

Rhif y Cais: 14LPA1010/CC Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir / Outline application for the erection of a dwelling with all matters reserved on land

Cefn Trefor, Trefor



Planning Committee: 03/06/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application has been submitted by the Local Authority and the land is owned by the Council

1. Proposal and Site

The application is in outline form for the erection of a detached dwelling on land at Cefn Trefor, Trefor.

The plot of land lies to the front of the existing agricultural buildings at Cefn Trefor and lies immediately adjoining Capel Ebenezer. A new access to the site will be afforded directly off the B5109.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, will the proposal affect the amenities of the neighbouring properties and whether the proposal will harm the surrounding landscape and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Technical Advice Note 12: Design

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – No response to date

Local Member, Cllr. N Roberts – No response to date

Local Member, Cllr. B Parry - No response to date

Community Council – No objection

Highways – Requested further information. A copy of the requested information has been received and forwarded to the Highway Authority. At the time of writing this report we are awaiting the response of the Highway Authority.

Drainage – Standard comments and requested that full details of the means of disposal of surface water is submitted with any full or detailed application.

Welsh Water – Standard comments

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 6th March, 2015 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context - Trefor is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a countryside hamlet and cluster under Policy HP5 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Môn Local Plan states that planning permission will 'normally only' be granted for single dwellings within or on the edge of the settlement.

The site lies on the edge of the settlement of Trefor and lies next to the existing Chapel and to the front of the agricultural buildings at Cefn Trefor. There is a residential property located directly opposite the application site and therefore the proposal is considered as an acceptable extension to the village.

The application pre-dates a policy implementation note issued on 9th April, 2015 and is considered under Policy 50.

Effect on neighbouring properties – There are no immediate neighbouring properties and the nearest property is Maglyn which is a single storey property on the opposite side of the Highway. The dwelling will not be visible from Cefn Trefor due to the agricultural buildings being located between both properties. Due to the distances between the application site and adjoining properties it is not considered that the development will harm the amenities currently enjoyed by the occupants of the neighbouring dwellings.

Effect on surrounding area –As stated above the site lies on the edge of the settlement and lies immediately next to the local Chapel and to the front of the agricultural buildings that form part of Cefn Trefor. There is a mixture of house types in the locality and the erection of a two storey dwelling in this location would not appear out of character with the existing pattern of development or result in the

over-development of the site to the detriment of the surrounding area.

Highway Safety – The Highway Authority have requested further information in regards to the visibility splay from the proposed access. At the time of writing this report the requested information had been forwarded to the Highway Authority for consideration.

7. Conclusion

The proposal complies with current policies and is considered as an acceptable extension to the settlement. The residential development of the site will not harm the amenities of the occupants of neighbouring properties or harm the surrounding area.

My recommendation is one of approval subject to the Highway Authority's approval for the proposed new vehicular access.

8. Recommendation

Permit the application subject to conditions.

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 approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity

(07) Full details of the means of disposal of surface water shall be submitted as part of any full or detailed application.

Reason: To ensure that site can be adequately drained

(08) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

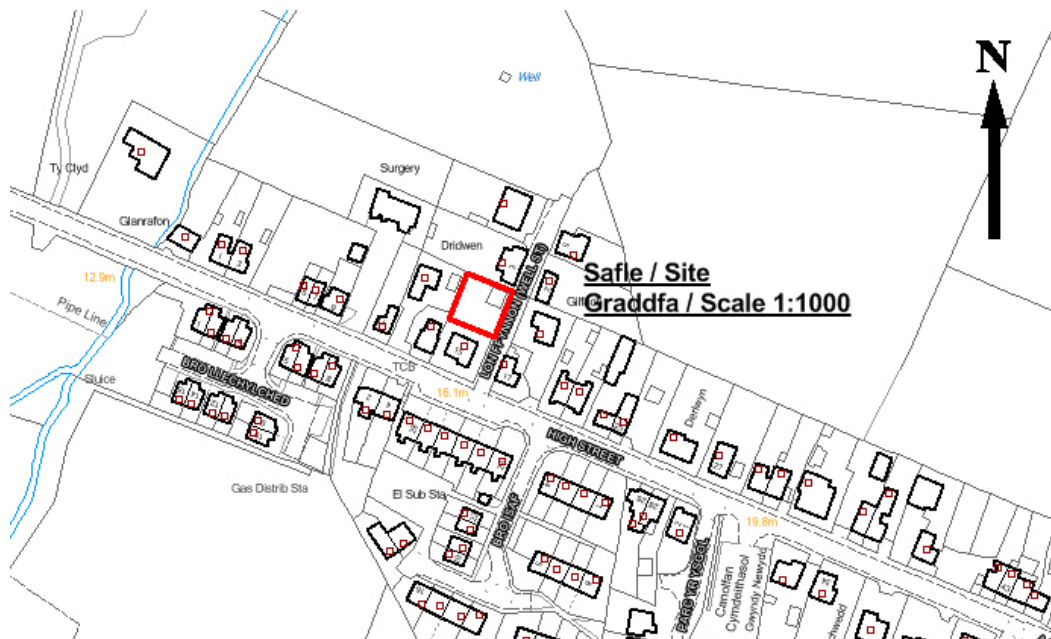
Reason: For the avoidance of doubt.

Rhif y Cais: **16C197A** Application Number

Ymgeisydd Applicant

Mr Gareth Hughes

Cais llawn i ddymchwel y sied bresennol ynghyd a chodi annedd newydd a creu mynedfa newydd i gerbydau ar dir ger / Full application for demolition of the existing shed together with the erection of a new dwelling and creation of a new vehicular access on land adjacent to

Dridwen, Bryngwran

Planning Committee: 03/06/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Councillor 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 application is a full application for the erection of a single storey dwelling on land to the rear of 15 High Street, Bryngwran.

