

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 22C209 Application Number

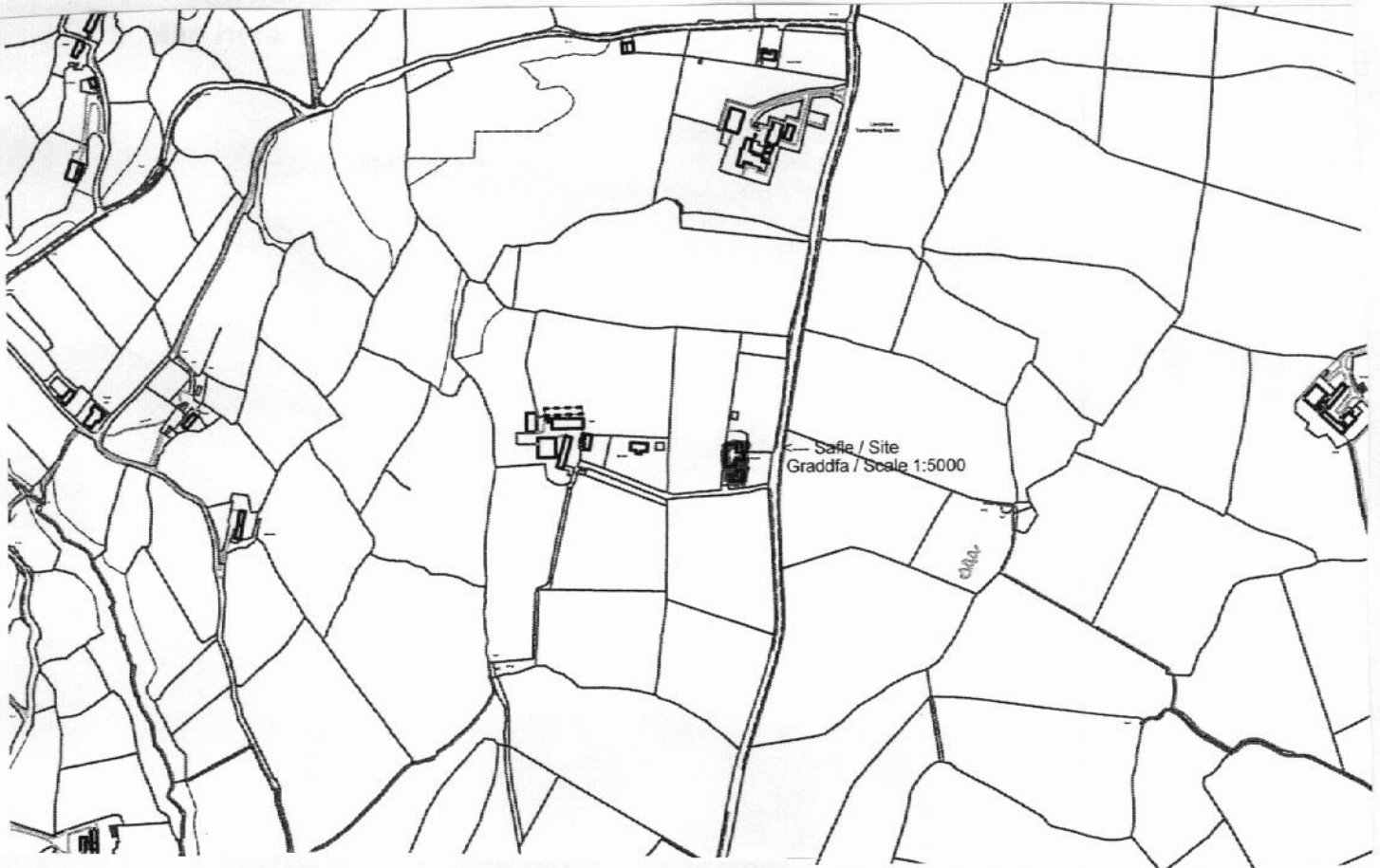
Ymgeisydd Applicant

**Mr Gavin Thomas  
Cae Bach  
Llanddona  
Ynys Mon  
LL58 8YE**

Newid defnydd yr annedd presennol i fod yn 2 annedd ar wahan ynghyd a'i addasu ac ehangu a gosod tanc septig newydd yn

Conversion of existing dwelling into 2 separate dwellings together with alterations and extensions thereto and installation of a new septic tank at

The Meadows, Llanddona



**Planning Committee: 07/11/2012**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is a departure from the development plan which the local planning authority are minded to approve.

