

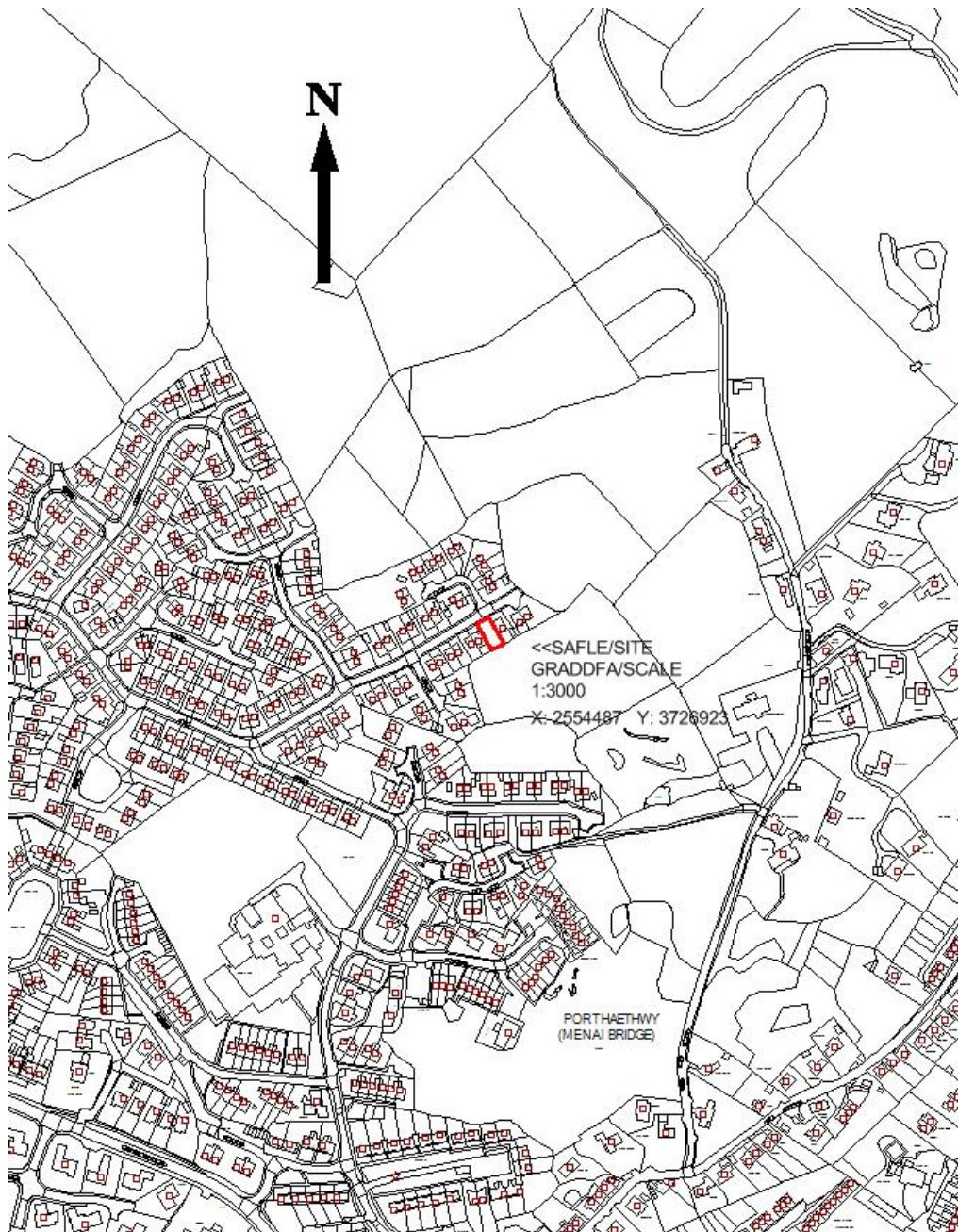
Rhif y Cais: **39C552** Application Number

Ymgeisydd Applicant

Mr G Mummery

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

114 Penlon, Porthaethwy



Planning Committee: 03/12/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is related to a member of staff within the Planning Department.

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 property is a semi-detached bungalow situated within an established estate known as Pen Lon in Menai Bridge.

The application is for alterations and extensions at 114 Pen Lon, Menai Bridge.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

Local Member (Cllr Jim Evans) – No response at the time of writing the report

Local Member (Alun Mummery) - Has declared an interest.

Local Member (Meirion Jones) – No response at the time of writing the report

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

Response to Publicity

The application was afforded two means of publicity. These were by posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representations was the 6th November, 2014. At the time of writing this report no representations had been received.

5. Relevant Planning History

No relevant planning history

6. Main Planning Considerations

Effect on the locality – The site is within an established estate known as Pen Lon in Menai Bridge. The proposal entails a single storey extension to the rear of the property and a porch to the gable elevation. The materials to the rear extension will match that of the existing property while the materials of the porch will match that of the existing garage to the rear.

It is not considered that the extension will adversely affect the appearance of the existing dwelling and surrounding area.

Effect on Neighbouring Properties:- Neighbouring properties have been notified of the development. No adverse representations have been received as a result of the publicity. 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, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 7 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

8. Recommendation

Permit

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.

(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 ensure that the development is in the interests of amenity.

(02) The development permitted by this consent shall be carried out strictly in accordance with

the plan(s) submitted on the 10/10/14 under planning application reference 39C552.

Reason: For the avoidance of doubt

9. Other Relevant Policies

Planning Policy Wales (7th Edition 2014)

Technical Advice Note 12 - Design