

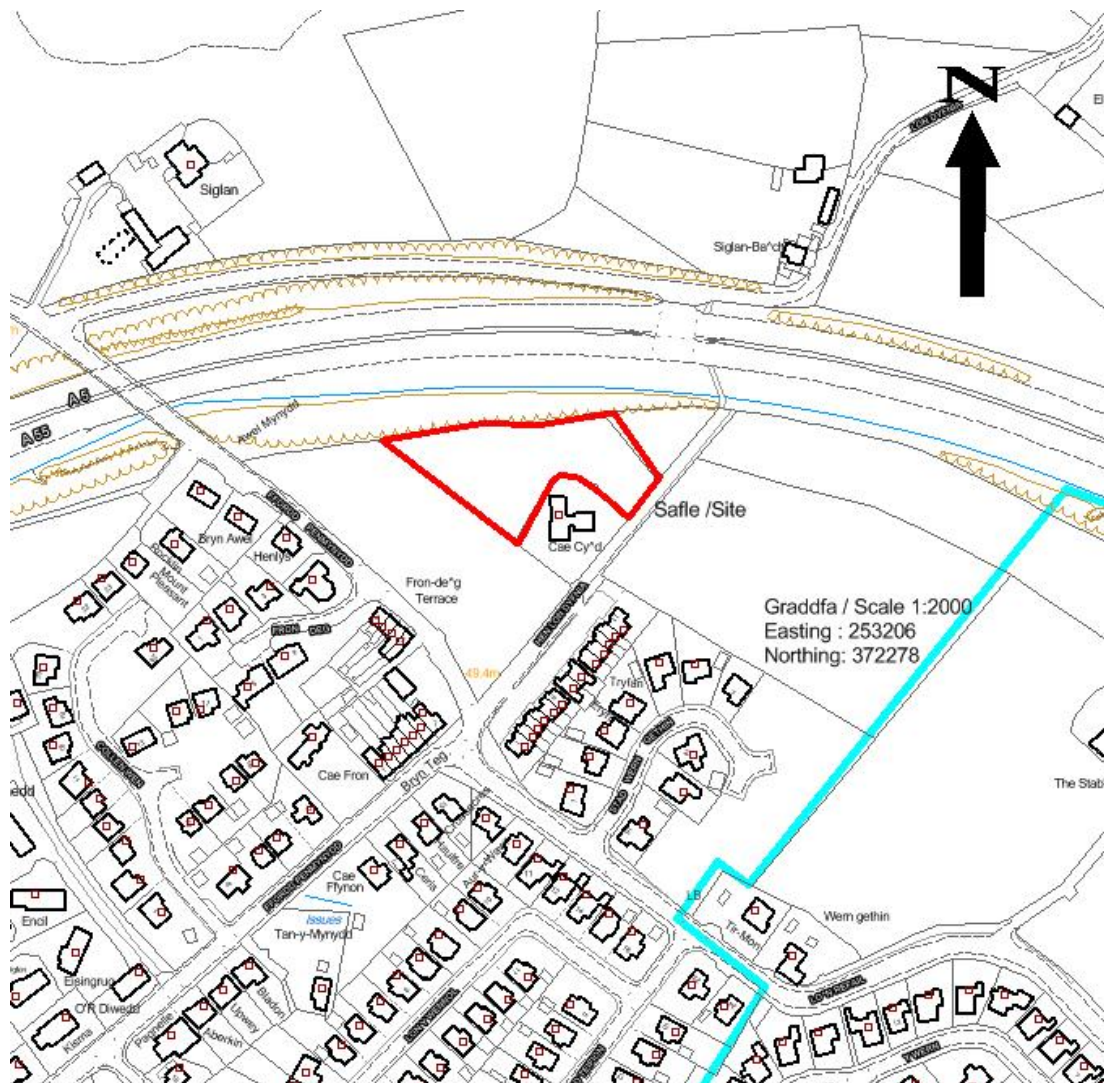
Rhif y Cais: 31C134H/DEL Application Number

Ymgeisydd Applicant

Roberts Construction Ltd

Cais o dan Adran 73 i ddileu amodau (03), (04) a (05) (Côd Cartrefi Cynaliadwy) o ganiatad cynllunio rhif 31C134E 'cais llawn ar gyfer codi 5 annedd ynghyd a chreu mynedfa i gerbydau ' ar dir ger / Application under Section 73 for the removal of conditions (03), (04) and (05) (Code for Sustainable Homes) of planning permission reference 31C134E 'full application for the erection of 5 dwellings together with the construction of a vehicular access' on land adjacent to

Cae Cyd, Llanfairpwll



**Planning Committee: 07/01/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a close friend of a 'relevant officer' as defined within paragraph 4.6.10.2 of 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 comprises of a small irregular parcel of rough grazing land close to the A55 expressway. The site partially surrounds an existing dwelling known as Cae Cyd and has a limited frontage onto Lon Dyfnia.