The land currently forms part of the rear garden of 15 High Street. Access to the site is afforded off Well Street which is a private road. The properties in the immediate locality are of single storey construction.

At its meeting held on 13th May, the Members resolved to undertake a site visit prior to determining the application. The site was visited on 20th May and the members will be familiar with the site and its setting.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies and whether the development will affect the amenities of neighbouring properties, whether the design of the proposal is acceptable and whether the proposal will be detrimental to highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP4 - Villages

Technical Advice Note 12: Design

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – Call-in due to concerns from occupant of neighbouring property

Local Member, Cllr N Roberts - No response to date

Local Member, Cllr B Parry – No response to date

Community Council – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Requested further information. At the time of writing this report we are still awaiting receipt of the requested information

Welsh Water – Recommended conditional approval

Natural Resource Wales - Standard guidance in terms of drainage of the site

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. Following the receipt of amended documents the publicity process was carried out twice. The latest date for the receipt of representations was the 17th December, 2014 and at the time of writing this report 7 letters of representation had been received at the department. The main issues raised can be summarised as follows:

- i) Installation of a septic tank and soakaway could result in environmental risks, bad smells, seepage into neighbouring garden
- ii) The proposed dwelling due to its height and siting will result in loss of light to neighbouring properties
- iii) Application site address is incorrect and should be 15 High Street. The submitted Design and Access Statement is incorrect as it states that the development is on Well Street. Well Street is a private Road and has no public right of way and therefore the applicant does not have the right to gain access to the application site via Well Street.
- iv) An application for a two storey dwelling has been rejected on the site previously and on appeal a single storey dwelling was allowed.
- v) Noise disturbance
- vi) Number of properties for sale in the locality no need for additional dwellings
- vii) The application form has been completed incorrectly as it states that no prior advice was given. As the previous application for two dwellings on the plot was withdrawn the applicant must have sought advice from the planning department before submitting the current application.

viii) The applicant states that there are no trees and hedges on the application site or on adjoining land. This is incorrect and the adjoining landowner (3 Well Street) has requested that the tree on the adjoining land be given protection under the Tree Preservation Order.

ix) Traffic problems in the vicinity of the application site

x) Drainage problems have occurred in the past

xi) Part of the land that forms the application site is outside the applicants control and the adjoining property owner is in discussions with the Land Registry and Ordnance Survey company to correct the situation

Other issues have been raised however these are not relevant as they are not material planning considerations.

In response to these comments I would state:

i) The proposed dwelling will connect to the mains sewer for the disposal of foul waste and a soakaway is proposed for the surface water run-off. The Drainage Section have requested further information however as stated above at the time of writing this report we are still awaiting receipt of additional drainage details.

ii) This matter has been addressed under Section 6 – Main Planning Considerations below.

iii) The application forms states that the site lies adjoining Dridwen, Lon Ffynnon, Bryngwran. The location plan clearly illustrates that the site adjoins Dridwen and lies to the rear of 15 High Street, Bryngwran. As the details of the owner of the private road are not known an advertisement has been published in the local paper by the applicant in order to serve notice of the proposed development.

iv) An application was received on the site for two two-storey properties earlier this year and the applicant decided to withdraw the application as the local planning authority considered that the development was out of character with the surrounding area.

An appeal on land at the rear of 17 High Street, which lies opposite the application site, was dismissed in January 1990 for the erection of dwelling which had a ridge height of 7 metres. The application currently under consideration is for the erection of a single storey dwelling with a ridge height of 5 metres. Therefore the current proposal is considered acceptable as it respects the scale and character of the surrounding properties.

v) It is acknowledged that noise disturbance may occur to the occupants of neighbouring properties during the construction stage however this will only be a short-term disturbance.

vi) The site lies within the settlement of Bryngwran where local and national policies support the development of land for residential properties within the settlement.

vii) No pre-application advice has been sought prior to the submission of the application. The applicant was advised during the course of determining the previous application (planning application reference 16C197) that that particular application could not be supported because the proposal was an overdevelopment of the site and out of character with the surrounding area and therefore decided to withdraw the application. The applicant has employed the services of professional agents who are in a position to be able to provide professional planning advice on such matters.

viii) The neighbouring site was visited by the Senior Landscape and Tree Officer who considered that the tree was not suitable to be protected by a Tree Preservation Order.

ix) The proposal is for the erection of one additional dwelling and parking provision has been provided within the curtilage of the proposed dwelling. The Highway Authority have been consulted and have raised no objection to the proposal subject to the inclusion of standard highway conditions.

x) The Drainage Section have been consulted and at the time of writing this report confirmed that the proposed soakaway system appeared to be satisfactory, however requested supporting design calculations and dimensions to verify that the structure is at its correct effective depth. At the time of writing this report we are still awaiting receipt of the requested information.

5. Relevant Planning History

16C197 – Full application for the demolition of the existing shed together with the erection of 2 new dwellings and creation of a new vehicular access on land adjacent to Dridwen, Bryngwran – Withdrawn 16/09/14

Site history of adjoining land

16C42A – Erection of a dwelling on land at 17 High Street, Bryngwran – Refused 15/06/89 – Appeal dismissed 09/01/90

6. Main Planning Considerations

Policy Context – Bryngwran is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a Village under Policy HP4 of the stopped Unitary Development Plan. The site lies within the development boundary as defined under Policy HP4 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Môn Local Plan states that planning permission will normally only be granted for single dwellings within or on the edge of a listed settlement. As the site lies within the settlement of Bryngwran the erection of a single storey dwelling in this location is considered acceptable.

The application pre-dates a policy implementation note issued on 9th April, 2015 and is considered under Policy 50.

