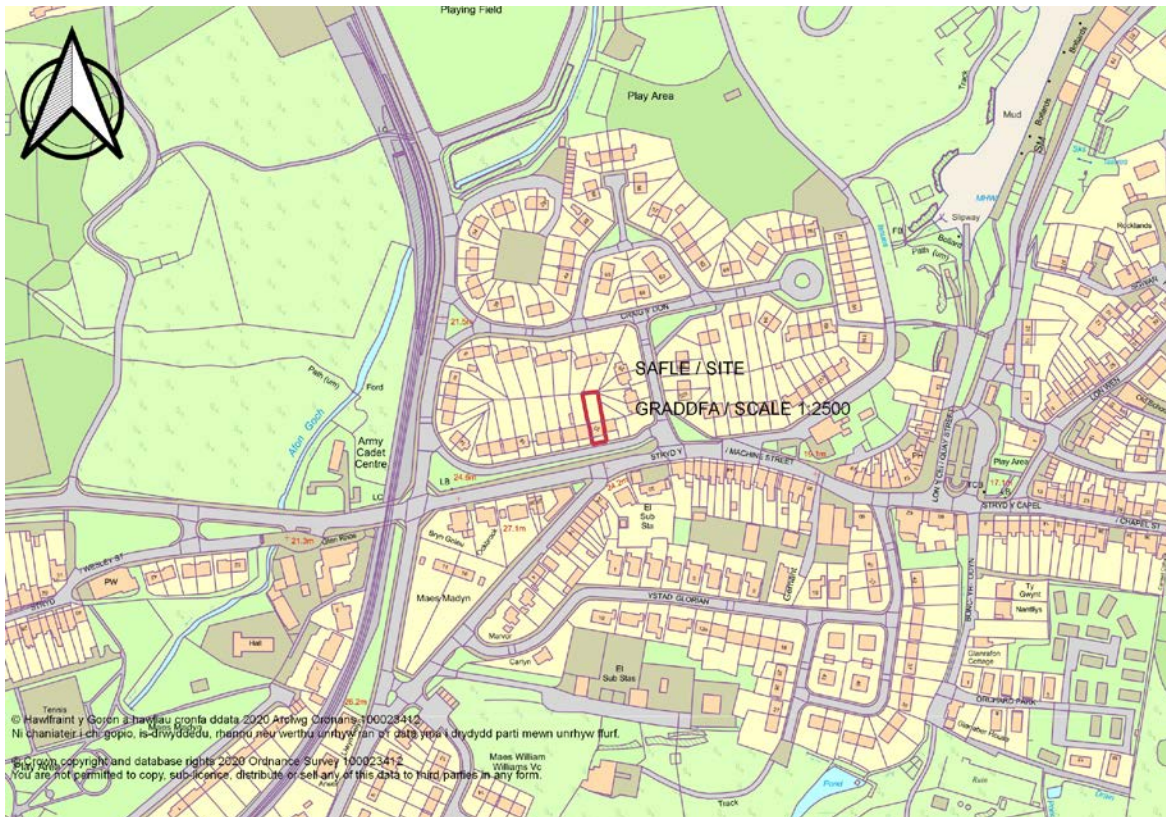


**Application Reference:** HHP/2020/114

**Applicant:** Pennaeth Gwasanaethau Tai / Head of Housing Services

**Description:** Cais llawn ar gyfer dymchwel estyniad cefn presennol ac adeiladu estyniad cefn newydd hefo addasu ac ehangu yn / Full application for demolition of existing rear extension and erection of a new rear extension together alterations and extensions at

**Site Address:** 23 Craig Y Don, Amlwch



**Report of Head of Regulation and Economic Development Service (Huw Rowlands)**

**Recommendation:** Caniatáu / Permit

**Reason for Reporting to Committee**

Application made by the Isle of Anglesey County Council Housing Development Manager

**Proposal and Site**

The proposal is for the construction of a single storey extension and internal alterations to ensure that the dwelling is wheelchair accessible and appropriate throughout for the requirements of the applicant. The proposed rear extension is to include a new ground floor bedroom with adjoining en suite with Level access Shower. There will be a new concrete path and ramp area at the front garden towards new porch with roof and also at the rear garden for ease of access.

## Key Issues

The key issues are whether the design of the scheme is considered acceptable in respect of the location of the site, if the proposal is adequate for the occupant, the effect on the property and effect on local amenities.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

SPG – Supplementary Planning Guidance: Design Guide for The Urban & Rural Environment

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Owain Jones	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Griffiths	No Response
Asiantaeth y Bibell Brydeinig / British Pipeline Agency	Pipelines are not affected
Cyngor Tref Amlwch Town Council	No Response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 16/07/2020. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

None

### Main Planning Considerations

The dwelling is being converted and extended by IOACC for the specific needs of a local family. SPG Guidance Note 11: Accessibility - It is essential that a development should take into account the requirements of the very young, very old, pram and wheelchair users, ambulant disabled people and those with impaired sight and hearing. The Disability Discrimination Act 1995 (DDA) introduced new laws and measures to promote an accessible environment for all. Routes should be clearly delineated with gentle gradients without steps, be wide enough, avoid unnecessary obstructions and minimise distances to travel e.g. from bus stops, by parking areas, etc. New buildings should respond to the opportunities of a site, being universally accessible and also adaptable for future change. The proposed extension has a similar footprint to the current extension, it is therefore assumed that no issue of overdevelopment will be on the site with this proposal. The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area. As there is a rear extension currently situated in place at the property with west facing windows (as proposed extension has west facing windows also) it is considered there is no increase of overlooking impact on neighbouring properties. The rear door will be wheelchair accessible with a low threshold. The materials chosen are high quality and modern in style and have been carefully selected to match the existing dwelling. Tiled porch roof (to match existing) and uPVC windows and doors (to match existing). The roof is flat roofed but deemed acceptable as it is an improvement to what is

currently in place with the use of High performance single ply roof and lead flashing for drainage. Information on drainage has been received and considered acceptable.

## **Conclusion**

The scheme is appropriate and essential for the requirements of the occupant with greater wheelchair accessibility.

## **Recommendation**

Permit subject to the following conditions:

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:

**(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.**

- **A-00-02 - Site Block Plan**
- **A-03-01 - Proposed Plans**
- **A-03-02 - Proposed Elevations**

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.