

11.1 Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C1099** Application Number

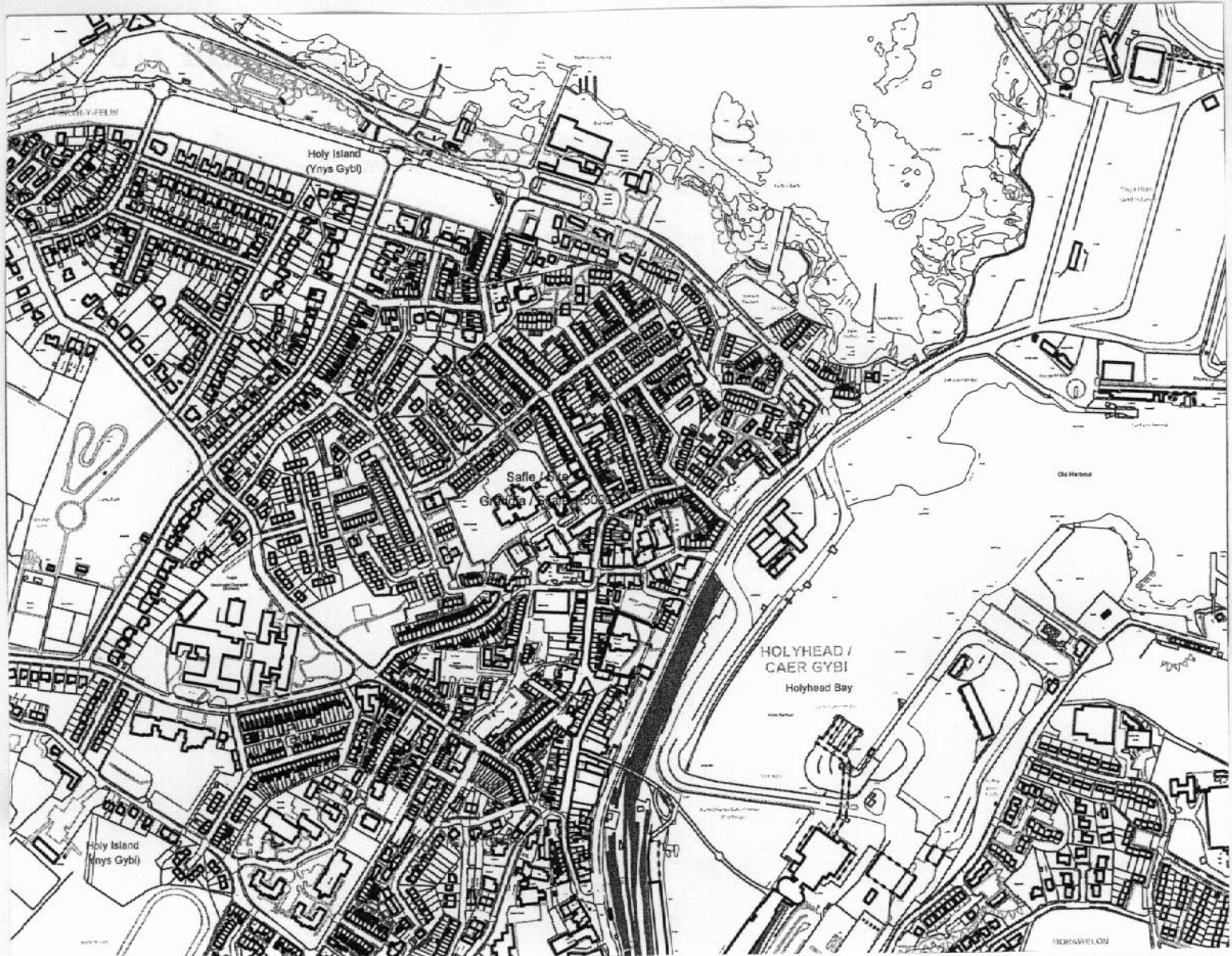
Ymgeisydd Applicant

**Mr Richard Hughes
Karena
7 Zeland Park
Caergeiliog
Holyhead
Ynys Môn
LL65 3PQ**

Cais llawn ar gyfer newid defnydd y ty i dy mewn
amfeddiannaeth yn

Full application for the change of use of the house
to a house in multiple occupation at

14, Newry Street, Holyhead, LL65 1HP



Planning Committee: 05/09/2012

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 dwelling is situated within the development boundary of Holyhead and is situated close to the Town Centre. The property is situated within a terrace of thirteen properties. There is a mixture of residential and commercial properties in the area. The property is a three storey building and basement area.

The proposal involves the change of use of the existing three bedroom dwelling into a house in multiple occupations which will provide 5 bedsits.

2. Key Issue(s)

The applications main issue is whether the proposal will affect the amenities of the occupants of neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 –General Policy
Policy 26 – Car Parking
Policy 42 –Design
Policy 48 – Housing Development Criteria
Policy 49 –Defined Settlements
Policy 56 - Flats

Gwynedd Structure Plan

Policy A3 – Housing
Policy D4 – Location, Siting and Design
Policy D29 –Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP3 – Main and Secondary Centres
Policy HP7b - Flats

Planning Policy Wales (4th Edition) February 2012

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

4. Response to Consultation and Publicity

Local Member – No response to date

Town Council – No objection provided that the change of use meets all the necessary requirements in relation to a house in multiple occupation

Highways – No objection

Welsh Water – Recommended conditional approval

Environmental Health – Standard comments

The application was afforded two means of publicity. These were by the placing of a notice near the site and the serving of personal notifications on the occupiers of neighbouring properties. The latest date for the receipt of representations was the 27th July, 2012 and at the time of writing this report one letter had been received at the department on behalf of the occupants of two neighbouring properties. The main issues can be summarised as follows:

- i) Proposal would be unsuitable for the area
- ii) General disturbance such as noise disturbance build up of rubbish
- iii) Lack of parking facilities

In response to these comments I would state:

- i) As stated above the proposal is within an area of mixed use comprising of commercial and residential properties. The proposal involves no alterations to the external appearance of the building. The proposal therefore will not affect the character of the area.
- ii) It is not considered that the change of use from a three bedroom dwelling into 5 bedsits will result in noise disturbance to such a degree as to warrant the refusal of the application. There is a yard to the rear of the site where rubbish can be stored until the refuse collections
- iii) The site is situated close to the town centre which is easily reached by public transport and is within walking distance of all general amenities

5. Relevant Planning History

No previous site history

6. Main Planning Considerations

Affect on surrounding properties – The property is situated in an area of a mix of residential and commercial properties. The two immediate neighbouring properties are residential dwellings. As stated above the proposal does not involve any external alterations such as window openings. The change in the use of the building from a three bedroom dwelling into five bedsits will not affect the amenities currently

enjoyed by the occupants of the neighbouring properties.

7. Conclusion

The development complies with current policies which encourage high density. The site is situated within the development boundary of Holyhead and is in close proximity to the town centre and will not detrimentally affect the amenities of neighbouring properties.

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

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

(03) 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.

(04) 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.

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29:06:12 under planning application reference 19C1099.

Reason: For the avoidance of doubt.

Rhif y Cais: **36C314A** Application Number

Ymgeisydd Applicant

**Roberts Construction Ltd
Felin Wen
Rhostrehwfa
Llangefni
Ynys Môn
LL77 7YP**

Cais llawn ar gyfer codi 2 annedd ynghyd a chreu
2 fynedfeydd newydd ar gyfer cerbydau a
cherddwyr ar dir ger

Full application for the erection of 2 dwellings
together with the construction of 2 new vehicular and
pedestrian accesses on land adjacent to

Bryngwyn, Llangristiolus



Planning Committee: 05/09/2012

Report of Head of Planning Service (EH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been submitted by a close friend of an officer within the Planning Control Section.

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 planning application for the erection of two detached two storey dwellings with integral garage together with the construction of vehicular accesses on land adjacent to Bryn Gwyn.

The site is situated in the village of Llangristiolus fronting the highway. The parcel of land is currently vacant land. 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 Unitary Development Plan.

2. Key Issue(s)

The applications main issues are whether the design of the proposed dwelling reflects the character of the surrounding area, whether the proposal will affect the amenities of neighbouring properties together with any affect on the highway and the landscape of the area.

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 D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

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

Technical Advice Note 12 – Design

Technical Advice Note 22 – Planning for Sustainable Buildings

4. Response to Consultation and Publicity

Local Member – No response at the time of writing this report.

Community Council – No response at the time of writing this report.

Welsh Water – Recommend Conditions

Ministry of Defence – No response at the time of writing this report.

Highways - No response at the time of writing this report.

Drainage – Comments.

The application has been afforded two means of publicity by means of a site notice placed near the site and individual notifications to neighbouring properties. The latest date for receiving notifications is the 10th September, 2012 at the time of writing this report no adverse representations had been received.

5. Relevant Planning History

36C314: Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to Bryngwyn, Llangristiolus. Approved – 29.06.11

6. Main Planning Considerations

Policy – Policy 50 of the Ynys Mon Local Plan states planning permission will normally be granted for single dwellings within or on the edge of the village of Llangristiolus. However, the site can accommodate two dwellings and ample amenity area without appearing cramped or over-bearing. The majority of the site lies within the development boundary of Llangristiolus as defined by Policy HP4 of the stopped Unitary Development Plan, the garden area of the proposed dwellings lie outside however, the Local Planning Authority do not consider that the extension to the curtilage into the neighbouring land will result in a detrimental impact to the surrounding area.

Design – The properties located in the vicinity of the application site are a mixture of two storey detached and terraced properties and detached properties of a dormer construction. There is no uniform character to the village of Llangristiolus. The proposed design of the dwellings under consideration is reflected within the village. The proposed materials to be used in the construction of the dwellings including the finish of the boundary treatments are considered acceptable and are found within the locality.

Highways – At the time of writing this report a response had not been received from the section. However, the plans show that a public footpath is being provided along the whole frontage of the site which will improve the current arrangements at this part of the village and improve pedestrian safety.

Effect on Neighbouring Properties – The proposal complies with the Council's adopted Supplementary Planning Guidance: Design Guide for the Urban & Rural Environment, Section 9 - Proximity of Development as the proposal exceeds the recommended distances of 24 meters from main to main windows. The proposal should therefore not cause any detrimental effects on the occupants of surrounding properties.

Effect on the Landscape - The Local Planning Authority are satisfied that the development can be assimilated within the settlement without unacceptable harm to the general landscape character.

7. Conclusion

There is ample space within the site to accommodate two dwellings, parking and turning area and private amenity space. The dwellings are similar in scale and design to the properties in the vicinity. Due to the distances between the proposal and existing dwellings the proposal will not affect the amenities of surrounding properties.

8. Recommendation

To **Permit** the application subject to no adverse representations received from statutory consultees and publicity.

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

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

(03) 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.

(04) 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.

(05) Prior to the occupation of the dwellings hereby approved a pavement shall be provided and completed to the requirements of the Local Planning Authority along the whole frontage of the site as shown on drawing number 1997:12:3 dated 31.07.2012.

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

(06) The dwellings 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). 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.

(07) Construction of the dwellings 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).

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

(08) Prior to the occupation of the dwellings 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).

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

(09) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 31.07.2012 under planning application reference 36C314A.

Reason: For the avoidance of doubt.