Highway Safety – The Highway Authority has been consulted and has raised no objection to the proposal subject to the inclusion of standard highway conditions. Issues have been raised that the applicant does not have a right of way over Well Street to enter the application site; however the correct procedure has been followed by the applicant by way of publishing a notice in the local press to inform any interested parties of the proposal.

Effect on occupants of neighbouring properties – Concern has been raised by members of the public that the proposal may harm the amenities of neighbouring properties by loss of light as the proposed dwelling will be situated nearer to the existing properties and will be higher than the existing shed/garage that presently occupies the site. Whilst it is acknowledged that the proposed dwelling will be higher and greater than the existing shed/garage the application site is adequate to provide the property with an amenity area and parking facilities without affecting the amenities of the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

The advice contained within the Supplementary Planning Guidance – Design Guide for the Urban and

Rural Environment recommends that a distance of 15 metre separation is required between secondary aspects. The proposed scheme provides a distance of 13.8 metres between the rear of the proposed dwelling and the side aspect of the property at the rear known as Dridwen. Although this does not fully comply with the guidance a 2metre high fence is proposed along the boundary between both properties which will ensure that the proposal will not harm the amenities currently enjoyed by the occupants of Dridwen.

A distance of 4.8 metres is proposed between the side of the proposed dwelling and the side of the adjoining property known as 3 Well Street. Although this falls below the recommended distance of 9 metres it is considered that as the proposed dwelling will be set 1.8 metres further away from 3 Well Street than the existing building on the site. Also, no windows are proposed in the side elevation of the proposed dwelling, there are no windows in the side elevation of 3 Well Street with only a front door located within the side elevation and therefore the proposal will not detrimentally harm the amenities currently enjoyed by the occupants of the neighbouring property.

The rear garden area and rear of the dwelling known as 15 High Street has no screening from the adjoining properties and adjoining road. There is a distance of 6.8 metres between the side of the proposed dwelling and the rear of 15 High Street. Although this falls short of the 9 metres recommended by 2.2 metres it is considered that as there are no windows in the side elevation of the proposed dwelling, and a boundary fence shall be erected between the properties, which will be at a height of 1 and 2 metres, and due to the fact that the dwelling is not presently screened from the public vista it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the dwelling.

Although the proposal does not fully comply with the guidance contained within the document Supplementary Planning Guidance, due to the provision of screening between the existing properties and proposed dwelling and as there are no windows within the side elevation of the proposed unit the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring properties.

It is considered that there is ample space within the site to accommodate the proposal without resulting in the over-development of the site to the detriment of the occupants of the surrounding properties or surrounding area.

7. Conclusion

The proposal complies with current local and national policies. The site can accommodate the dwelling without resulting in the over-development of the site to the detriment of the surrounding properties and locality. The proposal will not have an adverse effect on highway safety. My recommendation is one of approval subject to satisfactory drainage information being received to illustrate that the site can be adequately drained.

8. Recommendation

To **permit** the development subject to conditions.

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 comply with the requirements of the Town and Country Planning Act 1990.

(02) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(03) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(04) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(05) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(06) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(07) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

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

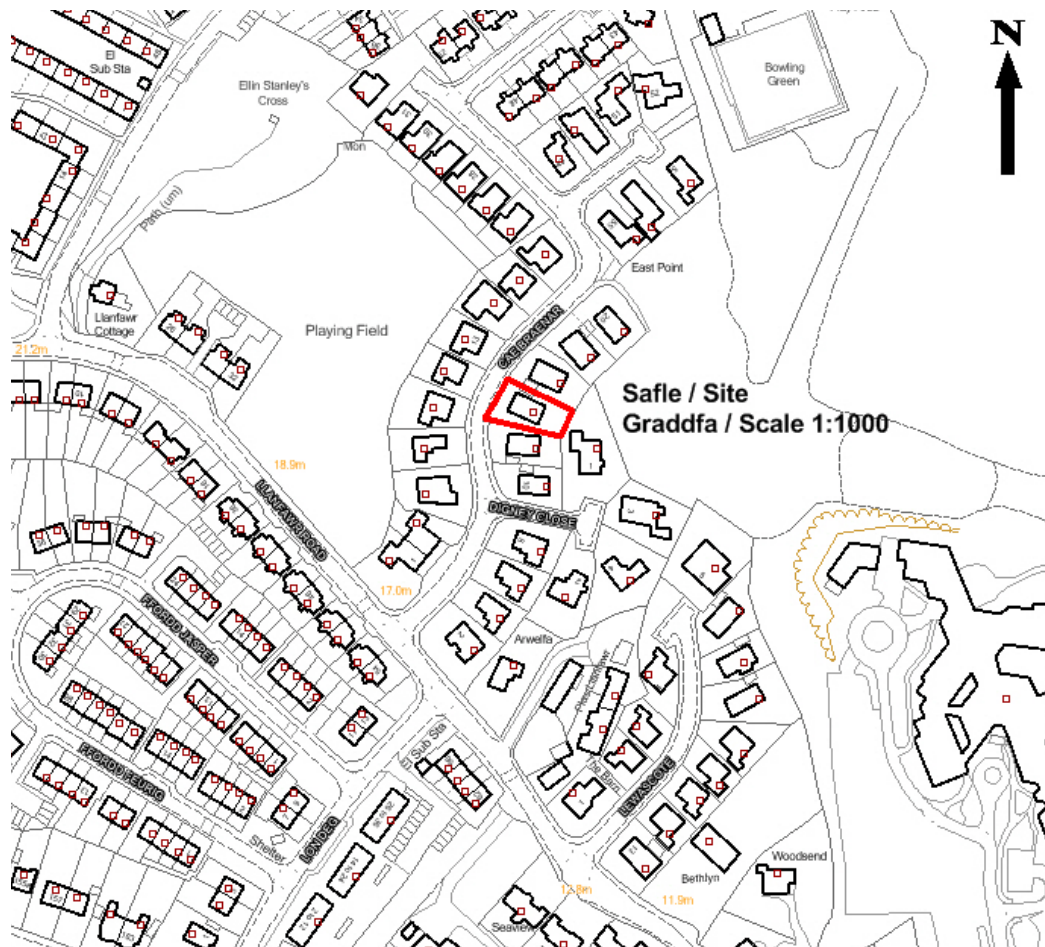
Rhif y Cais: **19C690C** Application Number

