

Application Reference: 46C622/ENF

Applicant: Mr & Mrs B G Jones

Description: Cais llawn ar gyfer creu estyniad i'r cwrtil yn gyd a cadw'r adeilad fel garej ddomestig a swyddfa yn/Full application for the extension to the curtilage together with the retention of a building to be used as a domestic garage and home office at

Site Address: Y Borth Porthdafarch Road Caergybi/Holyhead



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

At the request of the Local Member (Councillor D R Thomas).

At its meeting that was held on the 6th March, 2019 Members resolved to carry out a site visit prior to determining the application.

The site was visited on the 20th January, 2019 and Members will now be familiar with the site and its setting.

Proposal and Site

The application involves the extension to the residential curtilage of Y Borth together with the retention of the works carried out to the former outbuilding for the erection of a garage and home office.

The site lies within the designated Area of Outstanding Natural Beauty in an open countryside location. The property is a large detached dwelling which has been extended and modernised in recent years.

Key Issues

The proposals main issues are whether the extension to the residential curtilage and the retention of the new garage and home office will have a detrimental impact on the surrounding area which is designated as an Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Response to Consultation and Publicity

Consultee	Response
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Cynghorydd Dafydd Rhys Thomas	Concerns regarding scale of development and prominent position and suggested a site visit.
Cynghorydd John Arwel Roberts	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd Trefor Lloyd Hughes	No response
Cyngor Cymdeithas Trearddur Community Council	Requested a site visit.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Cynghorydd Glyn Haynes	No response
Cynghorydd Shaun James Redmond	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments

Relevant Planning History

46C622A/ENF - Retrospective application for the retention of the agricultural shed together with alteration to the screening bund at Y Borth, Porthdafarch - No decision to date

Main Planning Considerations

Impact on surrounding Area - The site lies within the designated Area of Outstanding Natural Beauty. Policy AMG1 of the Anglesey and Gwynedd Joint Local Development Plan states that proposals within or affecting the setting and / or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regards to the Area of Outstanding Natural Beauty Management Plan.

The development lies next the residential dwelling and occupies part of the footprint of the former outbuilding. The building is a single storey structure which provides ground floor accommodation. The design and scale of the building is considered acceptable in this location.

As stated previously the property is a large detached dwelling which has recently been modernised. Agricultural buildings lie to the rear of the proposal and a large agricultural shed, which is currently being considered under planning application reference 46C622A/ENF) lies to the north of the building. The proposal lies between the dwelling and large agricultural shed. Further to the north lies the neighbouring property known as Pen y Bryn and its associated farm buildings. To the south west of the site lies Porth Dafarch South Cottages and Porth Dafarch South Farm. The cottages are a mixture of single storey and two story terraced properties of no particular style.

Due to the character of the properties in the immediate locality and the scale of the proposal it is not considered that the development will have a detrimental impact on the designated Area of Outstanding Natural Beauty. The application includes a landscaping proposal which will improve the overall site appearance.

The development lies 97 metres away from the nearest neighbouring dwelling. Due to the distances between the development and nature and scale of the development it is not considered that the proposal will detrimentally harm the amenities currently enjoyed by the occupants of the dwelling.

Conclusion

Whilst the site is situated in a sensitive location and in an elevated position which can be seen from the public vista the proposal, in the context of the site and locality, is considered acceptable and will not have a detrimental impact on the surrounding area which is designated Area of Outstanding Natural Beauty.

Recommendation

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

Reason: To ensure that the development is implemented in accord with the approved details.

(02) The garage/home office hereby permitted shall only be used as a private garage/home office incidental to the enjoyment of the adjoining dwelling known as Y Borth, Porthdafarch Road (outlined in red on the attached plan (drawing number 15421-A3-02) and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(03) The landscaping scheme as shown on the submitted plan (drawing number DL-209-01 Rev 3.0) shall be implemented not later than the first planting season following the use hereby approved. Any trees or shrub which forms part of the approved landscaping scheme within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved in writing by the local planning authority.

Reason: In the interest of visual amenity

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.