This is an application under Section 73 for the removal of conditions (03), (04) and (05) which are the standard 'Code for Sustainable Homes' from planning permission 31C134E.

**2. Key Issue(s)**

The applications key issue is that the Welsh Government has confirmed that Technical Advice Note 22: Planning for Sustainable Buildings has been withdrawn.

**3. Main Policies**

**Technical Advice Note 12: Design**

**Planning Policy Wales, 7<sup>th</sup> Edition 2014**

**4. Response to Consultation and Publicity**

**Local Member, Cllr A Mummery** – No response to date

**Local Member, Cllr J Evans** – No response to date

**Local Member, Cllr M Jones** – No response to date

**Community Council** – No response to date

The application was afforded two means of publicity; these were by the posting of a notice near the site together with the serving of personal notifications on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 5<sup>th</sup> December, 2014 and at the time of writing this report no response had been received at the department.

**5. Relevant Planning History**

31C134 – Erection of a bungalow and garage on land Cae Cyd, Llanfairpwll – Withdrawn 27/11/90

31C134A – Erection of a bungalow on plot 1 off Lon Dyfnia, Penmynydd Road, Llanfairpwll – Refused

19/12/91

31C134B – Outline application for residential development at Cae Cyd, Llanfairpwll – Approved 06/09/07

31C134C – Full application for the erection of three bungalows together with the construction of a vehicular and pedestrian access on land adjacent to Cae Cyd, Llanfairpwll – Approved 20/11/12

31C134D - Outline application with all matters reserved for the erection of 5 dwellings together with the construction of a new vehicular access on land adjacent to Cae Cyd, Llanfairpwll. Approved – 14/05/14

31C134E – Full application for the erection of 5 dwellings together with the construction of a vehicular access on land adjacent to Cae Cyd, Llanfairpwll – Approved 07/07/14

31C134F/DIS – Application to discharge condition (02) (sample of facing brick) from planning permission 31C134E on land adjacent to Cae Cyd, Llanfairpwll – Discharged 11/07/14

31C134G/DIS – Application to discharge conditions (04) (Interim Certificate) from planning permission 31C134E on land adjacent to Cae Cyd, Llanfairpwll – Discharged 11/07/14

## **6. Main Planning Considerations**

**Policy** – Under Technical Advice Note 22 – Planning for Sustainable Buildings, new housing developments were required to meet the requirements of the Code for Sustainable Homes and there was a policy requirement to impose planning conditions to meet that objective. In its clarification letter of 5<sup>th</sup> June, 2014 however the Welsh Government through its Minister for Housing and Regeneration announced the withdrawal of the policy on 31<sup>st</sup> July, 2014 and stated that:

“Any applications determined after the 31 July 2014, including Section 73 applications which might seek to remove extant conditions on planning permissions requiring the relevant Code for Sustainable Homes / BREEAM levels to be achieved, should be assessed in accordance with the policy changes and any existing adopted LDP policy which may require a higher standard”.

As an application under Section 73 is in effect the granting of a wholly new planning permission, consideration should be given as to what other conditions on the original grant of planning permission need to be included in the new permission. The development has been begun on site and a 5 year time limit to commence is no longer relevant. The condition requiring the approval of materials was discharged under the original consent and a condition tying the agreed specification to this new permission is therefore imposed.

## **7. Conclusion**

The erection of 5 dwellings on the site were considered acceptable and were required to meet the code for Sustainable Homes but given the policy change, the request to delete the conditions is considered acceptable in accordance with Welsh Government advice.

## **8. Recommendation**

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.

## **Permit**

**(01) The external materials used in the development shall be in accordance with the specifications approved under planning reference number 31C134F/DIS unless the local planning authority gives its prior written approval to any variation.**

Reason: For the avoidance of doubt.

**(02) The development shall be completed in accordance with the drawings and specifications approved under planning reference number 31C134E.**

Reason: For the avoidance of doubt.

**(03) A management plan to secure the future maintenance of the access road hereby permitted shall be Submitted to and approved in writing by the local planning authority prior to the occupation of any dwelling.**

Reason: To comply with the requirements of the Highway Authority.

**(04) A scheme for the improvement of the existing highway to facilitate safe access to the site, as shown in outline on drawing number 2189:14:4 shall be submitted to, approved in writing and implemented in accordance with the approved scheme prior to the occupation of any dwelling.**

Reason: To comply with the requirements of the Highway Authority.

