

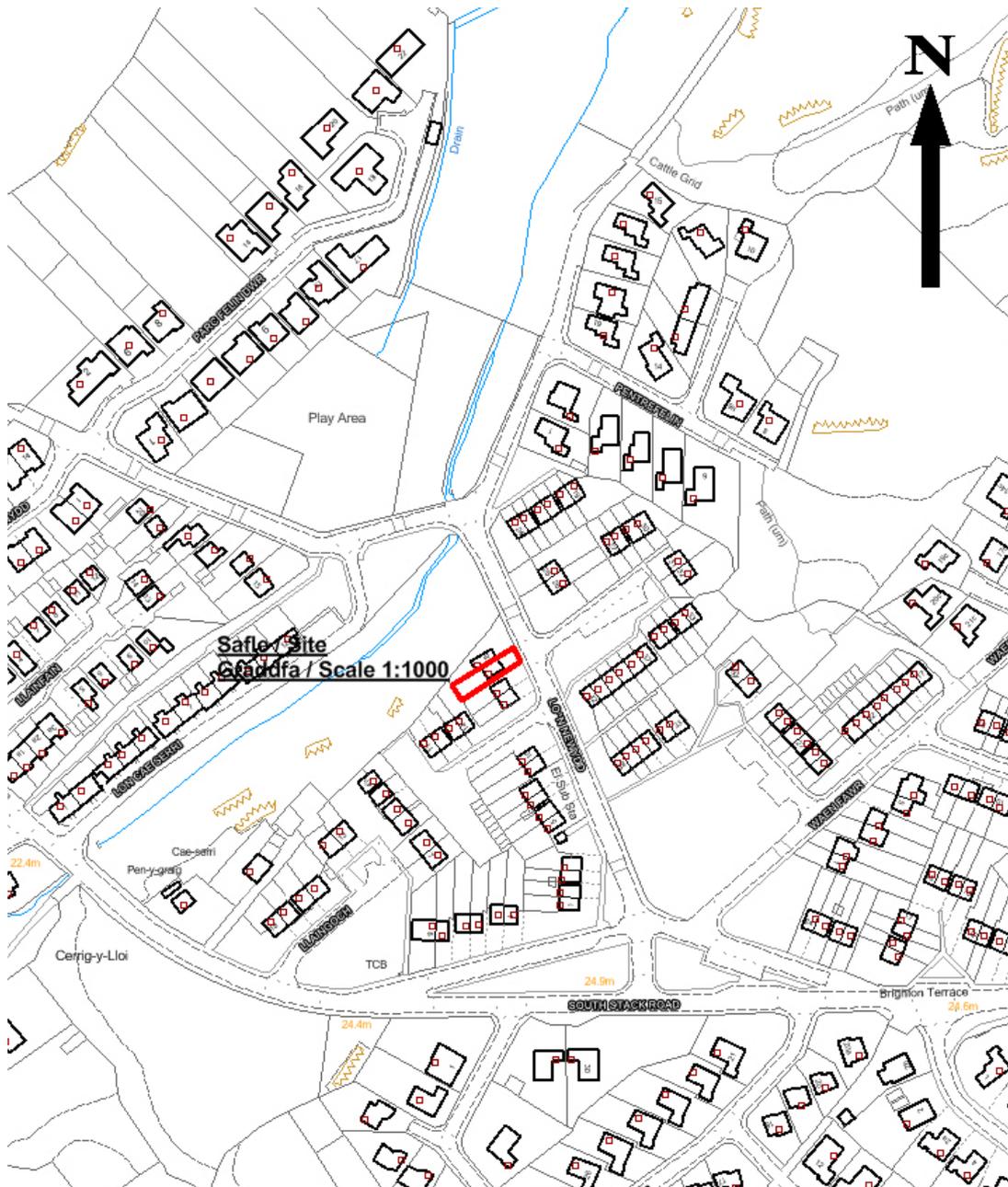
Rhif y Cais: 19C1175 Application Number

Ymgeisydd Applicant

Mr Brian Owen

Cais llawn ar gyfer addasu ag ehangu yn / Full application for alterations and extensions at

17 Lon Newydd, Llaingoch, Caerdybi / Holyhead



Planning Committee: 02/03/2016

Report of Head of Planning Service (AL)

Recommendation:

Permit

Reason for Reporting to Committee:

Applicant is a relevant person as defined under constitution rule 4.6.10.2

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 application lies at Lon Newydd, Llaingoch in Holyhead.

The proposal entails demolition of existing conservatory and construction of new replacement extension.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 58 – Alterations and extensions

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Arwel Roberts – Declaration of interest

Councillor Raymond Jones - No response received at the time of writing this report

Councillor Robert Jones – No response received at the time of writing this report

Town Council – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 03/03/2016. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No site history.

6. Main Planning Considerations

The proposed entails alterations and extension to the dwelling at 17 Lon Newydd, Llaingoch.

The proposed extension will be a single storey extension to the rear of the dwelling to form a new family room area on the ground floor. It is not considered that the proposal will form an adverse impact on the surrounding areas to a degree to warrant refusal. Despite policy 58 stating that a pitched roof is preferred, the proposal will consist of a flat roof. The development is well hidden by surrounding properties and boundary fencing in the rear of the property minimising visual impact.

The proposed materials for the extensions are considered acceptable and will be an improvement over the existing conservatory which is in poor condition.

It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions. Providing no additional adverse comments are received following publicity

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 02/02/2016 under planning application reference 19C1175.

Reason: For the avoidance of doubt.

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.