**1. Proposal and Site**

The application site is located in the countryside in an area forming part of the Area of Outstanding Natural Beauty. The application relates to a single storey dwelling with a large garden area. The existing dwelling has been incrementally extended over a number of years with varied extensions designs and the resultant dwelling no has a large footprint. It also has the appearance of two buildings linked by an entrance or hallway.

The proposal is made to sub divide this existing dwelling into two dwellings and for a septic tank and soak away. The flat roof entrance hallway linking both part of the building would be demolished. On one of the dwellings minimal alterations are then required to form an entrance doorway.

In the second part of the building which has extensive flat roofs and poor build quality of some parts of the extensions the proposal was originally submitted for the demolition of this part of the building and re-building a two storey dwelling. This was subsequently amended such that the proposal now entails converting the existing building to an independent dwelling. The application is now accompanied by a structural report and the plans illustrate only part re-building part of an existing wall, provision of an extension of some 5.7 metres by 4.5 metres and a slated pitched roof would be constructed in lieu of the existing flat roofs.

**2. Key Issue(s)**

- Why application is advertised as a departure from the development plan.
- Policies in relation to the conversion of existing buildings in the countryside.
- AONB.

**3. Main Policies**

**Gwynedd Structure Plan**

A6 – Dwellings in the Open Countryside

D1 - AONB

D27 – Conversions

**Ynys Mon Local Plan**

30 - Landscape

53 – Housing in the Countryside

55 - Conversions

**Stopped Ynys Mon Unitary Development Plan**

HP6 – Dwellings in the Open Countryside

HP8 – Rural Conversions'

EN1 – Landscape Character

EN2 – Conservation of Buildings

**Planning Policy Wales Edition 4 (February 2011)**

## **Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

Isle of Anglesey Design Guide for the Urban & Rural Environment (2008).

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

**Local Member** Originally called the planning application to the planning committee on policy grounds.

**Community Council** No concerns expressed.

**Highways Conditional permission.**

**Drainage** Technical considerations listed.

**Welsh Water** No observations.

**Environmental Adviser** Advises that a copy of the leaflet Protected Wildlife and Buildings be sent to the applicant. There does not appear to be a significant likelihood of finding bats in this case, but if bats were to be found during work, then CCW should be contacted for advice before any work is carried out.

**Environment Agency** Low environmental risk.

### **Response to Publicity**

None

### **5. Relevant Planning History**

A/591's - relates to various applications for alterations and extensions

### **6. Main Planning Considerations**

#### **Why the application is considered a departure from the development plan.**

The application site is located in the countryside away from any recognised settlement in both the Ynys Mon Local Plan and the Stopped UDP. The proposal entails splitting an existing dwelling into 2 separate dwellings. Planning Policy Wales states new houses in the countryside should be strictly controlled. Policy A6 of the Gwynedd Structure Plan, 53 in the adopted Local Plan and HP6 in the stopped UDP refers to Dwellings in the Open Countryside. There are, however, no specific policies in the development plan or the Stopped UDP about the splitting of a dwelling into two dwellings. On this basis it was considered necessary on a precautionary basis to advertise the planning application as a departure if the local planning authority were minded to approve.

#### **Policies in Relation to Conversion of Existing Buildings in the Countryside**

The Development Plan and the stopped UDP have permissive criteria based policies for the conversion of outbuildings in countryside locations into residential or holiday use provided the criteria within the policy is satisfied. One of the criteria within the policy states that the conversion should involve only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured. The aim of the policies is to bring non-residential properties in appropriate locations into residential use, but they are also considered applicable in relation to this proposal which creates a new independent residential unit.

