

**10.1**

**Ceisiadau'n Tynnu'n Groes**

**Departure Applications**

Rhif y Cais: **24C288A** Application Number

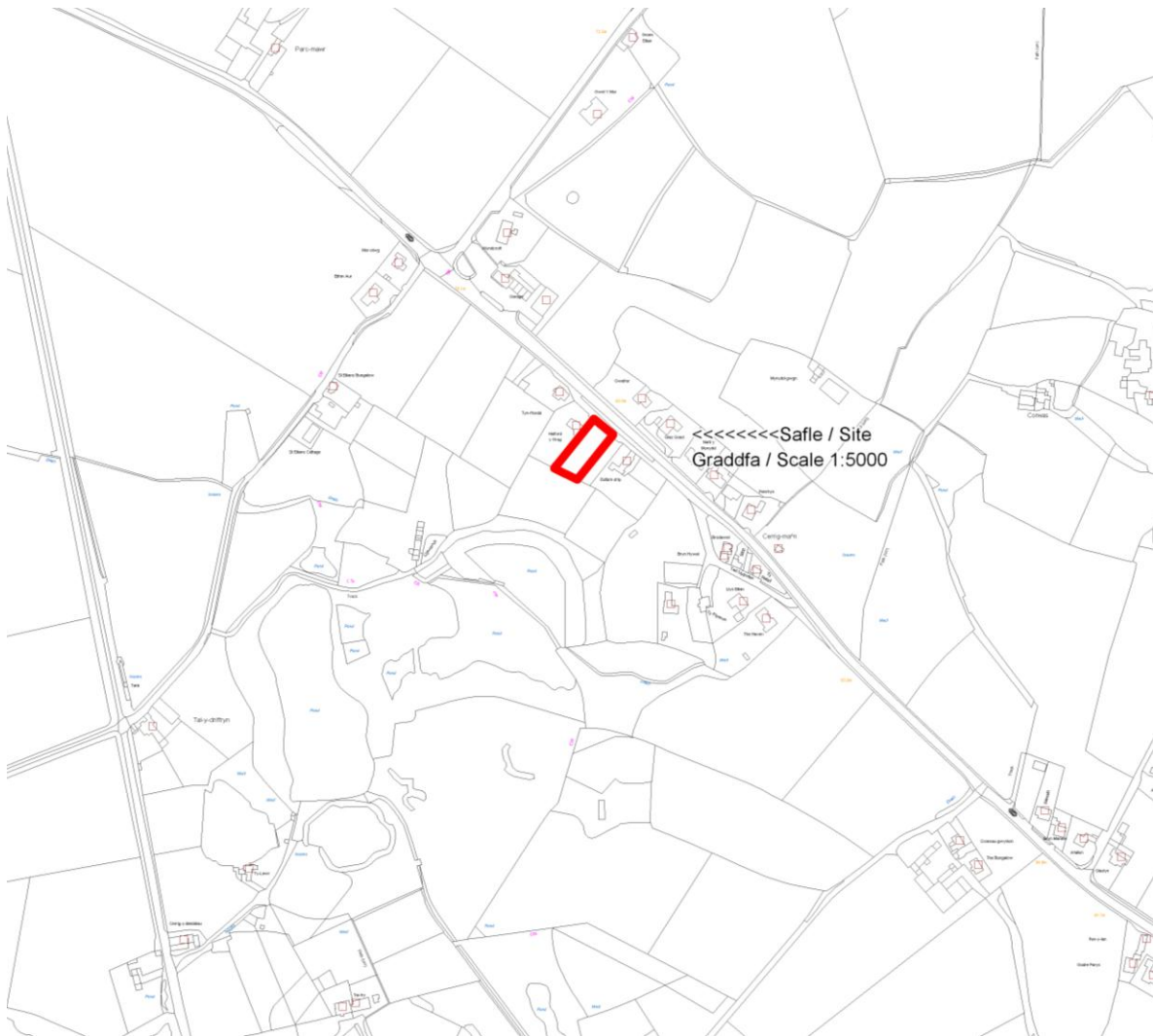
Ymgeisydd Applicant

**Mr G Hughes  
c/o Paul Roberts  
Sylfaen Associates Ltd  
Bryn Isaf  
Llanfaethlu  
Holyhead  
Anglesey  
LL65 4NW**

Cais llawn ar gyfer codi annedd ynghyd a gosod system trin carthffosiaeth yn

Full application for the erection of a dwelling, together with the installation of a private treatment plant at

Hafod Y Grug, Cerrigman



**Planning Committee: 04/12/2013**

**Report of Head of Planning Service (DO)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is submitted to the committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the Stopped Unitary Development Plan.

