

Rhif y Cais: 19C1015A Application Number

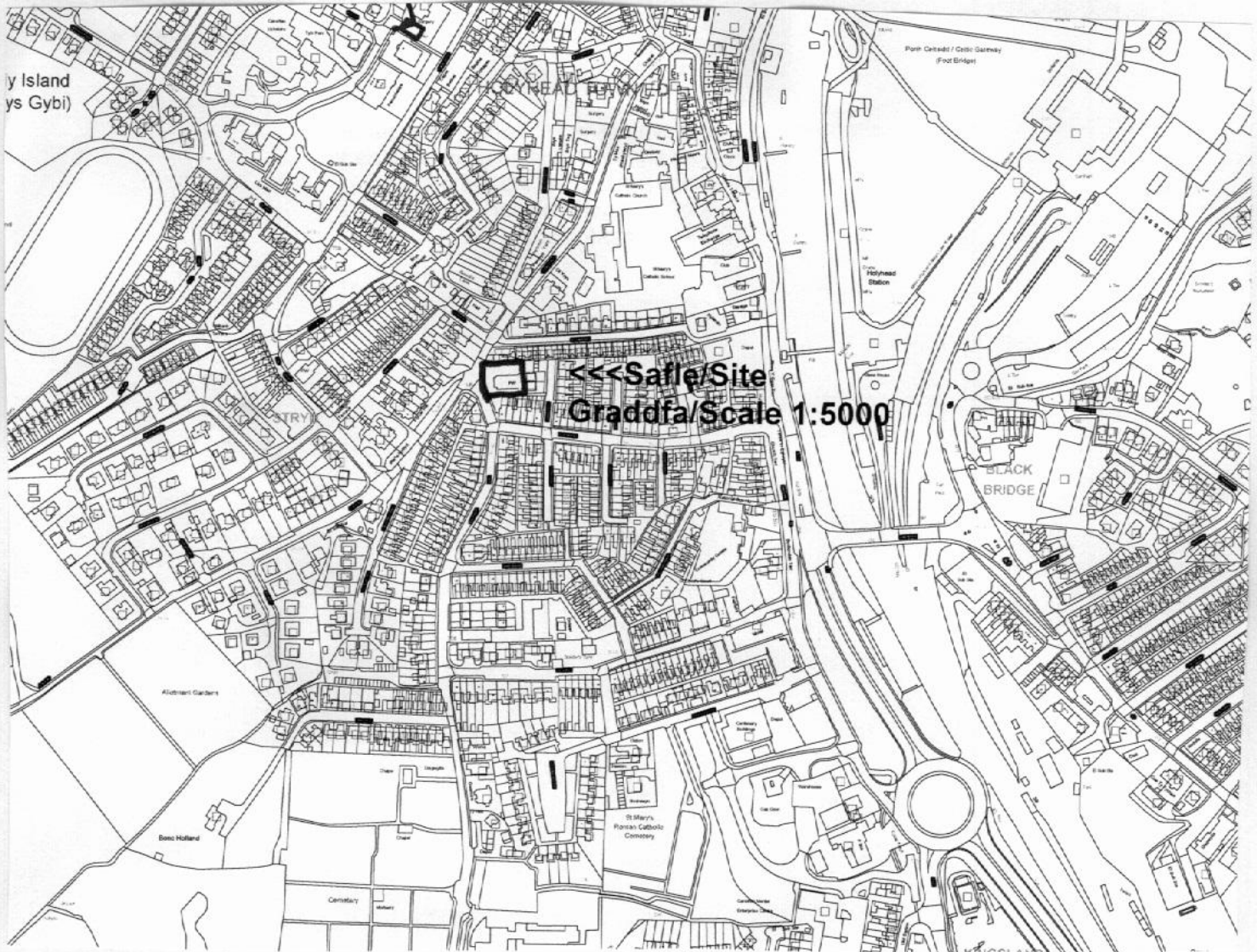
Ymgeisydd Applicant

Mr Brett Collett
BC Services (Anglesey) Ltd
Cerrig Baban
Caergeiliog
Holyhead
Ynys Môn
LL65 3YL

Cais llawn ar gyfer codi pump annedd ynghyd a
chreu mynedfa newydd i gerbydau ac i gerddwyr
yn

Full application for the erection of five dwellings
together with the construction of a new vehicular and
pedestrian access at

English Methodist Church, Longford Rd, Holyhead, Ynys Mon



Planning Committee: 05/12/2012

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 4.6.10.4 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 application site is situated within the development boundary of both the Ynys Môn Local Plan and the stopped Unitary Development Plan. The proposal involves the construction of a terrace of 5 number two-storey dwellings together with the construction of a new vehicular access.

The dwellings will be situated at the rear of the site with parking facilities to the front of the dwellings. Access to the site will be gained off Longford Road.

The site is situated within the development boundary of Holyhead. The proposal occupies the site of the former English Methodist Church which has recently been demolished.