On one of the dwellings minimal alterations are required to form an entrance doorway which is wholly acceptable, the assessment below is made in relation to the second part of the building following the demolition of the entrance hallway.

The conversion of the building in accord with the structural survey, including the demolition of two sections of existing wall and an extension of the scale proposed is considered a minor alteration under the provisions of the policies. The change from a flat roof to a pitch roof would not amount to a minor external alteration but it is considered that their replacement with a pitched slated roof on the property will result in a significant enhancement of the appearance of the dwelling. On this basis it is considered that the proposal is in compliance with policies for the conversion of existing buildings in the countryside.

### **Area of Outstanding Natural Beauty**

The application site lies with the Ynys Môn Area of Outstanding Natural Beauty (AONB) where priority is given towards the protection and enhancement of the landscape when considering planning applications.

The existing building has extensive flat roof extension and poor build quality of some parts of the extensions. Positive weight can be attributed to the development in this regard as the significant enhancement in the appearance of the dwelling which can be seen from the public highway would benefit the visual amenities of the area and landscape.

### **Other Issues**

At the time of writing consultations are being undertaken on the amended details and material response will be reported.

### **7. Conclusion**

The application has been advertised on a precautionary basis as a departure. The assessment in the report explains why the proposal is considered to be in compliance with policies for the conversion of existing buildings in the countryside. Positive weight can be attributed to the development in that it would improve the visual amenities of the area which forms part of an AONB.

### **8. Recommendation**

That planning permission is granted subject to the following 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 Section 91 (1) of the Town and Country Planning Act, 1990 (as amended).

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below and contained in the form of application, and in any other documents accompanying such application.**

<b>Drawing No</b>	<b>Drawing Name</b>
	Location Plan
TH001-A1-03	(Existing Floor Plans & Elevations)
TH001-A2-D4a	(Proposed & Existing Block Plan)
TH001-A2-02	(Proposed Floor Plan & Elevations)

**Unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission.**

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

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

Reason: To ensure a satisfactory appearance of the development.

**(04) 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 minimise danger and inconvenience to highway users.

**(05) 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: To provide adequate intervisibility between the access and the existing public footway for the safety and convenience of pedestrians and users of the access.

**(06) 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 enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

**(07) The access shall be laid out and constructed strictly in accordance with the enclosed plan ref HMTPA 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 minimise danger and inconvenience to highway users.

**(08) 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 perfect working order before the use hereby permitted is commenced.**

Reason: To minimise danger and inconvenience to highway users.

**(09) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.**

Reason In the interests of the amenities of the locality.

#### **In formatives**

Planning permission has been granted on the basis of the building being converted in accord with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished,

and was not been approved in the submitted details you are advised to contact the Development Control Section immediately as this may invalidate the planning permission.

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

FF11 - Traffic  
FF12 - Parking Provisions  
D20 - Nuisances  
D28 – Natural Slate

### **Ynys Mon Local Plan**

1 - General  
26 – Car Parking  
42 - Design

### **Stopped Anglesey Unitary Development Plan**

GP1 – Development Control Guidance  
GP2 - Design  
TR10 – Parking Standards  
SG5 – Private Sewage Treatment Facilities

### **Welsh Office circular 10/99 'Planning Requirements in Respect of the Use of Non Mains Sewerage Incorporating Septic Tanks in Development'**

