

**7.1**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **34C655** Application Number

Ymgeisydd Applicant

**Mr Daley Thomas  
2 Ty'n Coed Uchaf  
Llangefni  
Anglesey  
LL77 8WB**

Cais llawn ar gyfer addasu ac ehangu yn

Full application for alterations and extensions at

2, Ty'n Coed Uchaf, Llangefni



## **Planning Committee: 08/01/2014**

### **Report of Head of Planning Service (GJ)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

The applicant is related to a 'serving councillor' 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.

The application was deferred in the committee held on the 4<sup>th</sup> December, 2013 to enable the Department to assess an objection which was received the day before the committee.

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

The application is for alterations and extensions at 2 Ty'n Coed Uchaf, Llangefni.

The application site is located within an established estate known at Ty'n Coed Uchaf, Llangefni.

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

The key issues which need to be considered are the design and effect on neighbouring properties.

#### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extensions

##### **Gwynedd Structure Plan**

Policy D4 – Siting, Design and Location

Policy D29 – Siting, Design and Location

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

Policy GP1 –Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

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

Community Council – No response at the time of writing the report

Local Member (Cllr Bob Parry) - No response at the time of writing the report

Local Member (Cllr Nicola Roberts) – Declared an interest

Local Member (Cllr Dylan Rees) - No response at the time of writing the report

Welsh Water - Comments

Natural Resources Wales - No response at the time of writing the report

Highways - No response at the time of writing the report

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations is the 10/12/13.

At the time of writing the report 1 letter of objection was received their comments as follows:-

- Overlooking issues due to extension coming closer than existing dwelling.
- Current screening proposed for removal which is not in the ownership of the applicant

Comments to objections raised:-

- The extent of overlooking is not considered to be sufficiently harmful to justify a refusal. There will be approximately 9.5 metres from the extension to the neighbouring property and it is considered that this distance is acceptable.
- The applicant has amended their plans to show the hedging between both properties will remain.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The proposal is for a single storey side extension. The materials will match that of the existing dwelling. The current access will have to be moved slightly along the site. The design of the extension fits in with the property and surrounding area.

It is not considered that the extension will have any impact on any adjoining property.

## **7. Conclusion**

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design. Planning Policy Guidance (Wales) Edition 5 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

## **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 11.11.2013 & 04.12.2013 under planning application reference 34C655.**

Reason: For the avoidance of doubt.