Ymgeisydd Applicant

Mr Gwynfor Jones

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

14 Cae Braenar, Holyhead



Planning Committee: 03/06/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application has been called-in by the Local Member.

At its meeting held on the 13th May, 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on 20th May and the Members will be familiar with the site and its setting.

1. Proposal and Site

The application site is within a residential area in Cae Braenar, Holyhead.

The proposal entails alterations and extensions to the rear of the dwelling.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

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 Arwel Roberts – Requested the application be determined by the Planning & Orders Committee.

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 objection.

Drainage – Standard comments

Welsh Water - Standard comments

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 18/05/2015.

At the time of writing this report, one letter of representation has been received.

Their concerns are the effect of overlooking by the proposed scheme.

5. Relevant Planning History

19C690 – Alterations and extensions to 14 Cae Braenar, Caergybi. Approved 06/03/1998

19C690A – Full application for alterations and extensions which include the raising of the height to provide first floor accommodation at 14 Cae Braenar, Caergybi. Refused 17/09/2014

19C690B - Full application for alterations and extensions which include the raising of the height to provide first floor accommodation at 14 Cae Braenar, Caergybi Refused 04/11/2014

6. Main Planning Considerations

The proposal entails alterations and extensions at the rear of 14 Cae Braenar.

The proposed extension will be single storey measuring 3.3 metres in width and 4.7 metres in height. The height of the proposed extension will not be higher than the existing dwelling and the height of the main dwelling will not be increased. The proposed materials for the extension are considered acceptable.

The levels in land between 14 Cae Braenar and 1 Digney Close varies. 1 Digney Close lies lower than 14 Cae Braenar, as such there is no overlooking into the garden area of 1 Digney Close; however, 1 Digney Close is able to see the windows of the proposed extension.

It is considered that the proposed height of the additional screening as shown on the proposed drawing is an issue; therefore a condition has been recommended requesting further details of the proposed screen between 14 Cae Braenar and 1 Digney Close. This is to ensure that the height of the boundary treatment is adequate and is sufficient to alleviate any concerns of overlooking.

It is not considered that the proposed scheme will impact the amenities of neighbouring properties or the surrounding area to such a degree that it should warrant refusing the application.

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

To **permit** the development subject to conditions.

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 comply with the requirements of the Town and Country Planning Act 1990.

(02) Notwithstanding the submitted drawings, no development shall commence until details of a boundary screen between the rear garden area of 14 Cae Braenar and 1 Digney Close has been submitted to and approved in writing by the Local Planning Authority. The said scheme shall be erected in accordance with the details as approved prior to the commencement of development of the extension and shall thereafter be maintained in like condition in perpetuity.

Reason: In the interests of residential amenity.

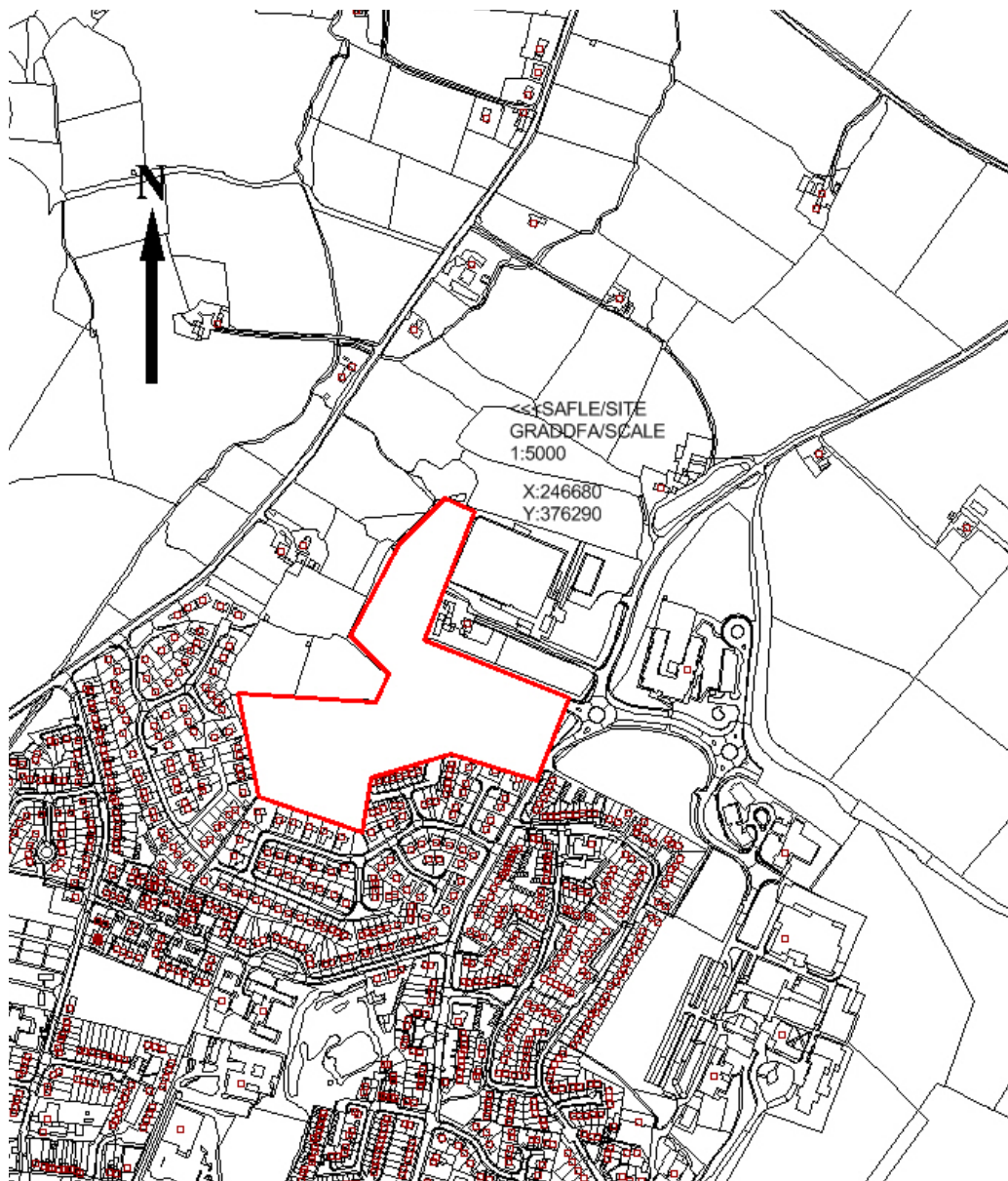
Rhif y Cais: **34C553A** Application Number