### **Isle of Anglesey Council Parking Standards (2008)**

**10.2**

**Ceisiadau'n Tynnu'n Groes**

**Departure Applications**

Rhif y Cais: **31C134C** Application Number

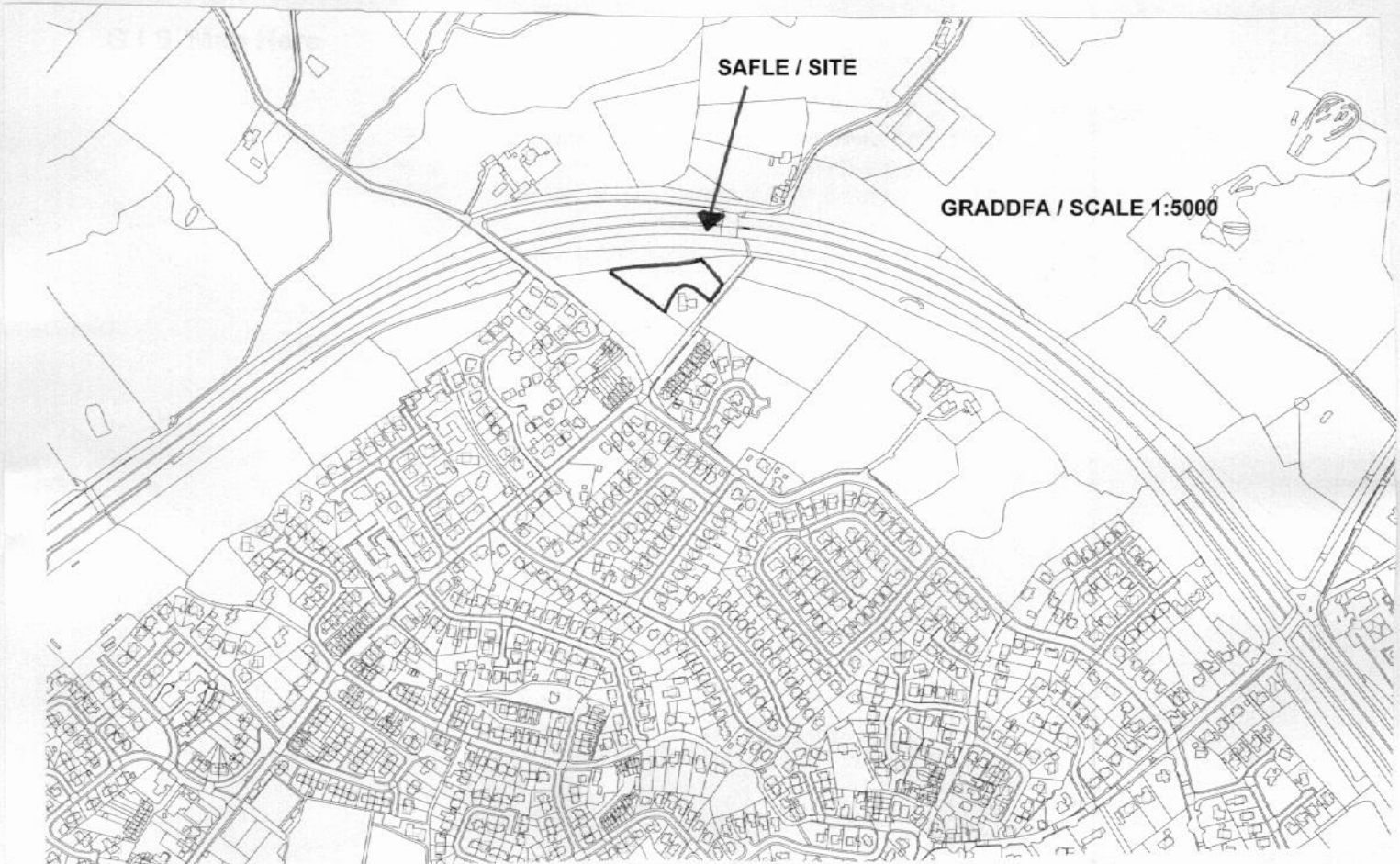
Ymgeisydd Applicant

**Dr. Endaf Ap Ieuan  
c/o Mr. Dave Roberts  
Trwst-y-Gwynt  
Lôn Refail  
Llanfairpwll  
LL61 5YS**

Cais llawn ar gyfer codi tri byngalo ynghyd a creu mynedfa i gerbydau ac i gerddwyr ar dir ger