2. Key Issue(s)

The applications key issues are whether the development complies with current policy, the design of the dwellings and whether the proposal will affect the amenities of surrounding 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

Gwynedd Structure Plan

Policy A2 – Housing

Policy D3 – Conservation Area

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Policy D32 – Landscaping

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR10 – Parking Standards
Policy HP3 – New Housing Development

Planning Policy Wales (5th Edition, 2012)

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member – No response to date

Town Council – No response to date

Highways – No response to date

Welsh Water – No response to date

Drainage – Comments

Response from members of the public

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on the occupants of surrounding properties and the publication of a notice in the local press. The latest date for the receipt of representations is 12th December, 2012 and at the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C1015 – Application for the demolition of the existing chapel together with the erection of 4 houses and construction of a new vehicular access at English Methodist Church, Longford Road, Holyhead – Approved 17:02:09

6. Main Planning Considerations

Policy Context - the site is situated within the development boundary of the settlement of Holyhead and is situated within a residential area. Policy 49 of the Ynys Môn Local Plan, Policy HP3 of the stopped Unitary Development Plan and Policy A2 of the Gwynedd Structure Plan states that new housing developments shall be permitted on allocated sites or on other suitable sites within the development boundary. The land has not been designated for any land uses under the adopted Local Plan or stopped Unitary Development Plan.

Design – The character of the surrounding area is a mixture of terraced properties and semi-detached properties. The design and scale of the proposed dwellings are similar to what is found in the locality.

Affect on amenities of surrounding properties – The rear elevation of both properties on Lhasa Street which back onto the rear of the application site do not have any openings. There is a boundary wall, of approximately 2 metre high, situated along the rear boundary of plot 1 and rear boundary of the property known as 6 Lhasa Street. There is a distance of approximately 7 metres between the rear elevations of the proposed dwellings and the rear boundary of the site. Section 9 – Proximity of development of the document titled Supplementary Planning Guidance- Design Guide for the Urban and Rural Environment recommends that a distance of 7.5 metres between secondary aspects and site boundary as the proposal falls short by 0.5 metres only it is considered that the proposal is acceptable and will not affect the amenities of the occupants of either the new dwellings or existing dwellings.

To ensure that no future changes/extensions affect the amenities of neighbouring properties a Permitted

Development condition will be included on the decision notice.

There is ample space within the site to accommodate the proposal without resulting in the overdevelopment of the site.

7. Conclusion

The proposal complies with current local and national policies and the design of the proposed dwellings is similar to what is found in the locality. The proposal will not have an adverse effect on the amenities of the occupants of neighbouring properties.

8. Recommendation

Permit - subject to no additional adverse comments received following publicity. The latest date for the receipt of representations is 12th December, 2012.

(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 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), (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 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). (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 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), (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) 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: To protect the amenities of nearby residential occupiers.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07:11:12 under planning application reference 19C1015A.

Reason: For the avoidance of doubt.

11.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 49C171G/1 Application Number

Ymgeisydd Applicant

Mr & Mrs H Williams
c/o Mr David Thorne
15 Cae Braenar
Holyhead
Ynys Môn
LL65 2PN

Cais llawn ar gyfer addasu ac ehangu

Full application for alterations and extensions at

4 Gorwelion, Valley, LL65 3AP



Planning Committee: 05/12/2012

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 4.6.10.4 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 single storey pitched roof extension at the rear of the property together with the erection of a utility room on the north western elevation.

The property is a single storey detached dwelling which is situated on a private residential estate within the settlement of Valley and lies within the designated Area of Outstanding Natural Beauty.

2. Key Issue(s)

The applications main issues are whether the design of the proposal is acceptable and whether the proposal will affect the amenities of the occupants of neighbouring properties or surrounding landscape.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 30 - Landscape
Policy 42 – Design
Policy 58 – Extensions

Gwynedd Structure Plan

Policy D1 – Areas of Outstanding Natural Beauty
Policy D4 – Location, Siting and Design
Policy D28 – Design
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Areas of Outstanding Natural Beauty
Policy HP7a – Extensions

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

Technical Advice

4. Response to Consultation and Publicity

Local Member – No response to date

Community Council – No response to date

Welsh Water – Standard comments

Drainage – Standard Comments

Response from Members of the Public

The application was afforded two means of publicity. These were by the siting of a notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representations was 5th December, 2012. At the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

49C171 – Erection of 6 bungalows on land at Newlands Park, Valley – Approved 05/03/96 - Section 106 dated 22:02:96 (Highways and Public Health)

6. Main Planning Considerations

Design – The two proposed extensions are of a single storey pitched roof extension and respect the character of the existing dwelling and surrounding properties.

Effect on occupants of neighbouring properties – The site is screened at present with fencing along the side boundaries and hedging along the rear boundary. There is a distance of 6.5 metres between the rear of the proposed extension and rear boundary of the site. At the rear of the application site is a building plot that has not been developed to date. Although the proposal does not fully comply with the requirements of the distances recommended under Section 9 of the document titled Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment which states that a distance of 7.5 metres is required between boundary and secondary aspects the proposal is considered acceptable as the proposed windows are situated within the bedrooms.

The application site is situated on a higher elevation than the neighbouring property, number 5 Gorwelion, where the proposed utility room and new bedroom opening is proposed. Due to the difference in levels in both sites it is considered that the fencing will be retained in future to prevent the possibility of persons falling into the neighbouring garden.

Due to the above the proposed new extension and openings will not affect the amenities of the occupants of neighbouring properties.

Effect on surrounding landscape – The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty.

Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

As stated above the proposal respects the character of the existing dwelling and surrounding properties and therefore will not have a detrimental impact on the surrounding landscape.

7. Conclusion

The design of the extensions respects the character of the existing building and will not have a detrimental effect on the amenities of the occupants of the neighbouring properties or surrounding landscape.

8. Recommendation

Permit – subject to no additional adverse comments received following 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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07:11:12 under planning application reference 49C171G/1.

Reason: For the avoidance of doubt.