

# 11.1

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **30C728A/DA** Application Number

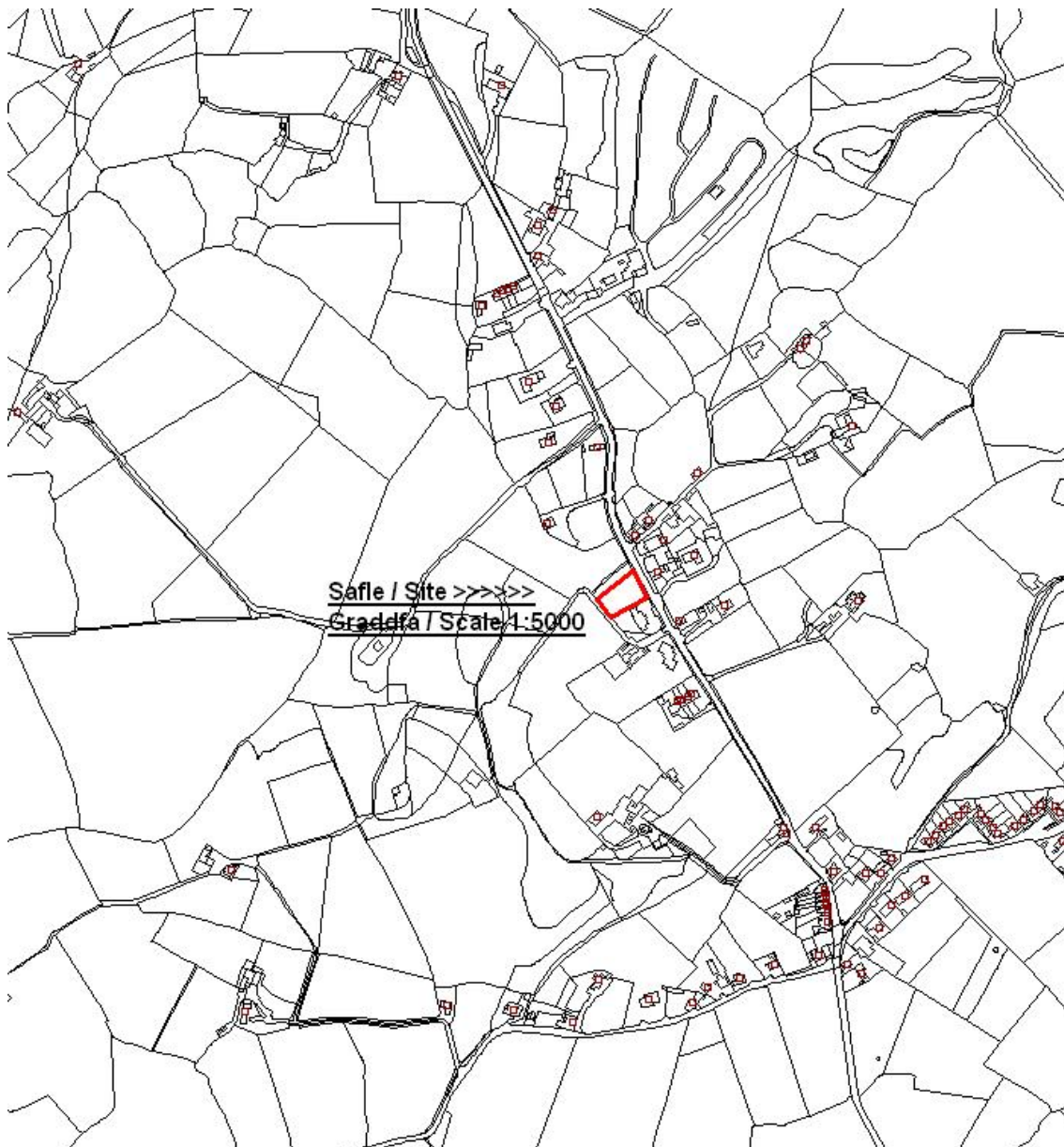
Ymgeisydd Applicant

**Mr James Burgess  
Bay View  
Ffordd Cynlas  
Benllech  
Ynys Mon  
LL74 8SP**

Cais am faterion a gadwyd yn ol i godi 1 annedd  
ar dir ger

Reserved matters application for the erection of 1  
dwelling on land at

Meusydd, Llanbedrgoch



**Planning Committee:** 07/05/2014

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

### **Recommendation:**

Permit

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

The applicant is a relevant officer as defined within the 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 within the settlement of Llanbedrgoch.

The application is for reserved matters for the erection of a dwelling together with the construction of a new vehicular access. The principle of development has already been approved at outline stage.

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

The key issues to consider are whether the siting, design and external appearance of the proposed dwelling is acceptable.

### **3. Main Policies**

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

- 1 - General Policy
- 26 - Car Parking
- 31 - Landscape
- 42 - Design
- 48 - Housing Development Criteria
- 50 - Listed Settlement

#### **Gwynedd Structure Plan**

- A2 - Housing Land
- D3 - Environment
- D4 - Environment
- D28 - Design
- D29 - Design
- D32 - Landscaping
- FF12 - Parking

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

- GP1 - Development Control Guidance
- GP2 - Design
- EN1 - Landscape Character
- TR10 - Parking Standards
- HP5 - Countryside Hamlets and Clusters
- SG5 - Private Sewage Treatment Facilities

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

**Cllr Derlwyn Hughes** – No response at time of writing report.

**Cllr Ieuan Williams** – No response at time of writing report.

**Cllr Vaughan Hughes** - No response at time of writing report.

**Welsh Water** – No response at time of writing report.

**Community Council** - No response at time of writing report.

**Natural Resources Wales** – No response at time of writing report.

**Highways** - No response at time of writing report.

**Drainage** - No response at time of writing report.

Neighbouring notifications have been carried out. To date we have not received any representations from any of the nearby residents. The latest date to receive representations is the 08/05/2014.

## **5. Relevant Planning History**

30C728 – Outline application with all matters reserved for the erection of one dwelling together with the installation of a treatment plant and the creation of a vehicular access. Approved 05/01/2012.

## **6. Main Planning Considerations**

This application is seeking approval of reserved matters since the principle of the development has already been established by the grant of outline planning permission in January 2012.

The proposal involves the erection of a two storey dwelling. The dimensions of the proposed dwelling fall within the upper and lower limits as specified within the outline permission.

## **7. Conclusion**

The siting, design, scale and external appearance of the proposed dwelling are considered acceptable, and will be in keeping with other dwellings found locally.

It is not considered that the proposed dwelling will have an unacceptable effect on the amenities of the adjoining residential properties by virtue of overlooking, overshadowing, dominance or loss of privacy.

## **8. Recommendation**

**Permit.**

**(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/04/2014 under planning application reference 30C728A/DA.**

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

Planning Policy Wales (Edition 6)

TAN12: Design

SPG: Design Guide for the Urban and Rural Environment.