

Application Reference: HHP/2019/287

Applicant: Mr & Mrs Iwan & Catherine Jones

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

Site Address: 12 Wesley Street, Bodedern



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The applicant is related to an elected councillor of the Isle of Anglesey County Council.

Proposal and Site

The application is made for a single storey extension at the rear of mid terrace property located within the settlement. There are other similar single storey extensions present in the terrace.

The extension measures some 5.4 metres in length and 6.5 metres in width and would be rendered to match the existing dwelling. A flat EPDM rubber roof is proposed incorporating a lantern type fixed roof light. A single bi-fold door is proposed on the rear facing elevation. The extension would be constructed along the boundary with the adjoining property and the applicant has served a notice as required under the planning act to inform the owner of this property.

Key Issues

The acceptability of the scale and design and any impact of the amenities of the occupants of the adjoining properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note 12: Design (2016)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No observations at the time of writing.
Cynghorydd Kenneth P. Hughes	No observations at the time of writing.
Cynghorydd Llinos Medi Huws	No observations at the time of writing.
Cyngor Cymuned Bodedern Community Council	No observations at the time of writing.

The planning application was advertised with a site notice and adjacent properties were notified in writing, the publicity period expired on 06.01.20. No observations have been received at the time of writing.

Relevant Planning History

No material planning history.

Main Planning Considerations

Policy PCYFF 3 requires that extensions and alterations to existing buildings demonstrate a high quality design taking into account their context taking into account the material criteria.

The property subject to the planning application is located within the settlement where there is a mix of age and styles of properties. The extension is proposed at the rear of the dwelling and it will be visible from a footpath which afford access to the rear of properties in this terrace.

The design and scale of the extension is considered appropriate in this context and align with the requirements of policy PCYFF 3 in that it complements and enhances the character and appearance of the property and respects its context.

Policy PCYFF 2 requires that the extension would not have an unacceptable adverse impact on the occupants of adjacent residences. Given that the property is of a modest scale and is single storey in height it is not considered that that will result in any impacts such as overshadowing or in terms of the outlook from windows of adjacent properties. There are no windows proposed which would overlook existing properties either side of the extension.

Conclusion

It is considered that the scale and design of the proposal is considered acceptable in this context and that there are no unacceptable impacts on the amenities of adjacent properties.

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 subject to the receipt of outstanding consultation responses and the expiry of the publicity period that planning permission is granted subject to the recommended planning 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 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 and Block Plans IJ-02-19-P**
- **Existing and Proposed Plans and Elevations of an Extension IJ-01-19-P**

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.