

Rhif y Cais: 19C222G Application Number

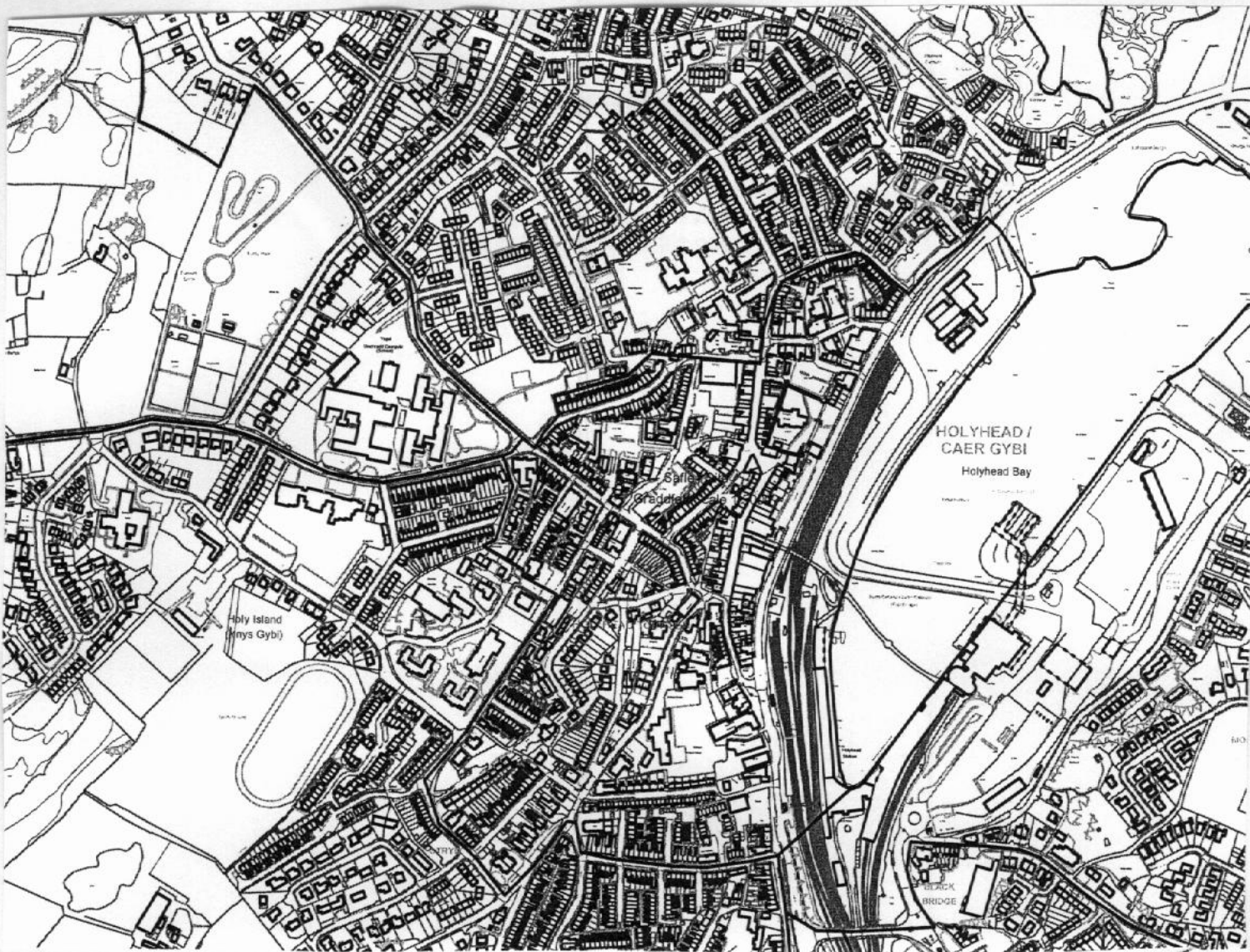
Ymgeisydd Applicant

Mr P Rogers
c/o Mr A Williams
48 Refail Farm
Rhoscolyn
Holyhead
Ynys Môn
LL65 2EX

Cais llawn ar gyfer codi 3 annedd yn

Full application for the erection of 3 dwellings at

Former Scout Hall, Garreg Domas, Holyhead



Planning Committee: 25/07/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to 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 proposal involves the erection of a terraced of three, two-storey dwellings. The proposed dwellings will be attached to the existing property known as 2 Carreg Domas. The application site occupies the former Scouts Hall site which has recently been demolished.

The site is situated on the outskirts of Holyhead Town Centre within the designated Holyhead Conservation Area. Access to the site is afforded via the two existing access to the neighbouring public car park. The building is situated between two residential units that have been sub-divided into flats. A public house is situated on the corner at the junction with Thomas Street and a launderette is situated opposite the application site.