### **1. Proposal and Site**

The application site is a parcel of land adjoining Hafod y Grug in the village of Cerrigman between Amlwch and Penysarn.

### **2. Key Issue(s)**

The key issues is whether the proposal is acceptable in terms of policy together with the effect on the amenities of neighbouring properties, and whether the design of the proposed dwelling reflects the character of the surrounding area.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

1 – General

42 - Design

48 – Housing Development Criteria

53 – Housing in the Countryside

#### **Gwynedd Structure Plan**

A6 – New Dwellings in the Open Countryside

D4 – Location, Siting and Design

D29 - Design

#### **Stopped Unitary Development Plan**

GP1 – Development Control Guidance

GP2 - Design

HP5 – Countryside Hamlets and Clusters

#### **Planning Policy Wales (5<sup>th</sup> Edition)**

TAN 12 – Design

### **4. Response to Consultation and Publicity**

**Cllr W Hughes** – No response

**Cllr A M Jones** – No response

**Cllr R O Jones** – No response

**Welsh Water** – Standard Comments

**Community Council** – Approval

**Natural Resources Wales** – No observations

**Highways** – Recommended conditional approval

## **Drainage - Comments**

No letters of representation have been received at the time of writing this report.

## **5. Relevant Planning History**

**24C288** - Outline application for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant on land adjacent to Hafod Y Grug, Cerrigman. Approved 02/03/2011

## **6. Main Planning Considerations**

### **Principle of Development**

The application site is considered as being in the countryside under the provisions of the Ynys Mon Local Plan; however, it is identified as a Countryside Hamlet and Cluster under Policy HP5 of the Stopped Unitary Development Plan.

The Stopped Unitary Development Plan remains a material planning consideration in view of the advanced stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at a Public Enquiry and supported in the Inspectors Report of 2004.

The principle of development is therefore accepted as the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

An extant planning permission also exists on the land which establishes the principle of development and is also a material consideration of significant weight.

### **Impact on the Surroundings**

In landscaping terms it is considered that the site forms an acceptable infilling that does not cause detriment to the wider landscape setting.

The proposed is therefore acceptable in broad landscape terms and is well integrated with its immediate surroundings.

### **Effect on amenities of the surrounding properties –**

The dwelling is proposed to be built in line with the existing adjacent property. The proposed dwelling will be within 3m of the existing dwelling known as Hafod y Grug. However it is not considered that the proposed dwelling will have a negative effect on Hafod y Grug, it is acknowledged that there is a ground floor window facing Hafod y Grug however this is a garage window therefore it is not considered to have a negative impact by virtue of overlooking.

The existing dwellings to the front of the proposed development are some 40m away and are separated by the A5025 and existing hedging.

The existing dwelling known as Dafarn Drip (to the south east of the proposed) is located some 13 meters from the proposed dwelling. It is acknowledged that the Supplementary Planning Guidance: Proximity of Development states that there should be 21m between two main windows, however this is only a guidance, having visited the site it is considered that the distance of 13m is acceptable in this instance due to the natural screening and the topography of the land.

**Design** – The properties located in the vicinity of the application site are mainly detached residential dwellings of various design and scale, and are a mixture of single storey and two storey. As there are already various designs in the area, it is not considered that the proposed design will look out of character. The materials to be used in the construction of the dwelling are similar to those found in the locality.

### **Highways and Drainage**

The Highways Department have raised no objection to the proposed development, and have recommended

a number of conditions.

The Drainage Section have provided general comments, and have confirmed that the drainage scheme seem satisfactory in principle.

## **7. Conclusion**

Whilst the proposal is contrary to Policy 53 of the Ynys Mon Local Plan and Policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provisions of Policy HP5 of the Stopped Unitary Development Plan.

There is ample space within the site to accommodate the dwelling, parking and turning area and private amenity space. The scale and design of the proposed is considered acceptable.

## **8. Recommendation**

### **Permit**

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16/08/2013 under planning application reference 24C288A.**

Reason: For the avoidance of doubt.

**(03) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the dwelling is occupied.**

Reason: To comply with the requirements of the Highway Authority.

**(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 comply with the requirements of the Highway Authority.

**(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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.**

Reason: To comply with the requirements of the Highway Authority.

**(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.**

Reason: To comply with the requirements of the Highway Authority.

**(07) The car parking accommodation shall be completed in full accordance with the details as shown in red on the attached plan before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: To comply with the requirements of the Highway Authority.