

Rhif y Cais: **22C224** Application Number

Ymgeisydd Applicant

**Mrs Grace Fisher**

**Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn am y fynedfa ar dir ger/  
Outline application for the erection of a dwelling together with full details of the access on land  
adjacent**

**Tan y Ffordd Isaf, Llanddona**



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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Planning Committee as the applicant is related to a member of staff 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.

### **1. Proposal and Site**

The proposal is for Outline planning for the erection of a dwelling with full details of access reserved on land adjacent Tan y Ffordd Isaf, Llanddona.

### **2. Key Issue(s)**

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

#### **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 HP4 – Villages

### **4. Response to Consultation and Publicity**

**Community Council** – Comments were received from the Community Council that the proposed dwelling is located adjacent to another property and is orientated different to other properties.

**Local Member (Cllr Lewis Davies) –**

No response at the time of writing the report

**Local Member (Cllr Alwyn Rowlands)** – No response at the time of writing the report

**Local Member (Cllr Carwyn Jones)** – No response at the time of writing the report

**Highways Authority** – Conditional Approval

**Drainage Section** – Standard Comments, the drainage section has confirmed that design details for the soakaway should be received. At the time of writing the report this information had not been received.

**Welsh Water** – No response at the time of writing the report

**Natural Resources Wales** – Standard Advice

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 28<sup>th</sup> May, 2015. At the time of writing the report 1 letter had been received objecting to the proposal.

The main reasons for objection as follows:-

- The dwelling would be too close to existing properties
- Overlooking/loss of privacy
- Decrease in value of property if the application is approved.

In response to the objections raised:-

- This is an outline application with all matters reserved apart from the access. If the application is approved the design of the dwelling will be dealt with at the reserved matters stage.
- Overlooking/loss of privacy, this will be taken into account when considering the reserved matters application. A condition will be placed on the approval that no openings shall be placed on the North Elevation to eliminate any overlooking.
- Decrease in value of property is not a planning consideration

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

### **Affect on amenities of surrounding properties –**

The proposal will not harm the amenities of the occupants of neighbouring properties.

**Policy** - Llanddona is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan.

Policy HP4 of the Stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria.

## 7. Conclusion

The current position in Llanddona is that the settlement has exceeded 3 times the anticipated growth level, however it is not considered that the application can be refused on this reason alone and it would be difficult to justify. It is therefore considered that the application complies with the criteria of Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the Stopped Unitary Development Plan.

## 8. Recommendation

### Permit

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: To ensure that the development is in the interests of amenity

**(05) The access shall be laid out and constructed strictly in accordance with the enclosed plan HMTPA FIG 2 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: To comply with the requirements of the Highway Authority in the interests of road safety.

**(06) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(07) The access shall be constructed with 2.4 metre by 43 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: To comply with the requirements of the Highway Authority in the interests of road safety.

**(08) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing beforehand with the Local Planning Authority for the first 5 metres from the nearside edge of the Highway.**

Reason: To comply with the requirements of the Highway Authority in the interests of road 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: To comply with the requirements of the Highway Authority in the interests of road 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: To comply with the requirements of the Highway Authority in the interests of road safety.

**(11) 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: To ensure that the development is in the interests of amenity.

**(12) The building proposed to be erected on the site shall be single storey.**

Reason: To ensure that the development is in the interests of amenity.

**(13) No openings shall be placed in the North East elevation.**

Reason: To protect the amenities of nearby residential occupiers

**(14) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/04/2015 under planning application reference 22C224.**

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**SPG – Urban and Rural Environment**

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