the construction of the external surfaces of the extension have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance of the development.

**(05) 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 - 1683-A3-02**
- **Proposed Ground Floor Plan - 1683-A3-05**
- **Proposed First Floor Plan - 1683-A3-06**
- **Proposed Elevation Plan - 1683-A3-07**
- **Protected Species Survey**

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 2, PCYFF 3, AMG 1

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.