Full application for the erection of three bungalows together with construction of a vehicular and pedestrian access on land adjacent to

Cae Cyd, Llanfairpwll



**Planning Committee: 07/11/2012**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

This application is a departure from Local Plan Policy but can be permitted under the Unitary Development Plan

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

The site comprises of a small irregular parcel of rough grazing land close to the A55 expressway. The site partially surrounds an existing dwelling known as Cae Cyd and has a limited frontage onto Lon Dyfnia.

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

Is the principle of the proposal acceptable

Highways issues

Drainage issues

Is the proposal acceptable in amenity terms

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy A3 Housing

Policy D3 Environment

Policy D4 Environment

Policy FF12 Transport

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

Policy 1: General Policy

Policy 26: Car Parking

Policy 31: Landscape

Policy 42: Design

Policy 48; Housing Development Criteria

Policy 49: Defined Settlements

Policy 52: Exception Sites

#### **Stopped Unitary Development Plan**

GP1: General Policy

GP2: Design

TR10: Parking Standards

EN1: Landscape Character

HP2: Housing Density

HP3: Main and Secondary Centres.

SG4; Foul Sewage Disposal

SG6; Surface Water Run Off



## **Relevant National or Local Policy**

Planning Policy Wales

SPG Design guide for the Urban and Rural Environment.

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

Highways comments/conditions

Drainage comments/condition

Welsh Water Conditions

Environment Agency No objection

WAG comments regarding A55 and screening

### **5. Relevant Planning History**

In addition to the existing dwelling (Cae Cyd) approved at the site during the mid 1980's applications to build two further dwellings on the land were refused in 1991 under reference numbers 31C134A and 31C135A. Refusal was based on the grounds that the development would be outside the built up confines of Llanfairpwll, would be detrimental to the appearance and character of the locality, would be illogical be serviced by an inadequate access.

However following the inception of the UDP planning application 31c134b for 3 dwellings was approved on the 6/9/07

### **6. Main Planning Considerations**

Whilst a departure from Local Plan policies the application can be supported under policy HP3 of the UDP. This was recognized when the previous application was approved.

The details as submitted here are acceptable to the Councils Highways Engineers, subject to conditions and also the matter of drainage is again acceptable in principle.

Given that bungalows are proposed and with the existing form of development in mind, it is not considered that there will be harm to visual or residential amenity.

### **7. Conclusion**

.The proposals can be supported in policy terms and the form of the development is considered acceptable in this location.

### **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 prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.**

Reason To protect the character of the area and residential amenity of adjoining property.

**(03) Development shall not begin until full details of the road widening proposals at the site frontage with Lon Dyfnia as indicated on the submitted drawings dated the 17/07/07 under application reference number 31C134B have been approved by the local planning authority; and none of the dwellings shall be occupied until that work has been carried out in accordance with the approved details.**

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

**(04) The site access shall be completed in accordance with the approved details prior to the occupation of any of the dwellings.**

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

**(05) 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: To comply with the requirements of the Highway Authority in the interests of road safety.

**(06) A barrier shall be erected along the sites trunk road frontage to prevent pedestrian or vehicular access. Full details of which shall be submitted to and approved in writing by the local planning authority; and none of the dwellings shall be occupied until that work has been carried out in accordance with the approved details.**

Reason To comply with the requirements of the National Assembly for Wales in the interests of road safety.

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

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

**(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system.**

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) No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.**

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

**(10) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved by the Local Planning Authority. Such scheme shall be implemented before the construction of any impermeable surfaces draining to this systems unless otherwise agreed in**

**writing by the Local Planning Authority.**

Reason: To prevent the increased risk of flooding.

**(11) Construction details of the foul surface water drainage system shall be submitted to the local planning authority for its written approval prior to the commencement of any works.**

Reason: To ensure the site is adequately drained