

11.1

Gweddill y Ceisiadau

Remainder Applications

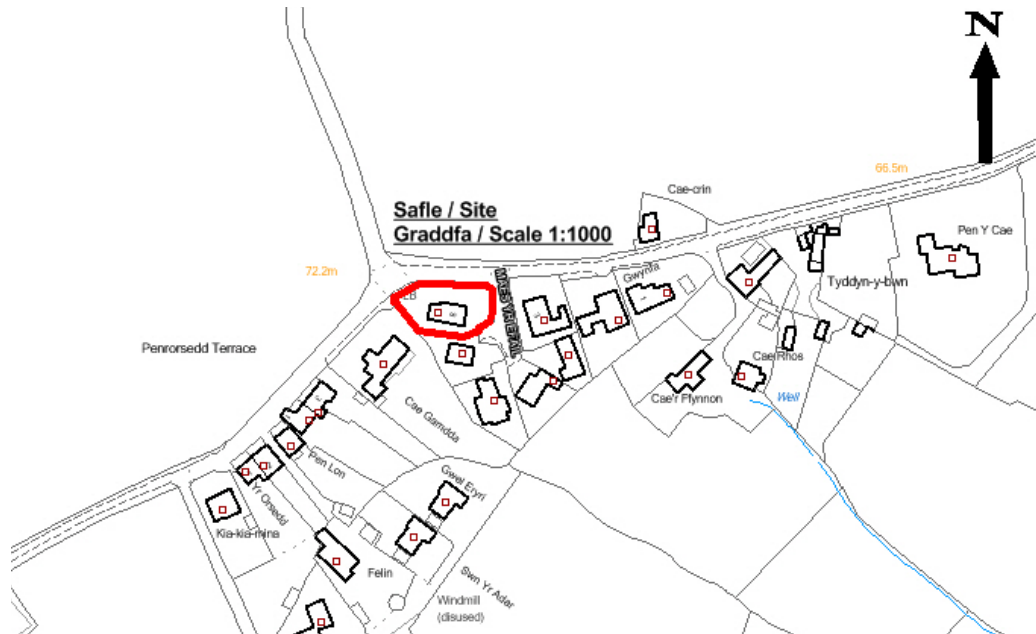
Rhif y Cais: **42C195A** Application Number

Ymgeisydd Applicant

Mr & Mrs R Roberts

Cais llawn i ddymchwel y porth presennol ynghyd â chodi estyniad ochr newydd a chadw yr ystafell wydr bresennol yn/Full application for demolition of the existing porch together with erection of a new side extension and retention of an existing conservatory at

8 Maes yr Efail, Rhoscefnhir



Planning Committee: 02/09/2015

Report of Head of Planning Service (CC)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a close relation to an elected member.

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 made to demolish a side porch, erect a new side extension and retain the existing conservatory.

The site lies within the hamlet of Rhoscefnhir on the outskirts of Pentraeth. The dwelling is located on the entrance to the Maes Yr Efail cul de sac.

2. Key Issue(s)

The key issues to consider are whether the proposed extension and retention of conservatory are acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 42 – Design

Policy 31 – Landscape

Policy 58 - Extensions

Gwynedd Structure Plan

Policy D4 – Siting

Policy D29 – Design

Policy D3 – Landscape

Policy D28 – Natural Slates

Policy D32 - Landscaping

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 - Design

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

This application was consulted upon twice, initially on 02/07/2015 expiring 23/07/2015 and again on 05/08/2015 following the receipt of amended plans and description. Only one response was received to the first consultation from Welsh Water. The second consultation will expire 26.08.15, any responses will be reported verbally on day of committee.

Councillor Vaughan Hughes – no response at time of writing report.

Councillor Ieuan Williams – no response at time of writing report.

Councillor Derlwyn R Hughes – no response at time of writing report.

Community Council – no response at time of writing report.

Welsh Water - response received 30.07.2015 in summary:

‘No development will be permitted within the safety zone which is measured either side of the public sewer main and water main.’

Response to publicity

At the time of writing this report no letters of objection or support have been received.

5. Relevant Planning History

42C195: Alterations and extensions at Hafod, Rhoscefnhir. Granted - 08/09/2006

6. Main Planning Considerations

This is a householder application under the Town and Country Planning Act 1990 for the demolition of a porch, the erection of a side extension and retention of an existing conservatory.

Planning permission has previously been granted at this address for alterations and extensions under application 42C195.

The application is to be determined by the Planning and Orders Committee as the applicant is a close relation to an elected member.

The development proposes to use materials to match the existing, namely smooth render and natural slate.

It is proposed to demolish the small existing porch and erect a new extension measuring 5.6m x 3m comprising a new larger porch and kitchen extension, in addition the application also includes the retention of an existing conservatory that was identified following the initial site visit. The proposal has been assessed in terms of the impact of the alterations on the amenities of neighbouring properties and it was concluded the proposal will not have a detrimental upon the amenities of the neighbouring properties by virtue of overlooking, over shadowing, dominance or loss of privacy. The siting and footprint of the proposed extension and conservatory is considered acceptable and does not overdevelop the site.

The alterations, extension and retention of the conservatory is considered to be acceptable, the Maes Yr Efail cul de sac consist of properties of different sizes, designs and layouts. The development sits

comfortably within the plot.

In addition it is not considered that the proposal will have a detrimental impact upon the amenities of neighbouring properties.

7. Conclusion

Having considered the above and all material considerations it is considered that the proposed side extension and retention of conservatory is acceptable. It is therefore recommended that the application should be approved.

8. Recommendation

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

(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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 30/07/2015 under application 42C195A.

Reason: For the avoidance of doubt.

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.

Informative:

The proposed development site is crossed by a public sewer main and water main with the approximate positions being marked on the attached plans. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line.

9. Other Relevant Policies

Planning Policy Wales (Edition 7)

TAN 22: Design

SPG: Design Guide for the Urban and Rural Environment.