Ymgeisydd Applicant

St Malo (Llangefni) Ltd

Cais amlinellol ar gyfer datblygiad trigiannol yn cynnwys gwaith priffordd a rhydwaiith cysylltiol yn/Outline application for residential development, highway and associated infrastructure at

Ty'n Coed, Llangefni



Planning Committee: 03/06/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

At its meeting of the 6th May the Committee resolved to refuse the application contrary to Officers recommendation.

The recorded reasons being;

Over development in terms of amount of housing proposed and lack of need.

Over development in terms of intrusion into the countryside.

Over development in terms of inadequate infrastructure.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

“ Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution.”

Paragraph 4.6.12.2 requires that;

“The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised.”

This report will therefore give consideration to these matters;

Over development in terms of amount of housing proposed and lack of need.

- Policy HP2 in the stopped UDP advocates development to a maximum density with an average level of 30 dwellings per hectare(dph) to meet the dwelling requirement on allocated land for the period 2001 to 2016.
- This is supported in PPW especially in locations near public transport nodes or near corridors well served by public transport (para 4.7.4).
- Paragraph 9.3.4 of PPW does state: Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered. High quality

design and landscaping standards are particularly important to enable high density developments to fit into existing residential areas.

Therefore having a higher density on the site is to be encouraged provided it is not to the detriment of the amenity of the scheme or surrounding

- The Council needs to maintain a minimum 5 year land supply (para 9.2.3 PPW). The latest published JHLAS (2013) shows a 5.4 year supply, the 2014 disputed sites in the draft study is being considered by the Planning Inspector but whatever the outcome from disputed sites the final figure will be below the 5 year supply. It must be noted that the 2013 is still the published version, however the requirement is to maintain a MINIMUM of a 5 year land supply.
- Due to the age of the development plan for Ynys Môn the land supply is calculated on past build rate. Due to concern regarding the possibility of maintaining a 5 year land supply the Council adopted an interim planning policy in 2011 which could support applications for 50+ units within or on the edge of the main settlements on the island (Llangefni being one of these settlements).
- The 4 housing allocations in the UDP for Llangefni have almost all been built out, the majority fairly early into the plan period. The lack of development sites in Llangefni may well reflect upon the development pressures seen in some of the smaller Villages surrounding Llangefni.
- The emerging JLDP evaluated the evidence available regarding future housing growth for the plan period. Whilst no weight can be attached at this time to the emerging plan it is worth considering these matters in dealing with this current application.
- The starting point for considering future grow is the 2011 based population and household projections with additional work identifying additional factors.
- Topic Paper 4A states that the housing requirement recommended for the Deposit Plan was developed taking into account:
 - demographic and economic projections
 - need to facilitate the rebalancing of the age structure of the area's population by accommodating people of working age staying, returning or moving into the area
 - other policy imperatives such as affordable housing and responding and supporting growth in the local economy
 - availability and viability of land delivery
 - current market conditions, capacity of the construction industry to deliver and the level of market demand
 - past levels of housing provision taking account of rates before and during the recession
 - infrastructure capacity to accommodate growth
 - social/ community capacity to accommodate growth
- Llangefni has been identified as a Defined Settlement in the Local Plan and one of the 3 Main Centres in the stopped UDP. The plan thereby reflects its important role as the administrative centre for the Island with an extensive employment estate and a broad range of services for the local population and a wider hinterland. Its importance is also recognised in the Wales Spatial Plan (WSP) where Llangefni is identified as a Primary Key Settlement in the Menai Principal Hub.

Over development in terms of intrusion into the countryside and inadequate infrastructure.

- Whilst it cannot carry weight as a material consideration the site was considered suitable for inclusion as an allocation in the Deposit JLDP. Therefore its assessment for the JLDP did not feel that it would lead to an overburden of the existing infrastructure. Indeed in respect of schooling a contribution has been recommended to provide extra facilities.

- Furthermore given the sites location attached to the existing settlement it is not considered that an objection on the grounds of intrusion could be sustained at appeal.

1. Conclusion

It is accepted that the reasons put forward for refusal are capable of being genuine and material planning reasons. However in considering the facts of this particular case it is considered that the application should be approved for the reasons given.