2. Key Issue(s)

The applications main issues are whether the proposal will affect the amenities of the occupants of neighbouring properties and the surrounding streetscape which is designated as the Holyhead Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy D3 – Conservation Area
Policy D4 – Location, siting and design
Policy D28 – Design
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control
Policy GP2 – Design
Policy HP3 – New Housing Development – Main and Secondary Centres
Policy EN13 – Conservation of Buildings
Policy SG4 – Foul Sewage Disposal
Policy SG6 – Surface Water Run-Off

Planning Policy Wales – February, 2011

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

Holyhead Central Conservation Area Character Appraisal

Circular 61/96

4. Response to Consultation and Publicity

Local Member – No response to date

Town Council – No objection

Drainage – Details acceptable

Highways – No recommendation

Welsh Water – Recommended conditional approval

Gwynedd Archaeological Planning Service – Recommended conditional approval

The application was afforded three means of publicity. These were by the posting of a notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupiers of neighbouring properties. The latest date for the receipt of representations was the 27th June, 2012. At the time of writing the report no letters of representation had been received at the department.

5. Relevant Planning History

19C222 – Alterations and extensions to Scouts Hall, Garreg Domas, Holyhead – Approved 27/01/87

19C222A – Change of use of the building into a temporary night shelter until 1st June 2009 at Scouts Hall, Garreg Domas, Holyhead – Approved 07/01/09

19C222B – Application to vary condition (01) of planning permission 19C222A so as to allow the use of the building as a temporary night shelter for a further six months at the former Scouts Hall, Garreg Domas, Holyhead – Approved 15/07/09

19C222C – Application to vary condition (01) of planning permission 19C222B so as to allow the use of the building as a temporary night shelter for a further six months at the former Scouts Hall, Garreg Domas, Holyhead – Approved 13/01/10

19C222D – Demolition of the existing property together with the erection of 9 apartments at Old Scout Hall and adjacent to 2 Carreg Domas, Holyhead – Withdrawn 01/04/11

19C222E/CA – Application for conservation area consent for the demolition of the existing property together with erection of 9 apartments at Old Scout Hall and land adjacent to 2 Carreg Domas, Holyhead – No decision to date

19C222F – Full application for the demolition of the existing property together with the erection of 9 apartments at Old Scout Hall and land adjacent to 2 Carreg Domas, Holyhead – Approved 09/12/11

6. Main Planning Considerations

Affect on the occupants of surrounding properties – The scale of the three proposed dwellings is less than the scheme previously approved under planning permission reference 19C222F. The proposal involves the erection of a terrace of three dwellings that will be two storey high. The dwellings will be located more than 13 metres away from the rear of the neighbouring property known as 1 Hill Street. The dwellings will be approximately 0.8 metre higher than the former Scouts Hall that occupied the site.

The advice contained within the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment (Section 9 Proximity of Development) states that there should be a minimum distance of 15 metres between secondary aspects. Although the proposal does not comply with this requirement due to the fact that the proposed building does not lie immediately to the rear of the property known as 1 Hill Street the proposal will not have an adverse affect on the amenities of the occupants of the neighbouring properties.

The proposed building is situated approximately 1.8 metres away from the side of the flats known as Ty Gwyn and will be approximately 0.8 metres higher than the flats. However neither of these gables are principle elevations.

It is therefore considered that the proposal will not have adverse affect on the occupants of surrounding properties.

Affect on Conservation Area –The site is situated within the designated Conservation Area. The specific character in this location is of an open character with less clearly defined streets. As stated above the proposed dwellings have been reduced in scale to that previously approved under planning application reference 19C222F. The proposed dwellings shall be attached to the existing three storey terraced property and will be of the same height as the existing building.

The materials to be used in the construction of the building will match that of the surrounding buildings and are considered suitable for this location.

The former Scouts Hall has been demolished and the proposal will ensure that the site will not be left vacant and overgrown with vegetation and will therefore preserve the character of the Holyhead Conservation Area.

7. Conclusion

The proposal is considered acceptable and will not detrimentally affect the amenities currently enjoyed by the occupants of neighboring properties. On balance the demolition of the existing building and the erection of a purpose designed building will preserve the character of the designated Conservation Area.

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.

(02) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(03) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(04) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

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

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

(06) 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.

(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 development (including any ground disturbing works or site clearance) shall take place other than in accordance with an archaeological specification which has been submitted by the applicant and agreed in advance by the archaeological advisor to the local planning authority. The specification

and the subsequent archaeological programme must meet all relevant archaeological standards and the approval of the archaeological advisor. The format of the archaeological programme will follow that detailed in Management of Archaeological Projects (MAP2).

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2011 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology and to ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Institute for Archaeologists (IfA).

(09) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10:05:12 and 09:07:12 under planning application reference 19C222G.

Reason: For the avoidance of doubt.