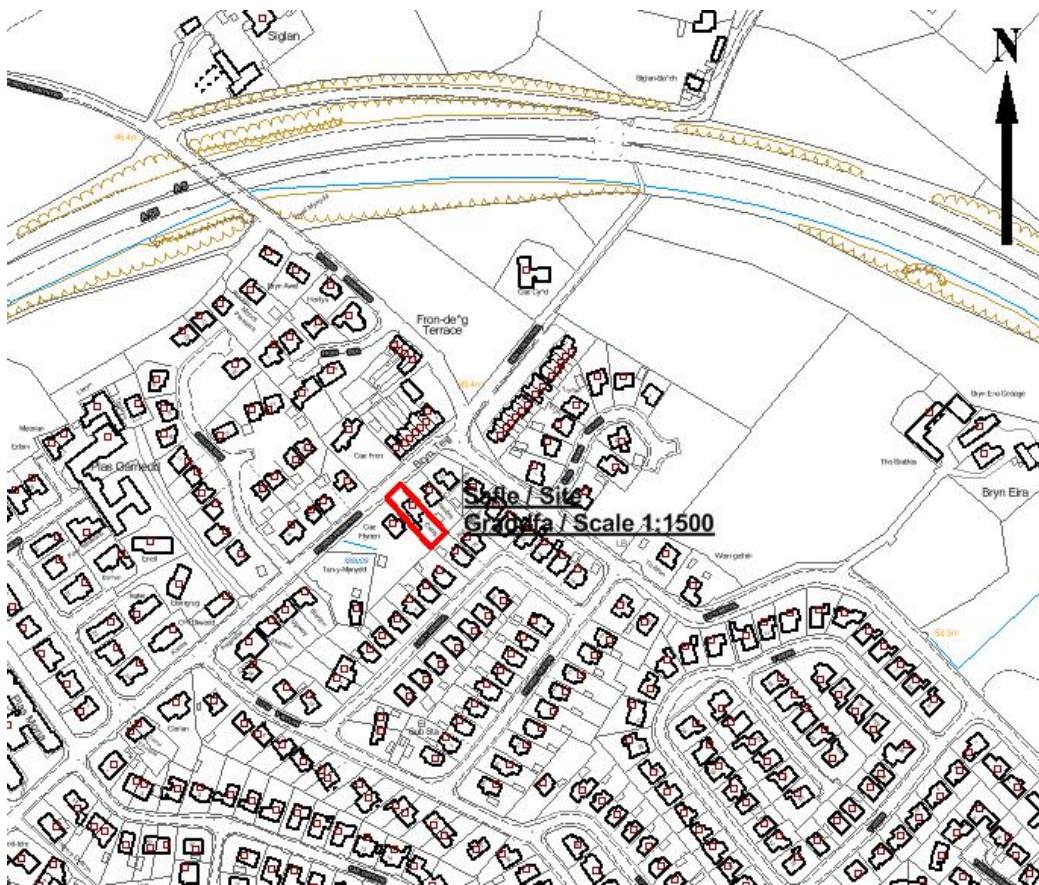
Rhif y Cais: **31C422** Application Number

Ymgeisydd Applicant

**Mr Gareth Evans**

**Cais llawn am addasu ag ehangu gan gynnwys codi uchder y tô i greu llawr cyntaf yn / Full application for alterations and extensions including the raising of the roof to form a first floor at**

**Ceris, Llanfairpwll**



**Planning Committee: 07/01/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a relevant officer as identified in 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 application lies at the northern end of Ffordd Penmynydd, near the corner which leads to Lon Refail in Llanfairpwll village

The proposal entails alterations and extensions, including the raising the roof to form a first floor at Ceris.

**2. Key Issue(s)**

The key issue is whether the siting and design of the extension is acceptable and impact on amenity.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 5 - Design

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 (7th Edition), July 2014**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Alun Mummery** – No response received at the time of writing this report.

**Councillor Jim Evans** - No response received at the time of writing this report

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

**Community 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 05/01/2015. 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 extension by raising the ridge roof will form a first floor. The dwelling currently is designed as a dormer bungalow. The ridge roof height will be increased from 5.7 metres to 7.8 metres; an increase of 2.1 metres. The existing garage will be changed into a storage room and an utility room. There are sufficient parking spaces within the applicant ownership in the front garden. By raising the roof height, the 1<sup>st</sup> floor layout will be changed from 2 modest scale bedrooms into one master bedroom and 2 bedrooms.

To the rear of the dwelling lies the Lon y Wennol estate. These dwellings are also dormer bungalows, however, these bungalows are more elevated than Ceris due to the topographic level being higher on Lon y Wennol estate than Ffordd Penmynydd.

Overlooking by the proposal is not an issue as the rear garden has trees which serve as a screen between Lon y Wennol and Ceris. The rear elevation already has a window and the additional windows proposed will not be detrimental. No new windows will be formed on the side elevations, only skylights. The front of the dwelling faces Ffordd Penmynydd road.

Although the proposed materials differ from the other dwellings in the vicinity (being wood), it is not considered that the proposed materials would adversely impact the surrounding amenities to a degree that it should warrant a refusal as a mix of materials along this road vary from white render, pebbledash render, red bricks to old stones.

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.

## **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.