2. Recommendation

The Head of Planning Service to Permit the application subject to an agreement under section 106 of The Town and Country Planning Act 1990 (as amended) containing the following provisions:

- **A percentage of the new dwellings to comprise affordable housing units.**
- **A contribution of funds to the Education Authority**
- **A contribution of funds to Welsh Water as necessary**

That delegated powers are granted to the Head of Service to resolve matters relating to the requirements of Natural Resources Wales in respect of Great Crested Newts prior to the release of any permission.

Conditions recommended to be attached to any planning permission granted

(01) The development hereby permitted shall be begun not later than whichever is the later of the following dates:

i) The expiration of five years from the date of this permission.

ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) Approval of the details of the appearance to include floor plans, layout; scale and access thereto and the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

(04) The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition (01) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land.

The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development

(05) The details to be submitted shall illustrate the development sited and designed so that no window shall overlook an existing habitable room window at a distance of less than 21 meters, and no residential curtilage at a distance of less than 10 meters.

Reason: To safeguard the amenities of adjacent properties at Bro Ednyfed.

(06) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with condition (01) above shall include a scheme of landscaping and tree planting for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees to be retained showing their species spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the visual amenities of the locality.

(07) Any tree or shrub which forms part of the approved landscaping scheme which 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 by the Local Planning Authority.

Reason: In the interest of the visual amenities of the locality.

(08) No development shall take place (unless otherwise approved in writing by the Local Planning Authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(09) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the Local Planning Authority.

Reason To ensure a satisfactory appearance of the development.

(10) No development shall take place until the samples or trade description of the materials and colours proposed to be used on external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

(11) Before any development commences, plans shall be submitted and approved by the Local Planning Authority showing details of the following reserved matters:

(i) the proposed layout and typical construction details based on ground investigation information to verify its adequacy.

(ii) longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.

(iii) the surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.

(iv) the location and the type of street lighting furniture

(v) pedestrian and cycle routes including provision to safeguard the existing Public Footpaths which crosses the site.

(vi) scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles which shall accord with the Isle of Anglesey Council Supplementary Planning Guidance 'Parking Standards' (2008) (or any subsequent amendment or policy document as may be approved in writing by the Local Planning Authority).

(vii) the extent and location of provision for refuse collection and recycling facilities.

(viii) bicycle storage area including rack specification and design.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development

(12) The hours of operation for all contractors for the duration of the development hereby approved shall unless otherwise agreed in writing by the local planning authority be limited to: 7.30am to 6.00pm on Mondays to Fridays. 7.30 am to 1.00pm on Saturdays No work shall be carried out on Sundays and Bank Holidays.

Reason In the interests of the amenities of neighbouring properties.

(13) The development shall not be commenced until all essential off-site public sewerage improvement works, identified within the modelling assessment report (Report No. RS3156-07-0A or any alternate report as maybe subsequently approved in writing by the Local Planning Authority) has been completed and fully operational and written confirmation of such has been obtained from the Local Planning Authority.

Reason: To protect the integrity of the public sewerage system and prevention of pollution to the environment.

(14) No development shall commence until a "scheme" for foul, surface and land drainage of the development has been submitted to and approved in writing by the local planning authority. The "approved scheme" shall be completed and operational before any of the dwellings hereby approved are occupied. The "scheme" to be submitted shall show foul drainage being connected to the public sewerage system and in accord with the provisions of

condition (14).

Reason: In order to ensure that the development is adequately drained.

(15) Prior to the submission of the “scheme” under condition (15) above, written confirmation shall be obtained from the Local Planning authority that:

An assessment into the potential for disposing of surface water by means of sustainable drainage systems (“SuDS scheme”) and the results of this assessment have been submitted to the local planning authority.

If the assessment under the provisions of b) above demonstrates that there is potential for disposing of surface water by means of a “SuDS scheme”, the “scheme” to be submitted pursuant to condition (15) above shall incorporate such provision. Where a “SuDS scheme” is to be implemented, the submitted “SuDS scheme” shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the development and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the “SuDS scheme”, together with a timetable for that implementation; and

iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the principles set out in Technical Advice Note 15: Development and Flood Risk has been satisfactorily undertaken.

(16) The housing development shall take place in accordance with a phased scheme of development (hereinafter called the schedule of development) to be submitted to and agreed in writing with the local planning authority prior to the commencement of any development on the site. No dwellings comprised in any subsequent phase shall be commenced before the works to construct the dwellings comprised in the previous phase are substantially physically completed.

Reason: For the avoidance of doubt and in the interests of amenity.

(17) An Archaeological Survey to the requirements of Gwynedd Archaeological Planning Service should be carried out prior to the commencement of any works.

Reason: To ensure any archaeological remains are preserved and recorded.

Informatives

This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate European or UK legislation in relation to protected species. Under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c) Regulations 1994, it is an offence to disturb a bat in its place of shelter, to kill or injure a bat or to damage, destroy or prevent access to its roosting site, whether or not the roost is occupied at the time. If evidence of use by bats is found a licence may be

*required from the Welsh Government (Countryside Division) before any development can proceed.
The applicant is advised to contact: Welsh Government, Cathays Park, Cardiff, CF10 2NQ, telephone
02920 823363.*

*The decision notice must be read in conjunction with the terms of the legal agreement of the (date).
You are advised to satisfy yourself that you have all relevant documentation.*

