

**11.1**

**Gweddill y Ceisiadau**

**Remainder Applications**

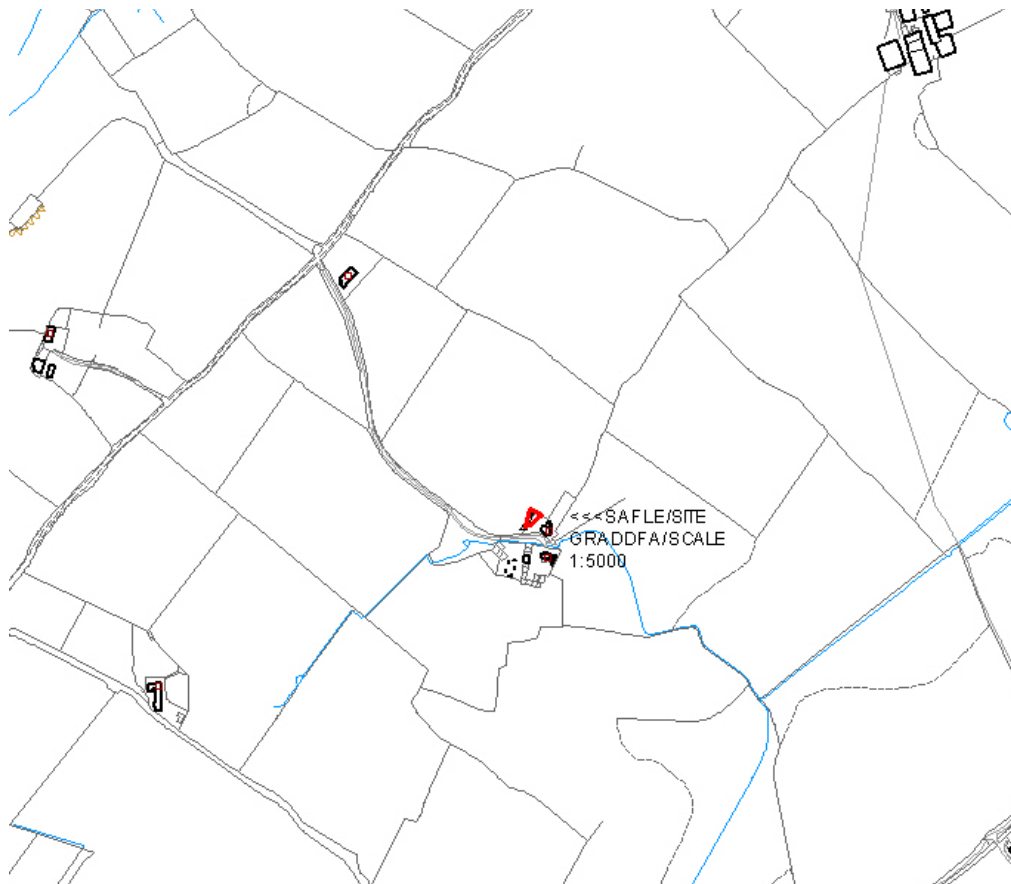
Rhif y Cais: 23C266A Application Number

Ymgeisydd Applicant

**Mr Edward Henderson**

**Cais llawn ar gyfer codi sied a ty gwydr ynghyd a creu estyniad i'r cwrtil preswyl yn / Full application for the erection of a shed and lean-to greenhouse together with the creation of an extension to residential curtilage at**

**Gwenfro Uchaf, Talwrn**



**Planning Committee: 04/06/14**

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

**Recommendation: Permit**

**Reason for Reporting to Committee:**

The applicant is a relevant officer as identified within the Council's constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

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

The site is located adjacent to the property Gwenfro Uchaf and is undeveloped greenfield land.

It is proposed to extend the curtilage of Gwenfro Uchaf by approximately 250m<sup>2</sup> to allow for the erection of a domestic greenhouse/shed with a floor area of 110m<sup>2</sup> and height of 4.2m max to top of curved roof.

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

Is this building acceptable in amenity terms?

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy D3 Landscape

Policy D4 Siting and Design

#### **Ynys Môn Local Plan**

Policy 1 General Policy

Policy 31 Landscape

#### **Ynys Môn Unitary Development Plan (Stopped)**

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN1 Landscape

#### **Planning Policy Wales (6<sup>th</sup> Edition) (February 2014)**

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

**Local Members:** No response at the time of writing this report.

**Highways:** No recommendation.

**Welsh Water:** No comments

**Drainage:** Comments

## **5. Relevant Planning History**

23C266: Alterations and extensions together with the extension to curtilage and erection of a shed and polytunnel at Gwenfro Uchaf, Talwrn. Approved - 10/01/08.

## **6. Main Planning Considerations**

Planning permission has already been granted for a poly tunnel and shed and the building the subject of this application is in lieu of them. Given the sites location and the size and type of building proposed it is not considered that there will be undue harm to the landscape or to the amenities of nearby residential occupiers.

A condition can be attached to this consent preventing the building of the previous shed and polytunnel approved so as to prevent a proliferation of buildings in this locality.

## **7. Conclusion**

The proposed shed and greenhouse are considered acceptable in this location.

## **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 implementation of this permission precludes the development of the shed and polytunnel previously granted under planning permission number: 23C266.**

Reasons: In the interests of amenity.