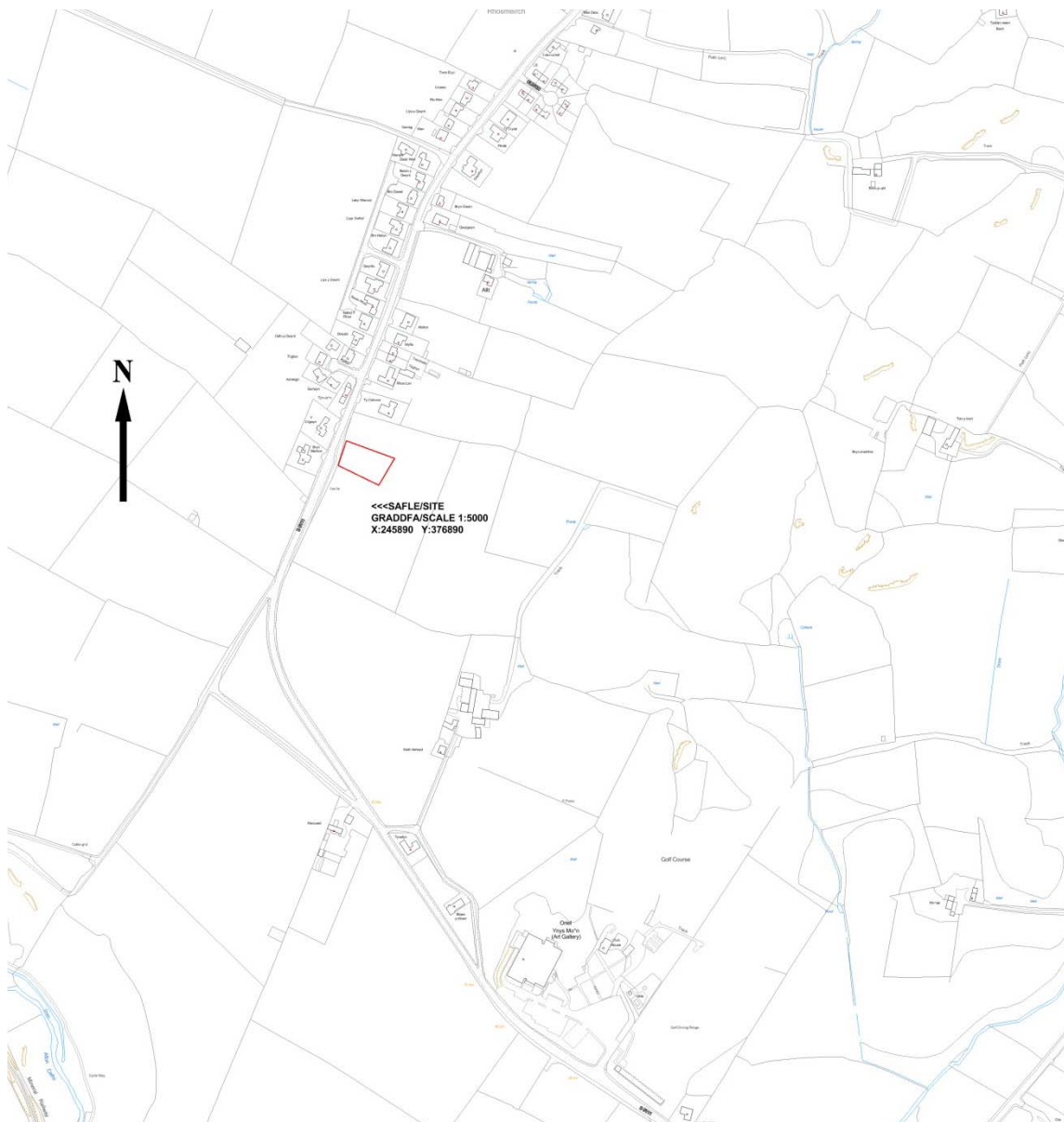
Rhif y Cais: **34LPA1009/CC** Application Number

Ymgeisydd Applicant

Head of Service Estates (Property)

Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir yn ymyl/Outline application for the erection of a dwelling with all matters reserved on land near

Saith Aelwyd, Rhosmeirch



Planning Committee: 03/06/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the land is owned by the Council.

The application was presented to the May Planning Committee and Members expressed concern on the size of the dwelling. The application was deferred until the June Planning Committee to allow officers to discuss the issue with the Property Section of the Council.

In response to the members concern:- The Property Section of the Council have confirmed that they have now reduced the height of the dwelling from 8.4 metres to 7.4 metres which is 1 metre lower than that of the neighbouring property which is under construction.

1. Proposal and Site

This is an outline application with all matters reserved for the erection of a dwelling on land at Saith Aelwyd, Rhosmeirch.

The site is located on the East side of the B5111 at the Southern limit of Rhosmeirch. It is a vacant field with dwellings on the opposite side of the road.

2. Key Issue(s)

Is this an acceptable location for a dwelling in terms of policy and amenity?

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Location and Housing Land

Policy A3 – Scale and Phasing of Housing

Policy D4 – Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP5 – Countryside Hamlets and Clusters

4. Response to Consultation and Publicity

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

Local Member (Bob Parry) – No response at the time of writing the report

Local Member (Nicola Roberts) – No response at the time of writing the report

Local Member (Dylan Rees) – No response at the time of writing the report

Drainage – Comments

Welsh Water – Conditional Approval

Highways – Conditional Approval

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 05/02/2015. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

Rhosmeirch is identified as a Listed Settlement in the Ynys Mon Local Plan where new dwellings should be within or form a reasonable minor extension to the existing part of the settlement and should not constitute an undesirable intrusion into the landscape or harm the amenities of the locality.

The proposal should also not exceed the requirements of the settlement and the design must closely reflect or compliment the character of existing buildings.

In the Stopped Ynys Mon Unitary Development Plan this settlement is identified by an indicative frame. Within this frame single dwellings will be allowed on infill sites and those immediately adjacent to the settlement and should not harm the character of the location or intrude into the countryside.

The dwelling will be located alongside an existing dwelling and indeed there are others on the opposite side of the road, As such it is considered in this instance that the proposed dwelling is located on the edge of the settlement in a position which will not intrude into the landscape or harm the character of the location.

In addition given that a bungalow is proposed and that this is an outline application where all matters are reserved and will be submitted at a later stage which can be scrutinized to ensure that there is no overlooking, it is considered that the dwelling will not unduly harm the amenities of the adjacent occupier.

7. Conclusion

The proposal is acceptable in policy terms and will not harm the amenities of nearby residential occupiers to an extent that would warrant a refusal of the application.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend 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 approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of amenity.

(05) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In the interests of highway safety.

(06) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before any work is commenced.

Reason: In the interests of highway safety.

(07) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

Reason: In the interests of highway safety.

(08) The access shall be constructed with a 2.4 metre by 120 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: In the interests of highway safety.

(09) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In the interests of highway safety.

(11) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: In the interests of highway safety.

(12) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(13) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To protect the integrity of the public sewerage system.

(14) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(15) The dwelling hereby approved shall be a single storey / dormer bungalow only.

Reason: In the interests of amenity.

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

Planning Policy Wales 7th Edition

Rhif y Cais: **36C338** Application Number

Ymgeisydd Applicant

Mr. Steven W. Owen

**Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir gyferbyn a /
Outline application for the erection of a dwelling with all matters reserved on land opposite to**

Ysgol Henblas, Llangristiolus



Planning Committee: 03/06/2015

Report of Head of Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant works within the Planning and Public Protection Department of the County Council.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At its meeting held on 13th May, the Members resolved to undertake a site visit prior to determining the application. The site was visited on 20th May and the members will be familiar with the site and its setting.

1. Proposal and Site

The site is situated within the settlement of Llangristiolus on a parcel of land directly opposite the local primary school and lies on land next to a detached two storey dwelling which was constructed during 2010 and is known as 'Ty Newydd'. Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement. The surrounding properties are a mix of single and two storey units.

The application is an outline application for the erection of a detached two storey dwelling. The existing access is to be utilised for the proposed dwelling.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Planning Policy Wales, 2014, 7th Edition

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes – Call-in and requested that members visit the site.

Local Member, Cllr H E Jones – No response to date

Highways Authority – Recommended conditional approval

Drainage Section – Requested additional information. At the time of writing this report the additional information had not been received at the department.

Welsh Water – Recommended conditional approval

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 5th May, 2015 and at the time of writing this report two letters of representation had been received at the department, being one in support and one objecting to the proposal. The main issues raised opposing the application can be summarised as follows -

- i) Outside development boundary of the old and new development plans
- ii) Objected to another application near the current application site as the fields are wet at the rear of the proposed site.
- iii) My application (reference 36C100C) was refused in the past as the proposal was considered to be a 'tandem development' and therefore this application should be the same in order to keep consistency.
- iv) Too close to the adjoining properties and will affect their privacy and amenities.
- v) Llangristiolus has changed in the past few years with modern buildings affecting the character of the old Llangristiolus.

In response to these comments I would state:

- i) Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP. Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the neighbouring properties and lies on agricultural land where part of the field has previously benefitted from residential development.

ii) A copy of the writer's letter has been forwarded to the Drainage Section for comments. At the time of writing this report we are still awaiting receipt of further drainage details. Due to the scale of the development and the distances between the proposed dwelling and neighbouring land I do not consider that the proposal would result in flooding to the surrounding area.

iii) Each application is considered on its own merits; however the application the correspondent is referring to was to be situated to the rear of an existing dwelling and was to share the same vehicular access. The application currently under consideration will be afforded its own access and is not situated immediately to the rear of an adjoining property and therefore the proposal is not considered to be a 'tandem development'.

iv) Although the application is in outline form with all matters reserved for future consideration, an 'illustrative' site plan has been submitted as part of the application which shows that the dwelling will be situated more than 40 metres away from the rear of Caeau Bychain, 20 metres away from the rear of Rhoslan and 20 metres away from the rear of the recently constructed dwelling known as 'Ty Newydd'. Shop Sharpe which lies at the front of the site is located more than 30 metres away from the front of the proposed dwelling. Due to these distances and careful consideration during the design stage it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

v) A number of new, modern properties have been constructed in the village in recent years however these have not harmed the appearance of the area as there is no distinct pattern of development in the locality.

One letter has also been received in support of the proposal and has raised the following issues in support of the development:

i) Infill development

ii) Proposal will enhance the appearance of the area.

iii) The village is thriving with an excellent primary school, located close to the A55, bus route to Bangor and Llangefni with good pedestrian links and cycle routes.

v) Located within the village boundary and many people who have been raised in the village wish to remain here.

5. Relevant Planning History

None.

Site history of adjoining land

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the 'nissen' hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

6. Main Planning Considerations

Policy – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Môn Local Plan. The proposal is considered as an acceptable 'infill' development.

The application pre-dates a policy implementation note issued on 9th April, 2015 and is considered under Policy 50.

Affect on amenities of surrounding properties -

As stated above in the publicity section the proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. There is ample space within the site to accommodate the dwelling without resulting in the over-development of the site to the detriment of the locality and surrounding properties. Careful consideration during its design stage will ensure that no overlooking / loss of privacy will occur to the occupants of the existing and proposed dwelling.

7. Conclusion

The proposal is considered as an acceptable 'infill' development which complies with Policy 50 of the Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties. My recommendation is one of approval subject to the receipt of acceptable drainage details.

8. Recommendation

To **permit** the development subject to conditions.

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 approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interests of amenity

(07) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(09) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(10) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written

satisfaction of the Local Planning Authority.

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

(11) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(12) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.